

USER ENTRY INFORMATION

| | | | | | |
|--------------------|-----------------------|-------|----|-----|-------|
| Report Date | Apr 12, 2016 10:44 PM | | | | |
| Report Tracking ID | 1460526256816 | | | | |
| Address | 202 HARTNELL PL | APN | | | |
| City | SACRAMENTO | State | CA | Zip | 95825 |
| County | FIPS | | | | |
| Estimate | \$350,000 | | | | |

CONCLUSION

HIGH PROBABILITY

This property has a high probability of attaining the estimated value.

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| PreQualPro Value: \$318,000 |
| Supported Value Range: \$270,000 - \$365,000 |
| User Entered Value: \$350,000 |

MARKET VALUE ANALYSIS








NEARBY PROPERTY VALUES

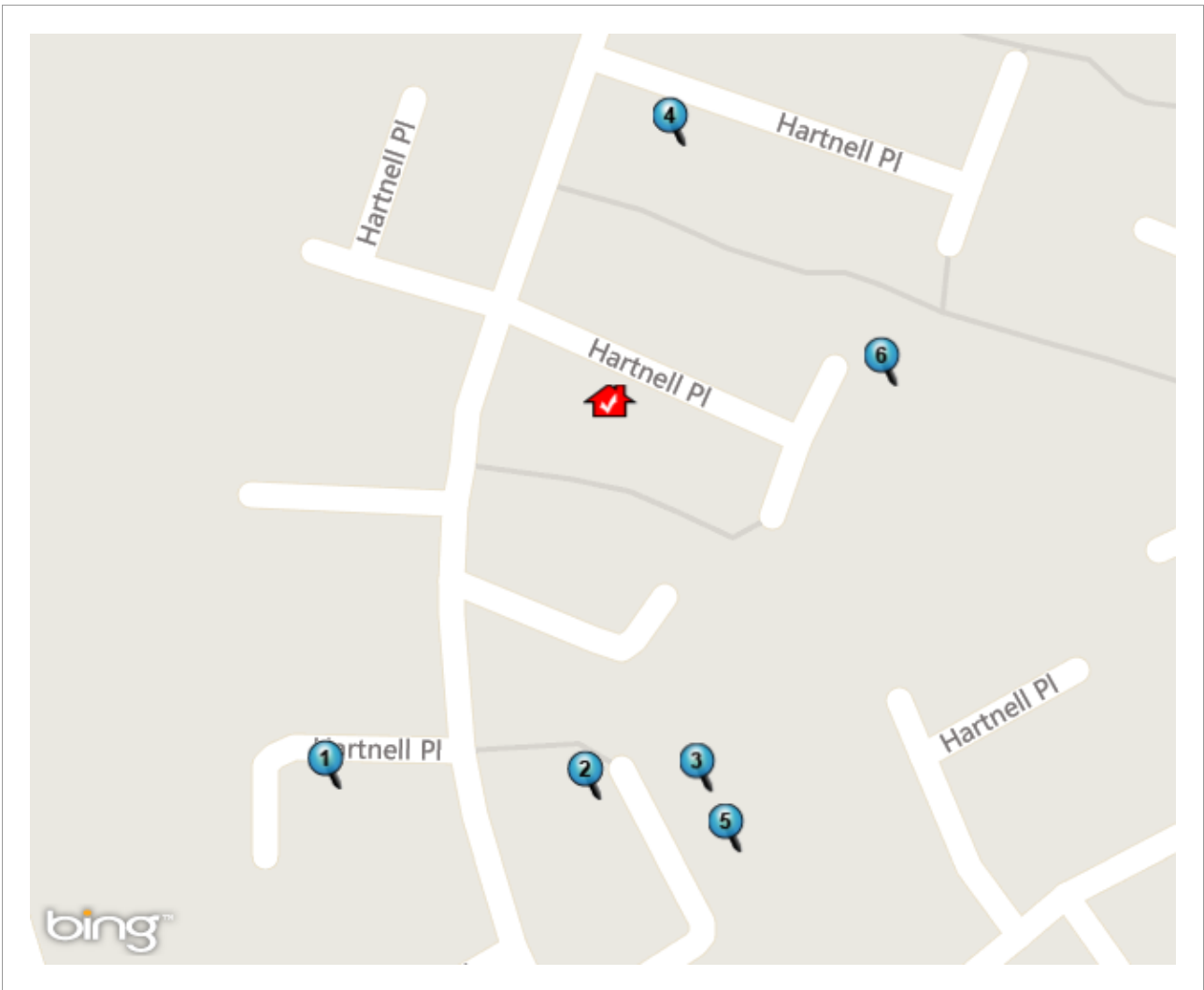
| High Value | Average Value | Median Value | Low Value |
|------------|---------------|--------------|-----------|
| \$409,000 | \$326,000 | \$327,000 | \$273,000 |

MARKET SALES ANALYSIS

NEARBY SALES DETAILS

Detailed sale information for up to six nearby sales sorted by most recent sale date

| Miles | Address | Sale Price | Sale Date | Living Sq Ft | Lot Sq Ft | Bed/Bath | Year Built |
|--|---------------------------------------|------------|------------|--------------|-----------|----------|------------|
|  Subject | 202 HARTNELL PL, SACRAMENTO, CA 95825 | \$180,000 | 12/01/2000 | 1,613 | 1,742 | 3 / 3.0 | 1972 |
|  0.08 | 187 HARTNELL PL, SACRAMENTO, CA 95825 | \$348,000 | 09/29/2015 | 1,370 | 2,614 | 3 / 2.0 | 1975 |
|  0.06 | 128 HARTNELL PL, SACRAMENTO, CA 95825 | \$340,000 | 09/03/2015 | 1,613 | 1,742 | 3 / 3.0 | 1972 |
|  0.06 | 118 HARTNELL PL, SACRAMENTO, CA 95825 | \$323,000 | 07/22/2015 | 1,370 | 2,178 | 2 / 3.0 | 1974 |
|  0.05 | 246 HARTNELL PL, SACRAMENTO, CA 95825 | \$330,000 | 06/23/2015 | 1,613 | 1,742 | 3 / 3.0 | 1972 |
|  0.07 | 114 HARTNELL PL, SACRAMENTO, CA 95825 | \$327,500 | 05/15/2015 | 1,613 | 1,742 | 3 / 3.0 | 1972 |
|  0.04 | 224 HARTNELL PL, SACRAMENTO, CA 95825 | \$280,000 | 04/28/2015 | 1,613 | 1,742 | 3 / 3.0 | 1972 |



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