



VeroVALUE Valuation Report

SUBJECT PROPERTY:

10000 10000 10000 10000
10000 10000 10000 10000

OWNER OF RECORD:

10000 10000 10000 10000

VEROVALUE	\$211,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$193,000 to \$230,000	93	0.07

SUBJECT PROPERTY INFORMATION

APN:	07702600580000	YEAR BUILT:	1979	POOL:	N
LIVING SF:	1,176	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	6,375	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$165,087	COUNTY:	SACRAMENTO	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$132,508	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$32,579	CENSUS TRACT:	009006	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	17-FEB-2015	\$199,000	\$195,395	10000 10000 10000 10000	10000 10000 10000 10000
2	29-MAY-2014	\$160,500		10000 10000 10000 10000	10000 10000 10000 10000
3	26-DEC-1989	\$105,500	\$	10000 10000 10000 10000	10000 10000 10000 10000
4	26-DEC-1989	\$105,500	\$84,400	10000 10000 10000 10000	10000 10000 10000 10000

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	10000 10000 10000 10000	0.41	\$255,000	24-JUL-2015	1,256	6,750	3	2.00	1978
2	10000 10000 10000 10000	0.33	\$183,000	21-JUL-2015	1,307	9,000	4	2.00	1978
3	10000 10000 10000 10000	0.91	\$195,000	07-JUL-2015	1,092	6,215	3	2.00	1977
4	10000 10000 10000 10000	0.96	\$190,000	11-JUN-2015	1,341	6,905	3	2.00	1978
5	10000 10000 10000 10000	0.91	\$209,000	06-APR-2015	1,213	7,425	2	2.00	1978
6	10000 10000 10000 10000	0.15	\$189,000	05-MAR-2015	1,067	5,663	3	2.00	1981

Detailed property information is provided on the next page.

[X]

1 10000 10000 10000 10000 OWNER: 10000 10000 10000 10000 DISTANCE (MI): 0.41

SALE PRICE:	\$255,000	APN:	06803410050000	YR BUILT:	1978	POOL:	Y
SALE DATE:	24-JUL-2015	LIVING SF:	1,256	BED:	3	FP:	1
PRIOR SALE PRICE:	\$198,000	LOT SF:	6,750	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	22-OCT-2002	ASS'D TOTAL:	\$217,614	COUNTY:	SACRAMENTO	STORIES:	1
		ASS'D IMPROV:	\$168,160	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$49,454	CENSUS:	009004	VIEW:	

2 10000 10000 10000 10000 OWNER: 10000 10000 10000 10000 DISTANCE (MI): 0.33

SALE PRICE:	\$183,000	APN:	07702500050000	YR BUILT:	1978	POOL:	N
SALE DATE:	21-JUL-2015	LIVING SF:	1,307	BED:	4	FP:	0
PRIOR SALE PRICE:	\$210,000	LOT SF:	9,000	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	18-SEP-2003	ASS'D TOTAL:	\$207,865	COUNTY:	SACRAMENTO	STORIES:	1
		ASS'D IMPROV:	\$181,927	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$25,938	CENSUS:	009006	VIEW:	

3 10000 10000 10000 10000 OWNER: 10000 10000 10000 10000 DISTANCE (MI): 0.91

SALE PRICE:	\$195,000	APN:	06803640360000	YR BUILT:	1977	POOL:	N
SALE DATE:	07-JUL-2015	LIVING SF:	1,092	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	6,215	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$110,358	COUNTY:	SACRAMENTO	STORIES:	1
		ASS'D IMPROV:	\$75,549	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$34,809	CENSUS:	009005	VIEW:	

4 10000 10000 10000 10000 OWNER: 10000 10000 10000 10000 DISTANCE (MI): 0.96

SALE PRICE:	\$190,000	APN:	06804440020000	YR BUILT:	1978	POOL:	N
SALE DATE:	11-JUN-2015	LIVING SF:	1,341	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	6,905	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$89,381	COUNTY:	SACRAMENTO	STORIES:	1
		ASS'D IMPROV:	\$69,077	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$20,304	CENSUS:	009004	VIEW:	