



OrderID: 48495715

SiteX Value Property Value Estimate Report

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	HOUSE PRETACTION AND	-Hiddel-PRETNETHE-AWY	SECTION TO AND USE	Best HUF Symbol (8)		
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		

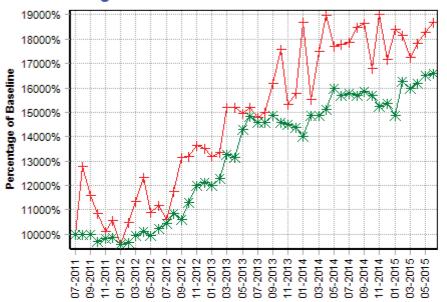
SiteX Value Estimated Value Estimated Current Value As of 08/18/2015 \$200,000 FSD: 9 Confidence Score: 91 | Confidence Level: High Neighborhood Range: \$146,500 - \$255,000 Neighborhood Average: \$204,500 Estimated \$ Per SQFT: \$170

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	PARTONANIALINET TRESHERDETAN, MARRETTEANISE ERFERANT MET	\$195,395	YES			

Price Trends





→ Neighborhood

→ County