

Property Address: **202 HARTNELL PL, SACRAMENTO, CA 95825-6612**  
 County: **SACRAMENTO, CA**  
 Owner Name: **SULLY ROBERT J JR / SUTHERLAND KATHRYN H**  
 Report ID: **1460528186356604**

## SUMMARY

### ▶ SUCCESS - VP4 VALUATION SUCCESSFUL

Estimated Value: **\$407,000**

Value as of: **10/25/2005**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
<b>\$348,000 - \$465,000</b>	<b>04/12/2016</b>	<b>89</b>	<b>7</b>

## SUBJECT PROPERTY INFORMATION

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

### SALES HISTORY

Sale Price:	<b>\$180,000</b>	Prior Sale Price:	<b>\$162,500</b>
Rec / Sale Date:	<b>12/08/2000 / 12/01/2000</b>	Prior Rec / Sale Date:	<b>01/03/1990 / 12/01/1989</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
1st Mtg Amount:	<b>\$144,000</b>	Prior 1st Mtg Amount:	<b>\$130,000</b>
1st Mtg Type:	<b>CONV</b>	Prior 1st Mtg Type:	<b>CONV</b>
2nd Mtg Amount:			
Seller Name:	<b>KRUEGER DONALD F</b>		

### LOCATION INFORMATION

### PROPERTY INFORMATION

### TAX INFORMATION

APN:	<b>295-0290-021-0000</b>	Living Area:	<b>1,613</b>	Lot Area:	<b>1,742</b>	Assessed Value:	<b>\$225,668</b>
Land Use:	<b>PUD</b>	Year Built:	<b>1972</b>	Total Rooms:	<b>6</b>	Assessed Year:	<b>2015</b>
Census Tract:	<b>0054.01</b>	Bedrooms:	<b>3</b>	Bath (F/H):	<b>2 / 1</b>	Land Value:	<b>\$106,566</b>
Township:	<b>SACRAMENTO CITY OF</b>	No. of Stories:	<b>2</b>	A/C:	<b>Y</b>	Improvement Value:	<b>\$119,102</b>
Absentee Owner:	<b>N</b>	Pool:	<b>N</b>	Fireplace:	<b>1</b>		
		Parking:	<b>2</b>				

## COMPARABLE SALES

**Comp A**

Distance from Subject: 0.12

Address: **903 VANDERBILT WAY, SACRAMENTO, CA 95825-6622**

Owner:	<b>PAUL J BRISCOE REVOCABLE TRUST 1995</b>	Seller:	<b>BRANDT KYLE J &amp; VICKI A</b>
APN:	<b>295-0070-035-000</b>	Living Area:	<b>1,730</b>
		Lot Area:	<b>1,742</b>
		Sale Price:	<b>\$419,000</b>
Year Built:	<b>1974</b>	Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
Census Tract:		Bath (F/H):	<b>2 / 1</b>
		1st Mtg Amt:	<b>\$119,900</b>
Land Use:	<b>PUD</b>	Parking:	<b>2</b>
		A/C:	<b>Y</b>
Assessed Value:	<b>\$351,100</b>	Pool:	<b>Y</b>
		Fireplace:	<b>1</b>
		Sale Date:	<b>10/13/2005</b>
		Prior Sale Price:	<b>\$240,000</b>
		Prior Sale Date:	<b>05/06/2002</b>

**Comp B**

Distance from Subject: 0.46

Address: **1527 UNIVERSITY AVE, SACRAMENTO, CA 95825-6860**

Owner:	<b>MARGARET CLAUSEN</b>	Seller:	<b>DRESCHER SARA B</b>
APN:	<b>295-0450-016-000</b>	Living Area:	<b>1,748</b>
		Lot Area:	<b>2,178</b>
		Sale Price:	<b>\$389,000</b>
Year Built:	<b>1977</b>	Total Rooms:	<b>6</b>
		Bedrooms:	<b>2</b>
Census Tract:		Bath (F/H):	<b>2 / 1</b>
		1st Mtg Amt:	<b>\$100,000</b>
Land Use:	<b>PUD</b>	Parking:	<b>2</b>
		A/C:	<b>Y</b>
Assessed Value:	<b>\$247,470</b>	Pool:	<b>Y</b>
		Fireplace:	<b>1</b>
		Sale Date:	<b>10/05/2005</b>
		Prior Sale Price:	
		Prior Sale Date:	<b>11/30/1995</b>

**Comp C**

Distance from Subject: 0.42

Address: **405 DUNBARTON CIR, SACRAMENTO, CA 95825-6812**

Owner:	<b>HECHT CHARLES</b>	Seller:	<b>WOLFSON SELMA TRUST</b>
APN:	<b>295-0230-019-000</b>	Living Area:	<b>1,748</b>
		Lot Area:	<b>2,178</b>
		Sale Price:	<b>\$425,000</b>
Year Built:	<b>1976</b>	Total Rooms:	<b>6</b>
		Bedrooms:	<b>2</b>
Census Tract:		Bath (F/H):	<b>2 / 1</b>
		1st Mtg Amt:	<b>\$86,000</b>
Land Use:	<b>PUD</b>	Parking:	<b>2</b>
		A/C:	<b>Y</b>
Assessed Value:	<b>\$100,109</b>	Pool:	<b>Y</b>
		Fireplace:	<b>1</b>
		Sale Date:	<b>07/20/2005</b>
		Prior Sale Price:	
		Prior Sale Date:	

**Comp D**

Distance from Subject: 0.14

Address: **147 HARTNELL PL, SACRAMENTO, CA 95825-6609**

Owner:	<b>NYBERG GEORGE T</b>	Seller:	<b>SCOWDEN RALPH E &amp; KATHY M</b>
APN:	<b>295-0070-018-000</b>	Living Area:	<b>1,721</b>
		Lot Area:	<b>1,742</b>
		Sale Price:	<b>\$412,000</b>
Year Built:	<b>1974</b>	Total Rooms:	<b>6</b>
		Bedrooms:	<b>2</b>
Census Tract:		Bath (F/H):	<b>2 / 1</b>
		1st Mtg Amt:	<b>\$329,600</b>
Land Use:	<b>PUD</b>	Parking:	<b>2</b>
		A/C:	<b>Y</b>
Assessed Value:	<b>\$355,389</b>	Pool:	<b>Y</b>
		Fireplace:	<b>1</b>
		Sale Date:	<b>03/31/2005</b>
		Prior Sale Price:	<b>\$153,000</b>
		Prior Sale Date:	<b>01/25/2000</b>

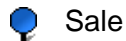
**Comp E**

Distance from Subject: 0.08

Address: **265 HARTNELL PL, SACRAMENTO, CA 95825-6611**

Owner:	<b>GYORY MICHAEL P</b>	Seller:	<b>SMART DEAN T TRUST</b>
APN:	<b>295-0050-008-000</b>	Living Area:	<b>1,743</b>
		Lot Area:	<b>1,742</b>
		Sale Price:	<b>\$415,000</b>
Year Built:	<b>1975</b>	Total Rooms:	<b>6</b>
		Bedrooms:	<b>3</b>
Census Tract:		Bath (F/H):	<b>2 / 1</b>
		1st Mtg Amt:	<b>\$145,000</b>
Land Use:	<b>PUD</b>	Parking:	<b>2</b>
		A/C:	<b>Y</b>
Assessed Value:	<b>\$367,359</b>	Pool:	<b>Y</b>
		Fireplace:	<b>1</b>
		Sale Date:	<b>02/04/2005</b>
		Prior Sale Price:	<b>\$275,000</b>
		Prior Sale Date:	<b>07/16/2001</b>

## LEGEND



Sale



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 ValuePoint4 confidence score is specifically designed to address issues of over-valuation. The ValuePoint4 confidence score represents the probability that the value is no more than 10 percent greater than the true value of the property. For example, a score of 80 indicates that there is an 80 percent probability that the AVM value is no more than 10 percent greater than the property value. The confidence score range is 66-100.

### VP4™:

The VP4® employs multiple valuation methodologies recursively for each valuation. VP4® 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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