

Property Address: **202 HARTNELL PL, SACRAMENTO, CA 95825**
 County: **SACRAMENTO, CA**
 Owner Name: **SULLY ROBERT J JR**
 Report ID: **1460525435809**

SUMMARY

▶ **SUCCESS - SUCCESS - VALUATION SUCCESSFUL**

Estimated Value: **\$354,700**

Value as of: **04/12/2016**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$318,200 - \$391,200	04/12/2016	76	10

SUBJECT PROPERTY INFORMATION

Property Address: 202 HARTNELL PL, SACRAMENTO, CA 95825

SALES HISTORY

Sale Price: \$180,000	Prior Sale Price: \$162,500
Rec / Sale Date: / 12/01/2000	Prior Rec / Sale Date: / 12/01/1989
Sale Type: Full	Prior Sale Type: Full
1st Mtg Amount: \$144,000	Prior 1st Mtg Amount:
1st Mtg Type:	Prior 1st Mtg Type:

LOCATION INFORMATION

PROPERTY INFORMATION

TAX INFORMATION

APN: 29502900210000	Living Area: 1,613	Lot Area: 1,742	Assessed Value: \$225,668
Land Use: SFR	Year Built: 1972	Total Rooms: 6	Assessed Year: 2015
Census Tract: 54.01	Bedrooms: 3	Total Baths: 3.0	Land Value: \$106,566
Township:	No. of Stories: 2	A/C: Y	Improvement Value: \$119,102
Absentee Owner: N	Pool: N	Fireplace: 1	
	Parking: 2		

COMPARABLE SALES

Comp A

Distance from Subject: 0.11

Address: **157 HARTNELL PL, SACRAMENTO, CA 95825**Owner: **GRAY MARC & THERESE**

APN: 29500600130000	Living Area: 1,743	Lot Area: 1,742	Sale Price: \$385,000
Year Built: 1975	Total Rooms: 6	Bedrooms: 3	Sale Date: 03/01/2016
Census Tract: 54.02	No. of Stories: 2	Total Baths: 3.0	1st Mtg Amt: \$384,626
Land Use: SFR	Parking: 2	A/C: Y	Prior Sale Price: \$99,000
Assessed Value: \$186,543	Pool: N	Fireplace: 1	Prior Sale Date: 12/29/1978

Comp B

Distance from Subject: 0.16

Address: **506 HARTNELL PL, SACRAMENTO, CA 95825**Owner: **ALDEA HOMES INC**

APN: 29502620060000	Living Area: 1,613	Lot Area: 1,742	Sale Price: \$273,000
Year Built: 1972	Total Rooms: 6	Bedrooms: 3	Sale Date: 12/23/2015
Census Tract: 54.01	No. of Stories: 2	Total Baths: 3.0	1st Mtg Amt:
Land Use: SFR	Parking: 2	A/C: Y	Prior Sale Price:
Assessed Value: \$191,521	Pool: N	Fireplace: 1	Prior Sale Date: 09/30/1993

Comp C

Distance from Subject: 0.16

Address: **534 HARTNELL PL, SACRAMENTO, CA 95825**Owner: **WUESTHOFF W & PAUL**

APN: 29502620150000	Living Area: 1,613	Lot Area: 2,178	Sale Price: \$330,000
Year Built: 1972	Total Rooms: 6	Bedrooms: 3	Sale Date: 11/24/2015
Census Tract: 54.01	No. of Stories: 2	Total Baths: 3.0	1st Mtg Amt:
Land Use: SFR	Parking: 2	A/C: Y	Prior Sale Price:
Assessed Value: \$225,604	Pool: N	Fireplace: 1	Prior Sale Date: 01/19/2001

Comp D

Distance from Subject: 0.25

Address: **2251 SWARTHMORE DR, SACRAMENTO, CA 95825**Owner: **WORK ALPHA L TRUST**

APN: 29502500300000	Living Area: 1,547	Lot Area: 2,178	Sale Price: \$359,000
Year Built: 1975	Total Rooms: 6	Bedrooms: 2	Sale Date: 11/09/2015
Census Tract: 54.01	No. of Stories: 2	Total Baths: 3.0	1st Mtg Amt:
Land Use: SFR	Parking: 2	A/C: Y	Prior Sale Price: \$165,000
Assessed Value: \$233,333	Pool: N	Fireplace: 1	Prior Sale Date: 01/10/1994

Comp E

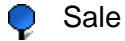
Distance from Subject: 0.08

Address: **732 HARTNELL PL, SACRAMENTO, CA 95825**Owner: **KARNOFSKY HARLAN**

APN: 29502800210000	Living Area: 1,613	Lot Area: 1,742	Sale Price: \$359,500
Year Built: 1972	Total Rooms: 6	Bedrooms: 3	Sale Date: 09/28/2015
Census Tract: 54.01	No. of Stories: 2	Total Baths: 3.0	1st Mtg Amt: \$323,550
Land Use: SFR	Parking: 2	A/C: Y	Prior Sale Price: \$251,000
Assessed Value: \$296,111	Pool: N	Fireplace: 1	Prior Sale Date: 05/19/2015

Address: **302 DUNBARTON CIR, SACRAMENTO, CA 95825**Owner: **REID NANCY L LIVING TRUST**

APN:	29502300320000	Living Area:	1,586	Lot Area:	2,614	Sale Price:	\$459,000
Year Built:	1976	Total Rooms:	6	Bedrooms:	2	Sale Date:	09/04/2015
Census Tract:	54.02	No. of Stories:	1	Total Baths:	2.0	1st Mtg Amt:	\$314,407
Land Use:	SFR	Parking:	2	A/C:	Y	Prior Sale Price:	\$416,000
Assessed Value:	\$348,589	Pool:	N	Fireplace:	1	Prior Sale Date:	08/10/2005

LEGEND

This property has transferred ownership more than once within two years from the valuation date.

FSD Definition:

The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Confidence Score:

The PASS confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60-100. Clear and consistent quality and quantity of data drive higher confidence score while lower confidence scores indicate diversity in data, lower quantity, and/or limited similarity of the subject property to comparable sales.

PASS®:

PASS® employs multiple valuation methodologies recursively for each valuation. PASS® utilizes property comparables, appraiser emulation artificial intelligence, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.

Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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