

Date: 08/18/2015

Client: [REDACTED]	Property Address
Branch: RS	As entered: [REDACTED]
Fax/Email: NA	95827, CA 95827
Attention: NA	
Reference No.: NA	Normalized: [REDACTED]
Owner: [REDACTED]	SACRAMENTO, CA 95827

Market Value: \$199,800	Low: \$181,818	High: \$217,782
FSD: 9	Confidence Score: 91	Confidence Level: High

APN: 077-0260-058	Sale Date: 02/17/2015	Assessed Year: 2014
Year Built: 1979	Sale Price: \$199,000	Total Assessed Value: \$165,087
Living Area: 1176	Lender: PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC	Assd Land Value: \$32,579
Total Rooms: 6	Loan Amount: \$195,395	Assd Improvement: \$132,508
Bedrooms: 3	Lot Size (SF): 6375	Land Use: SFR
Baths: 2	Pool: No	Census Tract: 9006

Area Disaster Alerts: No alerts noted

	Historical	Forecast
Home Prices	Increasing	Increasing
6 Months	4.71%	2.58%
12 Months	9.42%	5.16%
18 Months	6.90%	1.68%

Retail Sales

Address	BD	BA	Year Built	Living Area	Lot Size	Dist	Sale Date	Sale Price
1 1000 SARTWELL LN, SALTWATER, CA 94067	3	2.0	1979	1415	7405	0.21	01/07/2015	\$190,000
2 1000 SARTWELL LN, SALTWATER, CA 94067	3	2.0	1979	1394	6700	0.35	12/11/2014	\$198,500
3 1000 SARTWELL LN, SALTWATER, CA 94067	3	2.0	1981	1228	7380	0.10	09/26/2014	\$200,000
4 1000 SARTWELL LN, SALTWATER, CA 94067	3	2.0	1977	1514	5800	0.36	07/17/2015	\$200,000
5 1000 SARTWELL LN, SALTWATER, CA 94067	3	2.0	1979	1137	7000	0.36	03/30/2015	\$202,500
6 1000 SARTWELL LN, SALTWATER, CA 94067	4	2.0	1979	1590	6350	0.33	07/17/2015	\$207,000
7 1000 SARTWELL LN, SALTWATER, CA 94067	4	2.0	1981	1340	6537	0.12	08/13/2014	\$200,000
8 1000 SARTWELL LN, SALTWATER, CA 94067	3	2.0	1981	1067	5663	0.15	03/05/2015	\$189,000
9 1000 SARTWELL LN, SALTWATER, CA 94067	4	2.0	1978	1307	9000	0.33	07/21/2015	\$183,000

REO Sales

Address	BD	BA	Year Built	Living Area	Lot Size	Dist	Sale Date	Sale Price
1 10001 CARPENTERS WAY, SUITE 100, CHICAGO, IL 60647	2	2.0	1982	912	6120	0.11	07/10/2015	\$146,500