

Property Address: **202 HARTNELL PL, SACRAMENTO, CA 95825-6612**
 County: **SACRAMENTO, CA**
 Owner Name: **SULLY ROBERT J JR**
 Report ID: **1460526072540884**

SUMMARY

▶ SUCCESS - VALUATION SUCCESSFUL

Estimated Value: **\$318,417**

Value as of: **04/08/2016**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$289,759 - \$347,075	04/12/2016	86	9

SUBJECT PROPERTY INFORMATION

Property Address: 202 HARTNELL PL, SACRAMENTO, CA 95825-6612

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:	F	Prior Sale Type:	F
1st Mtg Amount:	\$144,000	Prior 1st Mtg Amount:	\$130,000
1st Mtg Type:	C	Prior 1st Mtg Type:	C
2nd Mtg Amount:			
Seller Name:	KRUEGER DONALD F		

LOCATION INFORMATION

PROPERTY INFORMATION

TAX INFORMATION

APN:	295-0290-021-0000	Living Area:	1,613	Lot Area:	1,742	Assessed Value:	\$225,668
Land Use:	PUD	Year Built:	1972	Total Rooms:	6	Assessed Year:	2015
Census Tract:	54.01	Bedrooms:	3	Bath (F/H):	2 / 1	Land Value:	\$106,566
Township:	SACRAMENTO, CITY OF	No. of Stories:	2	A/C:	Y	Improvement Value:	\$119,102
Absentee Owner:	N	Pool:	Y	Fireplace:	1		
		Parking:	2				

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 PassProspector 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 scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

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.

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 CONSTRUER THE REPORT AS REPRESENTED 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.