



## Order Information

FA Order#	50440824	Address	11238 Patterson Way
Report Date	08/18/2015	City/State/Zip	Sacramento, CA 95827-2474
Customer Reference#	12063106	County	SACRAMENTO
Transaction Identifier	122250430	Borrower	JOHN & JENNIFER

## Property Address

Model	Low Value Estimate	Point Value Estimate	High Value Estimate	Confidence Score	FSD Score
HVE	\$195,657	<b>\$209,006</b>	\$223,266	H	0.07

## Subject Property Characteristics

Standard Usage Code	RSFR	Last Sale Price	\$199,000
Parcel Number	0770260058	Last Sale Date	2/14/2015
Gross Living Area	1,175	Sale Type	Purchase
Lot Area (SqFt)	6,372	Tax Assessor Amt.	\$165,086
Bedrooms	3	Property Tax Amt.	
Bathrooms	2.00	Cost Per SqFt	\$177
Units	1		
Year Built	1979		
Garage	Y		

## Recent Sales Data

Address	Subject	Sale1	Sale2	Sale3	Sale4	Sale5	Sale6	Sale7	Sale8	Sale9	Sale10
11238 Patterson Way	11238 Patterson Way	11238 Patterson Way	11238 Patterson Way	11238 Patterson Way	11238 Patterson Way	11238 Patterson Way	11238 Patterson Way	11238 Patterson Way	11238 Patterson Way		
Sale Price	\$199,000	\$189,000	\$190,000	\$205,000	\$182,000	\$199,000	\$190,000	\$197,000	\$180,000		
Sale Date	2/14/2015	3/16/2015	1/16/2015	3/10/2015	5/12/2015	8/16/2014	3/3/2015	10/16/2014	12/30/2014		
Cost Per SqFt	\$177	\$174	\$134	\$164	\$112	\$159	\$154	\$169	\$119		
Tax Assessor Amt.	\$165,086		\$157,031		\$159,092	\$145,269	\$162,244	\$131,569	\$124,634		
Property Tax Amt.		\$1,538		\$1,414							
Gross Living Area	1,175	1,088	1,414	1,251	1,623	1,248	1,231	1,163	1,512		
Lot Area (SqFt)	6,372		7,404		6,149	6,533	5,501	10,889	9,147		
Bedrooms	3	3	3	3	4	4	3	3	4		
Bathrooms	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00		
Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Year Built	1979	1981	1979	1960	1979	1960	1977	1960	1962		
Property Type	RSFR	RSFR	RSFR	RSFR	RSFR	RSFR	RSFR	RSFR	RSFR		
Units	1	1	1	1	1	1	1	1	1		
Distance	N/A	0.1531	0.2069	0.6310	0.6448	0.6448	0.8457	0.8718	0.8970		

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