

**50130239**
**04/14/2016**

Owner:	SULLY ROBERT J JR; SUTHERLAND KATHRYN H
Loan #:	
Property:	202 HARTNELL PL SACRAMENTO, CA 95825

### ValueSure Estimated Market Value

**\$320,400**

<b>Low:</b> \$285,156	<b>High:</b> \$355,644	<b>Confidence Score:</b> Medium (89)
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### Subject Property Details

APN:	295-0290-021	Sale Date:	2000-12-08
Year Built:	1972	Sale Price:	\$180,000
Living Area:	1613	Land Use:	SFR
Total Rooms:	6	Assessed Year:	2015
Bedrooms:	3	Assessed Value:	\$225,668
Baths:	2	Lender:	BANK OF AMERICA
Lot Size (SF):	1742	Loan Amount:	\$144,000
Pool:	No Pool	Centrus Tract:	5403

### Area Sales

	Address	BD	BA	Year Build	Living Area	Lot Size	Dist	Sale Date	Sale Price
1	157 HARTNELL PL, CA 95825	3	2	1975	1743	1742	0.11	2016-03-04	\$385,000
2	104 HARTNELL PL, CA 95825	3	2	1972	1428	1742	0.10	2015-12-11	\$350,000
3	736 COMMONS DR, CA 95825	2	2	1966	1720	1742	0.28	2016-02-05	\$310,000
4	114 HARTNELL PL, CA 95825	3	2	1972	1613	1742	0.07	2015-05-19	\$327,500
5	732 HARTNELL PL, CA 95825	3	2	1972	1613	1742	0.08	2015-10-01	\$359,500
6	506 HARTNELL PL, CA 95825	3	2	1972	1613	1742	0.16	2015-12-24	\$273,000
7	544 HARTNELL PL, CA 95825	3	2	1972	1428	1742	0.10	2015-07-16	\$277,500
8	128 HARTNELL PL, CA 95825	3	2	1972	1613	1742	0.06	2015-09-08	\$340,000
9	534 HARTNELL PL, CA 95825	3	2	1972	1613	2178	0.16	2015-11-30	\$330,000
10	246 HARTNELL PL, CA 95825	3	2	1972	1613	1742	0.04	2015-07-02	\$330,000

The estimated market value is based on various mathematical formulas and techniques proprietary to Fidelity National Finance. This report has not been prepared by a licensed appraiser nor does it constitute an official appraisal of the subject property. The information in this report is provided "as is" and all uses are at the user's sole risk.

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