

SiteX Value Property Value Estimate Report

10000-PROPERTY-VALUE-ESTIMATE-REPORT-123-456789-0123456789
SACRAMENTO COUNTY

County Assessed Values

Land Value	\$32,579
Improvement	\$132,508
Total	\$165,087
Assessment Year	2014
APN	077-0260-058
Property Use:	Single Family Residential

Abbreviated Legal Description

Lot: 58 Subdivision: ALMOND TREE
ALMOND TREE

Owner Information

Date	Price	Type
02/17/2015	\$199,000	Grant Deed

Quick Score

Ownership 0 years
Notice of Default: NO
Price Trend: ▲
REO Trend: ▲
Estimated LTV: >90%
Multiple sales: NO
Flood: OUT- Zone:X
CONFORMING
Silent Second: NO
Estimated Value Range: \$182,000 - \$218,000
Estimated Current Value As Of 08/18/2015 \$200,000

Comparable Sales Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Neighborhood
Address	10000-PROPERTY-VALUE-ESTIMATE-REPORT-123-456789-0123456789	10000-PROPERTY-VALUE-ESTIMATE-REPORT-123-456789-0123456789	10000-PROPERTY-VALUE-ESTIMATE-REPORT-123-456789-0123456789	10000-PROPERTY-VALUE-ESTIMATE-REPORT-123-456789-0123456789	
Sale Date		09/26/2014	06/20/2014	03/05/2015	
Sale Price		\$200,000	\$211,000	\$189,000	\$204,500
Living Area	1,176	1,228	1,176	1,067	1,363
Lot Size	6,375	7,380	6,102	5,663	6,400
Bedrooms	3	3	3	3	3
Baths	2	2	2	2	2
Year Built	1979	1981	1981	1981	1978
Distance		0.10	0.16	0.16	

SiteX Value Estimated Value

Estimated Current Value As of 08/18/2015 \$200,000 FSD: 9 Confidence Score: 91 Confidence Level: High	Neighborhood Range: \$146,500 - \$255,000 Neighborhood Average: \$204,500 Estimated \$ Per SQFT: \$170
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This report is not an appraisal, but uses proprietary statistical analysis and algorithms to render a report we believe is accurate. The data used is from independent sources generally deemed reliable, but not guaranteed. Therefore, we cannot responsible for missing or incorrect data. With this report, there are no physical or visual inspections of the subject property and comparable sales; hence, this report does not have the same validity as an appraisal performed by a licensed real estate professional.

Trust Deeds

Date	Lender	Amount	Purchase Money
02/17/2015	10000-PROPERTY-VALUE-ESTIMATE-REPORT-123-456789-0123456789	\$195,395	YES

Price Trends

Neighborhood House Price Trends

