



VeroValue Valuation Report

SUBJECT PROPERTY:

202 HARTNELL PL
SACRAMENTO, CA 95825

OWNER OF RECORD:

SULLY ROBERT J JR

VEROVALUE	\$383,000	CONFIDENCE SCORE
VALUE RANGE	\$345,000 to \$421,000	92

SUBJECT PROPERTY INFORMATION

APN:	29502900210000	YEAR BUILT:	1972	POOL:	N
LIVING SF:	1,613	BEDROOMS:	3	FIREPLACE:	1
LOT SF:	1,742	BATHROOMS:	3.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$225,668	COUNTY:	SACRAMENTO	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$119,102	LAND USE:	CONDO	A/C:	Y
ASS'D VALUE: LAND:	\$106,566	CENSUS TRACT:	005403	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	08-DEC-2000	\$180,000	\$144,000	KRUEGER	SULLY JR
2	03-JAN-1990	\$162,500	\$130,000	GILLIES MARILYN	KRUEGER DONALD F

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YEAR BUILT
1	157 HARTNELL PL	0.11	\$385,000	04-MAR-2016	1,743	1,742	3	3.00	1975
2	217 ELMHURST CIR	0.24	\$385,000	26-FEB-2016	1,748	2,178	2	3.00	1976
3	2038 UNIVERSITY PARK DR	0.63	\$315,000	16-FEB-2016	1,990	3,920	2	2.00	1982
4	736 COMMONS DR	0.28	\$310,000	05-FEB-2016	1,720	1,742	2	3.00	1966
5	969 COMMONS DR	0.41	\$289,000	02-FEB-2016	1,775	2,614	2	2.00	1973
6	851 COMMONS DR	0.38	\$330,000	11-JAN-2016	1,788	3,485	2	2.00	1969

Detailed property information is provided on the next page.

1 157 HARTNELL PL OWNER: GRAY MARC AND THERESE DISTANCE (MI): 0.11

SALE PRICE:	\$385,000	APN:	29500600130000	YR BUILT:	1975	POOL:	N
SALE DATE:	04-MAR-2016	LIVING SF:	1,743	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	1,742	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$186,543	COUNTY:	SACRAMENTO	STORIES:	2
		ASS'D IMPROV:	\$139,446	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	\$47,097	CENSUS:	005403	VIEW:	

2 217 ELMHURST CIR OWNER: MAY NORMA D DISTANCE (MI): 0.24

SALE PRICE:	\$385,000	APN:	29500900190000	YR BUILT:	1976	POOL:	N
SALE DATE:	26-FEB-2016	LIVING SF:	1,748	BED:	2	FP:	1
PRIOR SALE PRICE:	\$319,000	LOT SF:	2,178	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	22-APR-2003	ASS'D TOTAL:	\$384,412	COUNTY:	SACRAMENTO	STORIES:	2
		ASS'D IMPROV:	\$281,986	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	\$102,426	CENSUS:	005403	VIEW:	

3 2038 UNIVERSITY PARK DR OWNER: DELOTTY JOANNE B DISTANCE (MI): 0.63

SALE PRICE:	\$315,000	APN:	29504900060000	YR BUILT:	1982	POOL:	N
SALE DATE:	16-FEB-2016	LIVING SF:	1,990	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	3,920	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$275,464	COUNTY:	SACRAMENTO	STORIES:	1
		ASS'D IMPROV:	\$207,878	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	\$67,586	CENSUS:	005404	VIEW:	

4 736 COMMONS DR OWNER: LIANOV LIANA DISTANCE (MI): 0.28

SALE PRICE:	\$310,000	APN:	29504010270000	YR BUILT:	1966	POOL:	N
SALE DATE:	05-FEB-2016	LIVING SF:	1,720	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	1,742	BATH:	3.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$226,159	COUNTY:	SACRAMENTO	STORIES:	2
		ASS'D IMPROV:	\$121,685	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	\$104,474	CENSUS:	005403	VIEW:	

5 969 COMMONS DR OWNER: BURNHAM ANDRE DISTANCE (MI): 0.41

SALE PRICE:	\$289,000	APN:	29503300150000	YR BUILT:	1973	POOL:	N
SALE DATE:	02-FEB-2016	LIVING SF:	1,775	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	2,614	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$93,790	COUNTY:	SACRAMENTO	STORIES:	1
		ASS'D IMPROV:	\$69,337	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	\$24,453	CENSUS:	005403	VIEW:	

6

851 COMMONS DR

OWNER: KLEMENT URI R AND HELENA

DISTANCE (MI): 0.38

SALE PRICE:	\$330,000	APN:	29504020360000	YR BUILT:	1969	POOL:	N
SALE DATE:	11-JAN-2016	LIVING SF:	1,788	BED:	2	FP:	1
PRIOR SALE PRICE:	\$190,000	LOT SF:	3,485	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:	04-DEC-1990	ASS'D TOTAL:	\$285,128	COUNTY:	SACRAMENTO	STORIES:	1
		ASS'D IMPROV:	\$165,077	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	\$120,051	CENSUS:	005403	VIEW:	

The price range of **condominiums** in the subject property's neighborhood is from a low of **186000** to a high of **656000**, with a median price of **353000**. The subject property is valued at **383000** and is ranked at the **70** percentile, meaning that **70%** of the **condominiums** in the subject's neighborhood are valued less than the subject property.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, re-marketed, published, or incorporated into other products or services in any form or manner whatsoever.

THE VALUATION REPORTS, INCLUDING BUT NOT LIMITED TO THE EMV, FVA, TQS AND OTHER ANALYTICS, ARE PROVIDED "AS IS" AND VEROS SOFTWARE, INC. MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THEIR ACCURACY, COMPLETENESS OR CURRENTNESS. VEROS SOFTWARE, INC. SPECIFICALLY DISCLAIMS ANY OTHER WARRANTY, EXPRESS, IMPLIED OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES WILL VEROS SOFTWARE, INC. BE LIABLE FOR THE RESULTS OF YOUR USE OR MISUSE OF THE VALUATION REPORTS, INCLUDING BUT NOT LIMITED TO THE EMV, FVA, TQS OR OTHER ANALYTICS, INCLUDING ANY USE CONTRARY TO LOCAL, STATE OR FEDERAL LAW; YOUR INABILITY OR FAILURE TO CONDUCT BUSINESS; OR FOR ANY INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES.

Copyright 2002 Veros Software Inc. All rights reserved.
www.verovalue.com info@verovalue.com

Delivered By Connect2Data™
© 2016 CoreLogic. All rights reserved.