

GeoAVM Distressed Report

Order Number: **H10000015432E381DA1255**

Street Address: **202 HARTNELL PL, SACRAMENTO CA 95825**

Value as of: **04/20/2016**



Quick Facts From Zip Code 95825

Market Statistics		Inventory Summary	
Avg REO Sale Price:		# of Homes for Sale: 14	Low List Price: \$74,376
Avg to REO Resale:		% of Listings with Price Decrease: 19%	High List Price: \$537,819
		% of Listings with Price Increase: 3%	

Conclusion

Disposition Value:	\$290,000	Estimated Disposition Value Range:	\$245,000 - \$349,000
Value as of:	04/20/2016	Forecast Standard Deviation:	10

Market Analysis Summary

High Price	Average Price	Median Price	Low Price
\$440,000	\$324,934	\$327,500	\$200,000

Subject Detail

Site Address:	202 HARTNELL PL		
Mail Address:	202 HARTNELL PL		
Current Owner:	SULLY ROBERT		
Second Owner:			
Spouse:			
Last Transfer Date:	Dec 1, 2000	Subdivision:	
Last Transfer Price:	\$180,000	County:	Sacramento County
Assessed Land:	\$106,566	MSA Name:	
Assessed Improvement:	\$119,102	MSA Code:	
Assessed Total:	\$225,668	Census Tract:	06.067.005403.1.006
Assessed Market:		School District:	SAN JUAN UNIFIED
Legal Desc:	CAMPUS COMMONS 03A LOT 475	APN:	295-0290-021-0000

Subject Property Details

Use Code:	Building Sq Ft: 1613	Living Sq Ft: 1613	\$ Per Sq Ft: 111
Lot Size: 1742 SqFt	Bedrooms: 3	Bathrooms:	Total Rooms: 6
View:	Improved: 52%	Heating: Central	Cooling: AC Central
Tax Amount: \$2,738	Garage: Undefined Type - 1 Car	Stories: 2	Year Built: 1972
No. of Units: 0	Pool:	Fireplace: Unknown	Zoning: R-1A-R

Subject Property Sales and Loan History

Date	Transfer	Value	1st Loan 2nd Loan	Loan/Rate	Deed Type	Doc. No.	Transactors
							Buyer Seller Lender
							Buyer Seller Lender
							Buyer Seller Lender
							Buyer Seller Lender
							Buyer Seller Lender
							Buyer Seller Lender
							Buyer Seller Lender
							Buyer Seller Lender
							Buyer Seller Lender
							Buyer Seller Lender

Nearby Sales Address Distance from Subject (Miles)

#1	607 COMMONS DR SACRAMENTO, CA 95825				0.18		
Subdivision:	CAMPUS COMMONS 01	Sale Date:	Nov 18, 2015	Sale Price:	\$440,000	Year Built:	1967
Living Sq Ft:	2439	Lot Sq Ft:	2178	Bed/Bath:	3/3	Zoning:	R-1-PU
Land Use Code:	Condominium	Assessment:	\$404,903	APN:	295-0411-013-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 01 LOT 13		

Nearby Sales Address Distance from Subject (Miles)

#2	139 HARTNELL PL SACRAMENTO, CA 95825				0.07		
Subdivision:	CAMPUS COMMONS 03B	Sale Date:	Nov 4, 2015	Sale Price:	\$200,000	Year Built:	1974
Living Sq Ft:	1081	Lot Sq Ft:	2178	Bed/Bath:	2/1	Zoning:	R-1A-R
Land Use Code:	Condominium	Assessment:	\$72,366	APN:	295-0070-014-0000	Rooms:	5
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 03B LOT 569		

Nearby Sales		Address				Distance from Subject (Miles)	
#3		187 HARTNELL PL SACRAMENTO, CA 95825				0.04	
Subdivision:	CAMPUS COMMONS 10	Sale Date:	Sep 29, 2015	Sale Price:	\$348,000	Year Built:	1975
Living Sq Ft:	1370	Lot Sq Ft:	2614	Bed/Bath:	3/2	Zoning:	R-1A-R
Land Use Code:	Condominium	Assessment:	\$175,500	APN:	295-0060-005-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 10 LOT 10		
Nearby Sales		Address				Distance from Subject (Miles)	
#4		128 HARTNELL PL SACRAMENTO, CA 95825				0.04	
Subdivision:	CAMPUS COMMONS 03A	Sale Date:	Sep 3, 2015	Sale Price:	\$340,000	Year Built:	1972
Living Sq Ft:	1613	Lot Sq Ft:	1742	Bed/Bath:	3/3	Zoning:	R-1A-R
Land Use Code:	Condominium	Assessment:	\$86,650	APN:	295-0280-002-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 03A LOT 490		
Nearby Sales		Address				Distance from Subject (Miles)	
#5		118 HARTNELL PL SACRAMENTO, CA 95825				0.04	
Subdivision:	CAMPUS COMMONS 03A	Sale Date:	Jul 22, 2015	Sale Price:	\$323,000	Year Built:	1974
Living Sq Ft:	1370	Lot Sq Ft:	2178	Bed/Bath:	2/3	Zoning:	R-1A-R
Land Use Code:	Condominium	Assessment:	\$295,560	APN:	295-0280-016-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 03A LOT 504		
Nearby Sales		Address				Distance from Subject (Miles)	
#6		246 HARTNELL PL SACRAMENTO, CA 95825				0.05	
Subdivision:	CAMPUS COMMONS 03	Sale Date:	Jun 23, 2015	Sale Price:	\$330,000	Year Built:	1972
Living Sq Ft:	1613	Lot Sq Ft:	1742	Bed/Bath:	3/3	Zoning:	R-1-PU
Land Use Code:	Condominium	Assessment:	\$311,465	APN:	295-0300-038-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 03 LOT 385		
Nearby Sales		Address				Distance from Subject (Miles)	
#7		117 HARTNELL PL SACRAMENTO, CA 95825				0.08	
Subdivision:	CAMPUS COMMONS 03B	Sale Date:	Jun 16, 2015	Sale Price:	\$305,000	Year Built:	1974
Living Sq Ft:	1721	Lot Sq Ft:	1742	Bed/Bath:	2/3	Zoning:	R-1A-R
Land Use Code:	Condominium	Assessment:	\$305,849	APN:	295-0070-006-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 03B LOT 581		

Nearby Sales		Address				Distance from Subject (Miles)	
#8		1006 VANDERBILT WAY SACRAMENTO, CA 95825				0.17	
Subdivision:	CAMPUS COMMONS 07B	Sale Date:	Jun 11, 2015	Sale Price:	\$369,000	Year Built:	1975
Living Sq Ft:	1547	Lot Sq Ft:	2178	Bed/Bath:	2/3	Zoning:	R-1A-R
Land Use Code:	Condominium	Assessment:	\$324,038	APN:	295-0190-001-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 07B LOT 766		

Nearby Sales		Address				Distance from Subject (Miles)	
#9		114 HARTNELL PL SACRAMENTO, CA 95825				0.04	
Subdivision:	CAMPUS COMMONS 03A	Sale Date:	May 15, 2015	Sale Price:	\$327,500	Year Built:	1972
Living Sq Ft:	1613	Lot Sq Ft:	1742	Bed/Bath:	3/3	Zoning:	R-1A-R
Land Use Code:	Condominium	Assessment:	\$226,786	APN:	295-0280-014-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 03A LOT 502		

Nearby Sales		Address				Distance from Subject (Miles)	
#10		237 HARTNELL PL SACRAMENTO, CA 95825				0.03	
Subdivision:	CAMPUS COMMONS 10	Sale Date:	May 4, 2015	Sale Price:	\$408,000	Year Built:	1975
Living Sq Ft:	1743	Lot Sq Ft:	1742	Bed/Bath:	3/3	Zoning:	R-1A-R
Land Use Code:	Condominium	Assessment:	\$285,000	APN:	295-0050-023-0000	Rooms:	6
Pool:		School District:	SAN JUAN UNIFIED	Legal Description:	CAMPUS COMMONS 10 LOT 24		

Nearby Assessed Values										
Distance	Address	Assessed Value	Land Use	Lot Sq Ft	Living Sq Ft	Sale Year	Sale Price	Bed/Bath	Total Rooms	Year Built
0	204 HARTNELL PL	\$167,699	Condominium	1742	1613	1979	\$89,000	3/3	6	1972
0	198 HARTNELL PL	\$300,580	Condominium	2178	1370	2006	\$347,500	2/3	6	1974
0	148 HARTNELL PL	\$134,423	Condominium	1742	1613	1993	\$175,000	3/3	6	1972
0	152 HARTNELL PL	\$340,000	Condominium	2178	1370	2014	\$340,000	2/3	6	1974
0	150 HARTNELL PL	\$227,608	Condominium	1742	1613	1999	\$175,000	3/3	6	1972
0	200 HARTNELL PL	\$337,346	Condominium	1742	1613	2006	\$390,000	3/3	6	1972
0	146 HARTNELL PL	\$206,862	Condominium	2178	1072	2000	\$412,500	2/1	5	1972
0	144 HARTNELL PL	\$295,794	Condominium	2178	1370	2014	\$290,000	2/3	6	1974
0.01	206 HARTNELL PL	\$186,152	Condominium	1742	1428	1983	\$44,500	3/3	6	1972
0.01	212 HARTNELL PL	\$266,500	Condominium	2178	1072	2011	\$250,000	2/1	5	1972

Forecast Standard Deviation:

FSD represents the probability that the Automated Valuation Model value falls within a statistical range of the actual market value, measured against a confirmed sales price. For example, if the FSD is 12, historical testing indicates a 68% probability (one standard deviation) that the AVM value is within 12% of the market value for the property.

Data Sources:

The information and estimated values contained in this report are derived from a variety of sources, including without limitation, public record tax assessor data, public record deed transaction data, other public record data, listing data, contributory data and proprietary data.

Disclaimer:

The information and estimated values contained in this report (collectively, the "Report") do not constitute an appraisal of any subject property. The Report does not include a physical or visual inspection of any subject property or an analysis of current market conditions by a licensed or certified appraiser. You acknowledge that the condition of any subject property and current market conditions may greatly affect the validity of the Report. You shall not use the Report in lieu of a walk-through appraisal or other form of appraisal by a certified appraiser. This Report may be based upon data collected from public record sources. THE ACCURACY OF THE METHODOLOGY USED TO DEVELOP THE REPORT, THE EXISTENCE OF ANY SUBJECT PROPERTY, AND THE ACCURACY OF ANY PREDICTED VALUE OR SCORES PROVIDED ARE ESTIMATES BASED ON AVAILABLE DATA AND ARE NOT WARRANTED.

THE REPORT IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR WARRANTIES BASED ON COURSE OF DEALING OR USAGE IN TRADE. CORELOGIC DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR, AND DOES NOT ASSUME, AND EXPRESSLY DISCLAIMS, ANY LIABILITY TO ANY PERSON OR ENTITY FOR LOSS OR DAMAGE CAUSED BY ERRORS OR OMISSIONS IN THE REPORT, WHETHER SUCH ERRORS OR OMISSIONS RESULT FROM NEGLIGENCE, ACCIDENT, OR OTHER CAUSE. CORELOGIC MAKES NO REPRESENTATIONS OR WARRANTIES ABOUT THE LEGALITY OR PROPRIETY OF THE USE OF THE REPORT IN ANY GEOGRAPHIC AREA. CUSTOMER SHALL NOT CONSTRUE THE REPORT AS A REPRESENTATION BY CORELOGIC AS TO THE CONDITION OF TITLE TO REAL PROPERTY. CUSTOMER ACKNOWLEDGES THAT THE REPORT MAY NOT INCLUDE ALL RECORDED CONVEYANCES, INSTRUMENTS OR DOCUMENTS WHICH IMPART CONSTRUCTIVE NOTICE WITH RESPECT TO ANY CHAIN OF TITLE DESCRIBED IN THE REPORT.