

BPO Check



REPORT INFORMATION		SUBJECT PROPERTY	
Report Order No.	Q70000015418F255921EAD	Street Address	202 HARTNELL PL, SACRAMENTO, CA 95825
Report Date	04/15/2016 01:03:39 AM	Reported Broker Value	\$1,111
Effective Date	04/15/2016		

BPO Risk Score: 1

Reported Broker Value
\$1,111



REVIEW ALERTS

Expand All Alerts

Valuation Risk

1 High Alert

Hide

Alert ID	Message	Recommended Action
VAL_011	The risk of undervaluation is high.	Thorough review to ensure value is supported.

0 Medium Alerts

0 Low Alerts

Comparable Selection

1 High Alert

Hide

Alert ID	Message	Recommended Action
COMP_043	The valuer did not provide three comparables that closed within a year of the effective date	Carefully review the comparable search results to see whether other comparable properties are available that are closer to effective date.

2 Medium Alerts

Show

0 Low Alerts

Property Complexity

0 High Alerts

0 Medium Alerts

0 Low Alerts

Market Risk

0 High Alerts

0 Medium Alerts

0 Low Alerts

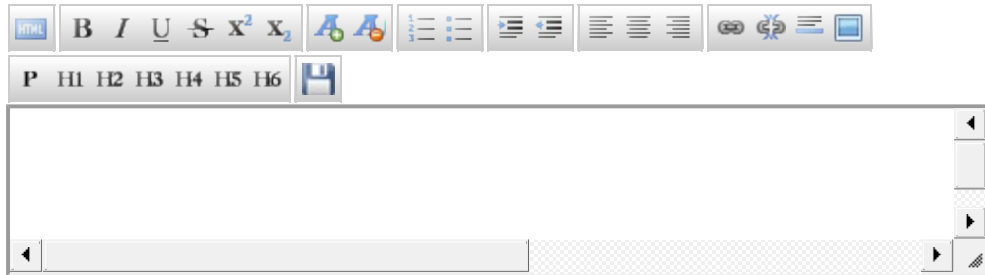
Misrepresentation Risk

0 High Alerts


0 Medium Alerts

REVIEW COMMENTS

 Collapse Section



A rich text editor toolbar with the following icons: Bold (B), Italic (I), Underline (U), Strikethrough (ABC), Superscript (x²), Subscript (x₂), Undo (curved arrow), Redo (curved arrow), Bulleted List, Numbered List, Decrease Indent, Increase Indent, Link (chain), Unlink (chain with slash), Text Color (A with color bar), and Background Color (square with color bar).

Below the toolbar is a text area with a scroll bar. The text area contains the following text: **P** H1 H2 H3 H4 H5 H6 

PROPERTY SUMMARY

Property Information

- Site Address: 202 HARTNELL PL, SACRAMENTO, CA 95825
- Mail Address: 202 HARTNELL PL, SACRAMENTO, CA 95825
- Heating: Central
- Cooling: Central
- Stories: 2.0
- Fireplace: 1
- No. of Units: 1
- Garage: Parking
- View: --

Owner Information

- Current: SULLY ROBERT J JR
- Second: SUTHERLAND KATHRYN H
- Spouse: SUTHERLAND KATHRYN H

Assessed Information

- Land: \$106,566
- Improvement: \$119,102
- Total: \$225,668
- Market: \$0
- Tax Amount: \$2,738
- Improved: 53%

Location Information

- Subdivision: CAMPUS COMMONS 03-1
- County: SACRAMENTO
- MSA Name: Sacramento--Arden-Arcade--Roseville, CA
- MSA Code: 40900
- Census Block: 060670054031006
- Legal Desc: CAMPUS COMMONS 03A LOT 475
- Land Use Code: [RCON](#)
- APN: 295-0290-021-0000
- Zoning: R-1A-R

RECENT TRANSFER SUMMARY

	Full-Value Sale	Other Transaction
Transaction within the last 90 days	No	No
Transaction within the last 12 months	No	No
Last Transaction Date	12/01/2000	06/01/1977
Last Transaction Value	\$180,000	\$0
Transaction Type	SALE	NONARMSP
Deed Type	GRANT	GRANT
Current Reported Broker Value to Last Sales Price	-99.38%	--
Last Nearby Sales Median Value	\$0	--
Current Nearby Sales Median Value	\$328,000	--
Last Sales Price to Last Nearby Sales Median Value	0.00%	--
Current Reported Broker Value to Current Nearby Sales Median Value	-99.66%	--

LISTING HISTORY

Market Information

- Current Status: --
- As of Date (Run Date): 4/15/2016
- Days on Market: --
- MLS Sale Type: --

List Information

- Date: --
- Current Price: --
- Original Price: --
- List Price High: --
- List Price Low: --
- Change in Price : --
- Listing Source: Public Record
- Listing ID:

Agent Remarks: No agent remarks available

Date	Days on Market	Status	Price	Listing ID	Source
------	----------------	--------	-------	------------	--------

02/18/2015	FINANCE	\$210,000	PUBLIC RECORD
05/14/2014	FINANCE	\$54,900	PUBLIC RECORD
11/26/2012	FINANCE	\$154,600	PUBLIC RECORD
05/22/2009	FINANCE	\$188,748	PUBLIC RECORD

Agent/Broker Information: No agent/broker information available

COMPARABLES ANALYSIS

Collapse Section

COMPARABLE PROPERTY INFORMATION

	SUBJECT	COMP 1
CUSTOMER PROVIDED INPUT		
Address	202 HARTNELL PL, SACRAMENTO, CA 95825	207 HARTNELL PL, SACRAMENTO, CA 95825
Reported BPO Value / Sales Price	\$1,111	\$0
Effective / Sale Date	April 2016	--
Living SqFt / Lot SqFt	1,613 / 1,742	1,350 / 2,614
Rooms / Bed / Bath	6 / 3 / 2-1	5 / 2 / 2-0
Year Built	1972	1975
Land Use	RCON	RCON

PROPERTY COMPARISONS

Distance From Subject	--	0.02 Miles
Price Per SqFt	\$0	\$0
Prior 3 Year Foreclosure	No	No
Active Notice of Default	No	No
Prior 3 Year Sale Gain	0.00%	0.00%
Last Sale Date	--	--
Last Sale Price	--	--
Tax Assessed Value	\$225,668	\$268,687
Listed in Past 12 Months	No	No
Externality		Golf

MARKET COMPARISONS

Area Value Rating	--	SAME
High Price	\$369,000	\$459,000
Average Price	\$328,650	\$356,000
Median Price	\$330,000	\$366,500
Low Price	\$277,500	\$200,000
1/3 Year Foreclosure Rate	0.00% / 0.00%	0.00% / 0.00%
Rural / Urban	URBAN	URBAN
Owner Occupancy	86%	86%
School District Name	SAN JUAN UNIFIED	SAN JUAN UNIFIED

SUBJECT AND COMPARABLES SALES HISTORY

Expand All Records

	Address	Effective Date/ Sale Date	Reported BPO Value/ Sales Price	
SUBJECT	202 HARTNELL PL, SACRAMENTO, CA 95825	04/15/2016	\$1,111	
COMP 1	207 HARTNELL PL, SACRAMENTO, CA 95825	--	\$0	

Full Value
 Foreclosure/REO/Short Sale

DATA VALIDATION

SUBJECT PROPERTY FEATURE	Customer Input	Public Record	MLS
Address	202 HARTNELL PL SACRAMENTO CA 95825	✓ 202 HARTNELL PL SACRAMENTO CA 95825	
Use Code	SINGLE_FAMILY	✓ SingleFamily	
Year Built	1972	✓ 1972	
Rooms/Bed/Bath	6/3/2-1	✓ 6/3/2-1	
Living SqFt	1,613	✓ 1,613	

COMPARABLE FEATURE	COMP 1	Public Record	MLS
Address	207 HARTNELL PL SACRAMENTO CA 95825	✓ 207 HARTNELL PL SACRAMENTO CA 95825	
Distance From Subject	0.02	✓ 0.02	
Sale/List Date			
Sale/List Price	\$0		
Year Built	1975	✓ 1975	
Living SqFt	1,350	✓ 1,350	
Rooms/Bed/Bath	5/2/2-0	✓ 5/2/2-0	

VALUATION MAP



Sixteen shades of Tan-to-Green shading are used to depict values: tan is lower, green is higher

Subject Property



User Comp



Full Value



Foreclosure/REO/Short Sale

Search Comp



Full Value



Foreclosure/REO/Short Sale

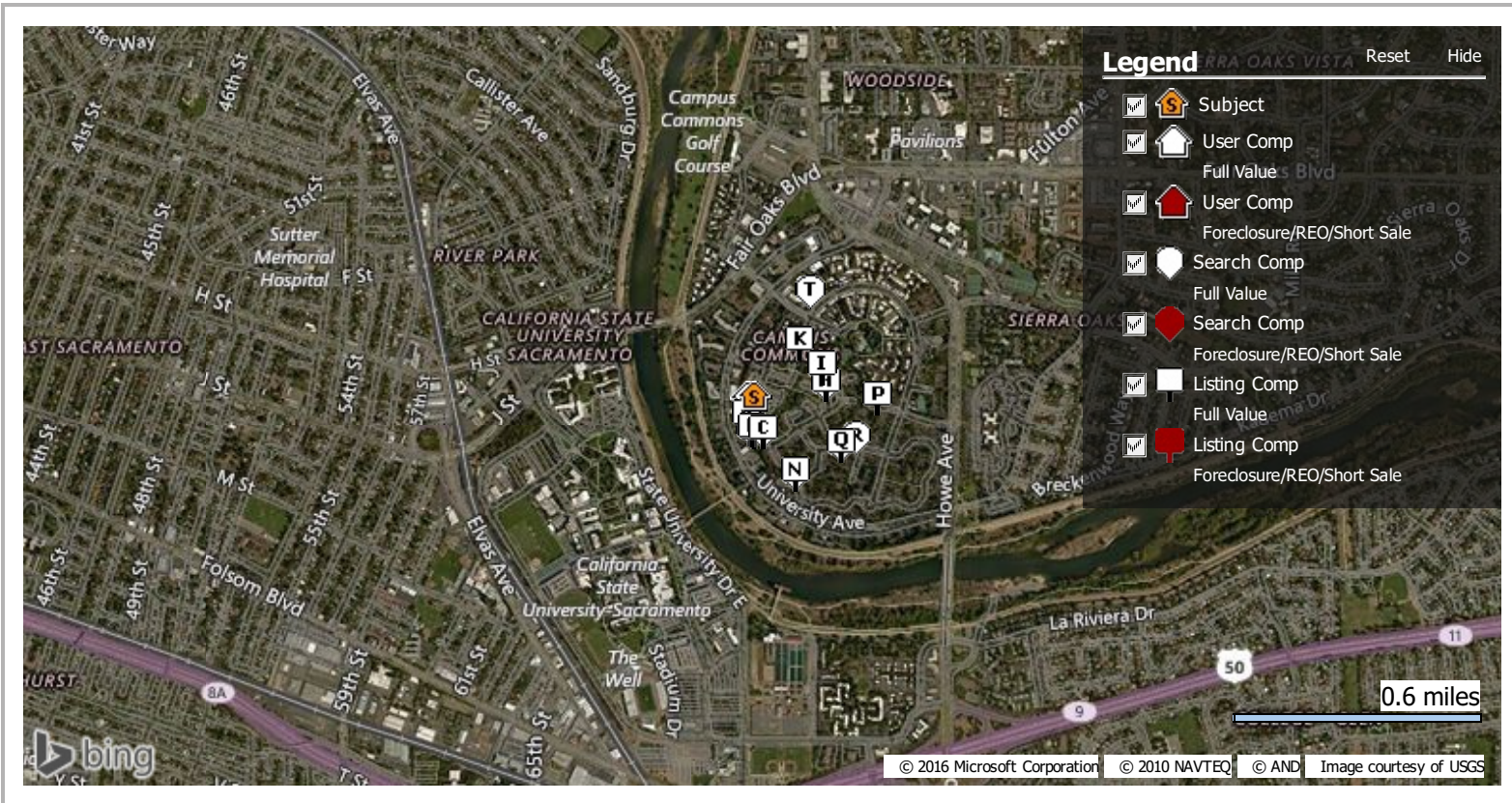
Listing Comp



Full Value



Foreclosure/REO/Short Sale



COMPARABLE SEARCH RESULTS

Collapse Section

SUMMARY OF COMPARABLE SALES (RECORDED SALES IN PUBLIC RECORD)

	Full-Value	Short Sale	Bank Owned
Property Count	38	0	0
Minimum Sales Price	\$273,000	\$0	\$0
Median Sales Price	\$328,000	\$0	\$0
Maximum Sales Price	\$408,000	\$0	\$0
# of 3 Year Sales Pairs	5% (2 of 38)	0% (0 of 0)	0% (0 of 0)
# of Sales Pairs with Value Increasing / Average Price Increase	2 / \$121,750 / 32%	0 / \$0 / 0%	0 / \$0 / 0%
# of Sales Pairs with Value Decreasing / Average Price Decrease	0 / -\$0 / 0%	0 / -\$0 / 0%	0 / -\$0 / 0%

SUMMARY OF COMPARABLE LISTINGS (LISTED FOR SALE IN MLS AS ACTIVE, PENDING, OR CLOSED STATUS)

	Full-Value	Bank Owned
Property Count	30	0
Minimum List Price	\$280,000	--
Median List Price	\$359,500	--
Maximum List Price	\$475,000	--

COMPARABLE SEARCH RESULTS BY GROUP















 Collapse All Records

	Address	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Subject	202 HARTNELL PL, SACRAMENTO, CA 95825	\$1,111 \$0	1,613 1,742	1972 RCON	6 3/2-1

EXCELLENT - 29 properties

Hide

	Address	Date/Dist.	Event/Source	Type	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath		
	Comp Search	167 HARTNELL PL, SACRAMENTO, CA 95825	02/01/2016 0.07	Listing(Pending) MLS #16005395						
					\$375,000 \$215	1,743 1,742	1975 RCON	6 3/2-1		
	Comp Search	157 HARTNELL PL, SACRAMENTO, CA 95825	03/01/2016 0.07	Sold Public Record	Full	\$385,000 (FULL) \$220	1,743 1,742	1975 RCON	6 3/2-1	
	Comp Search	104 HARTNELL PL, SACRAMENTO, CA 95825	12/11/2015 0.08	Listing(Closed) MLS #15068773						
					\$350,000 \$245	1,428 1,742	1972 RCON	6 3/2-1		
	Comp Search	157 HARTNELL PL, SACRAMENTO, CA 95825	03/04/2016 0.08	Listing(Closed) MLS #16004071						
					\$384,950 \$220	1,743 1,742	1975 RCON	6 3/2-1		
	Comp Search	104 HARTNELL PL, SACRAMENTO, CA 95825	12/07/2015 0.09	Sold Public Record	Full	\$350,000 (FULL) \$245	1,428 1,742	1972 RCON	6 3/2-1	
	Comp Search	141 HARTNELL PL, SACRAMENTO, CA 95825	03/10/2016 0.14	Listing(Pending) MLS #16011785						
					\$370,000 \$213	1,730 1,742	1974 RCON	6 3/2-1		
	Comp Search	125 HARTNELL PL, SACRAMENTO, CA 95825	03/18/2016 0.16	Listing(Active) MLS #16016497						
					\$407,950 \$237	1,721 1,742	1974 RCON	6 2/2-1		
	Comp Search	534 HARTNELL PL, SACRAMENTO, CA 95825	11/30/2015 0.17	Listing(Closed) MLS #15071515						
					\$330,000 \$204	1,613 2,178	1972 RCON	6 3/2-1		
	Comp Search	506 HARTNELL PL, SACRAMENTO, CA 95825	02/17/2016 0.17	Listing(Pending) MLS #16009068						
					\$374,950 \$232	1,613 1,742	1972 RCON	6 3/2-1		
	Comp Search	534 HARTNELL PL, SACRAMENTO, CA 95825	11/24/2015 0.18	Sold Public Record	Full	\$330,000 (FULL) \$204	1,613 2,178	1972 RCON	6 3/2-1	
	Comp Search	425 HARTNELL PL, SACRAMENTO, CA 95825	03/18/2016 0.18	Listing(Active) MLS #16016012						
					\$475,000 \$207	1,910 2,178	1967 RCON	6 3/3-0		
	Comp Search	506 HARTNELL PL, SACRAMENTO, CA 95825	12/23/2015 0.19	Sold Public Record	Full	\$273,000 (FULL) \$169	1,613 1,742	1972 RCON	6 3/2-1	
	Comp Search	217 ELMHURST CIR, SACRAMENTO, CA 95825	02/19/2016 0.22	Sold Public Record	Full	\$385,000 (FULL) \$220	1,748 2,178	1976 RCON	6 2/2-1	
	Comp Search	217 ELMHURST CIR, SACRAMENTO, CA 95825	02/26/2016 0.22	Listing(Closed) MLS #16004350						
					\$385,000 \$220	1,748 2,178	1976 RCON	6 2/2-1		
	Comp Search	1207 VANDERBILT WAY, SACRAMENTO, CA 95825	11/02/2015 0.25	Sold Public Record	Full	\$375,000 (FULL) \$205	1,825 2,178	1975 RCON	6 3/2-1	
	Comp Search	2251 SWARTHMORE DR, SACRAMENTO, CA 95825	11/13/2015 0.26	Listing(Closed) MLS #15066167						
					\$359,000 \$232	1,547 2,178	1975 RCON	6 2/2-1		
	Comp Search	1207 VANDERBILT WAY, SACRAMENTO, CA 95825	11/16/2015 0.27	Listing(Closed) MLS #15066227						
					\$374,900 \$205	1,825 2,178	1975 RCON	6 3/2-1		
	Comp Search	1268 VANDERBILT WAY, SACRAMENTO, CA 95825	03/10/2016 0.27	Sold Public Record	Full	\$330,000 (FULL) \$180	1,825 2,178	1975 RCON	6 3/2-1	
	Comp Search	743 COMMONS DR, SACRAMENTO, CA 95825	02/24/2016 0.29	Sold Public Record	Full	\$285,000 (FULL) \$165	1,720 1,742	1966 RCON	5 2/2-1	
	Comp Search	745 COMMONS DR, SACRAMENTO, CA 95825	12/03/2015 0.30	Sold Public Record	Full	\$275,000 (FULL) \$159	1,720 1,742	1966 RCON	5 2/2-1	
	Comp Search	2248 SWARTHMORE DR, SACRAMENTO, CA 95825	12/10/2015 0.31	Sold Public Record	Full	\$315,000 (FULL) \$172	1,825 2,178	1975 RCON	6 3/2-1	
	Comp Search	736 COMMONS DR, SACRAMENTO, CA 95825	02/05/2016 0.31	Listing(Closed) MLS #15077549						
					\$310,000 \$180	1,720 1,742	1966 RCON	5 2/2-1		
	Comp Search	2251 SWARTHMORE DR, SACRAMENTO, CA 95825	11/09/2015	Sold	Full	\$359,000 (FULL)	1,547	1975	6	

 Search	SACRAMENTO, CA 95825	0.31	Public Record		\$232	2,178	RCON	2/2-1	
 Comp Search	1418 COMMONS DR, SACRAMENTO, CA 95825	10/19/2015 0.33	Sold Public Record	Full	\$380,000 (FULL) \$208	1,825 2,178	1975 RCON	6 3/2-1	
 Comp Search	736 COMMONS DR, SACRAMENTO, CA 95825	02/02/2016 0.34	Sold Public Record	Full	\$310,000 (FULL) \$180	1,720 1,742	1966 RCON	5 2/2-1	
 Comp Search	1431 UNIVERSITY AVE, SACRAMENTO, CA 95825	01/27/2016 0.40	Sold Public Record	Full	\$319,000 (FULL) \$182	1,748 2,178	1977 RCON	6 2/2-1	
 Comp Search	1121 COMMONS DR, SACRAMENTO, CA 95825	10/22/2015 0.40	Sold Public Record	Full	\$348,000 (FULL) \$254	1,370 2,178	1974 RCON	6 2/2-1	
 Comp Search	2328 SWARTHMORE DR, SACRAMENTO, CA 95825	12/14/2015 0.43	Sold Public Record	Full	\$295,000 (FULL) \$168	1,748 2,178	1976 RCON	6 2/2-1	
 Comp Search	21 COLBY CT, SACRAMENTO, CA 95825	02/11/2016 0.45	Sold Public Record	Full	\$328,500 (FULL) \$239	1,370 2,178	1974 RCON	6 2/2-1	

GOOD - 10 properties

Show

AVERAGE - 0 properties

FAIR - 0 properties

OTHER - 1 properties

Show

Subject Property



Search Comp



Full Value



Foreclosure/REO/Short Sale

Listing Comp



Full Value



Foreclosure/REO/Short Sale

QUICK FACTS FROM ZIP CODE 95825

Inventory Information

- # of Homes for Sale: 13
- Listings with Price Decrease: 0.19%
- Listings with Price Increase: 0.03%

Price Information

- Low List Price: \$74,376
- High List Price: \$537,819

LISTING ANALYSIS

List Price Range	Beds / Baths	SqFt	# Homes for Sale
\$444 - \$537	3 / 2.7	2,150	3
\$246 - \$362	2 / 2.2	1,491	3
\$135 - \$180	2 / 1.7	1,135	4
\$74 - \$103	1 / 1.1	758	4

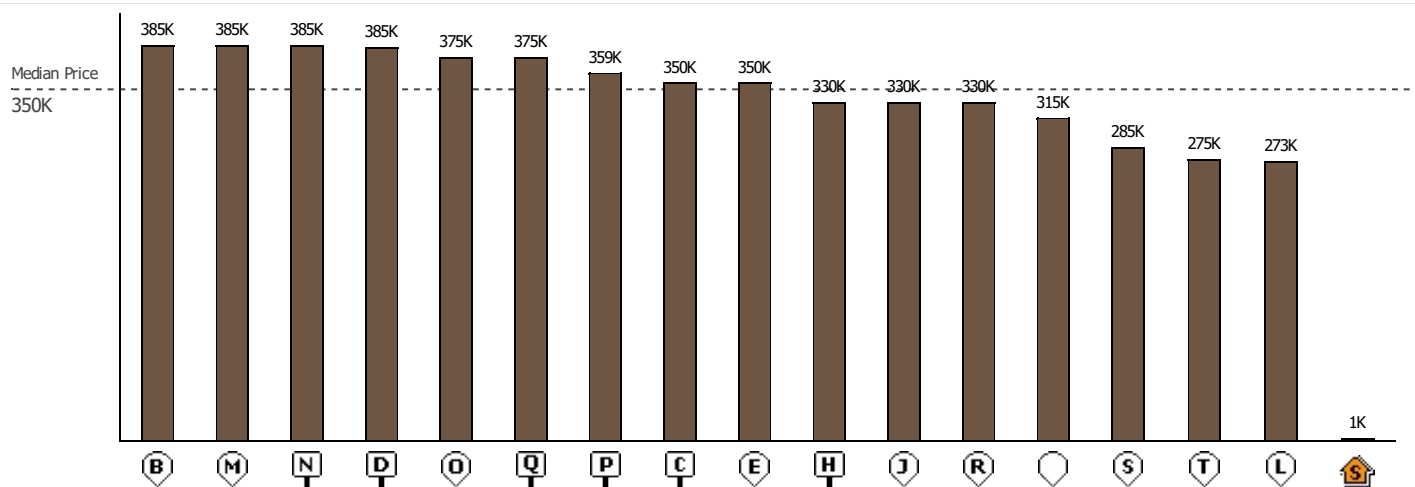
Based on subject property zip code. Represents last 90 days updated weekly.

MARKET TRENDS

Component	Value	Change	% Change
# Homes for Sale	14	-9.54	-41.06%
Price	\$192K	\$(63K)	-24.82%
Days on Market	37	-17.50	-32.34%
New Listings	4	0.54	14.01%
Sales	4	-1.23	-25.01%
Price Per Square Foot	\$157	2.73	1.77%

Based on subject property zip code. Represents last 90 days updated weekly.

PRICES FOR COMPARABLE SALES



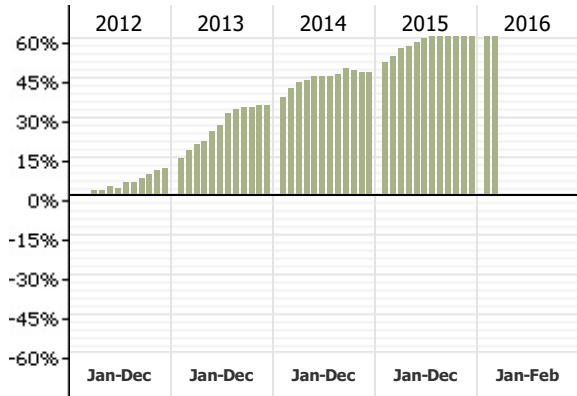
Recent comparable sales sorted by value from high to low. All values in thousands of dollars. Properties which have a current foreclosure or bank owned status are shown in the lighter shade.

Subject Property
 User Comp Full Value
 User Comp Foreclosure/REO/Short Sale
 Search Comp Full Value
 Search Comp Foreclosure/REO/Short Sale

INDEX CHANGE BY PERIOD

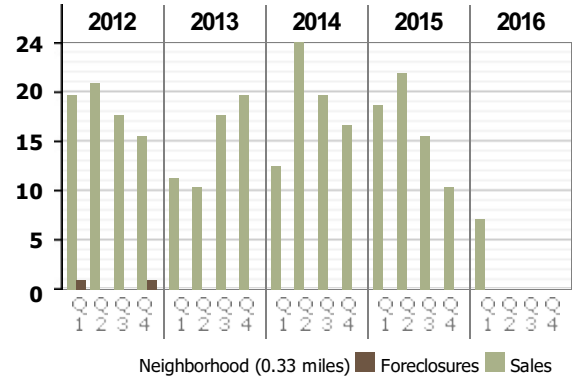
12 Month	9 Month	6 Month	3 Month
10.69%	10.17%	8.42%	1.38%

5 YEAR PRICE TREND



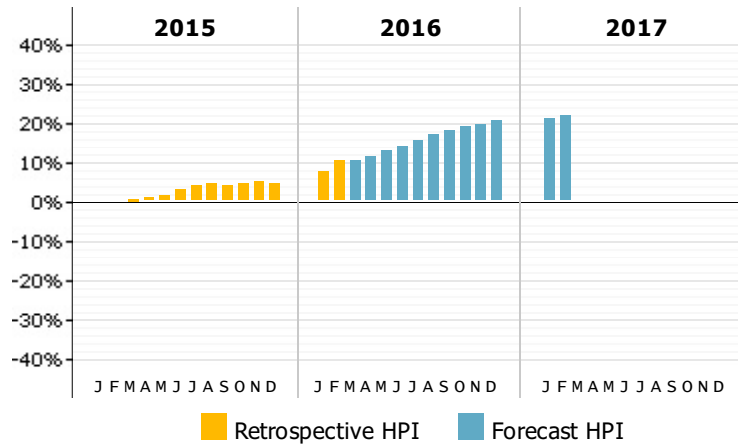
This graph illustrates prices for the market surrounding the subject property over the course of the last several years, based on closing sale prices.

SALES & FORECLOSURE ACTIVITY TREND



This graph illustrates the number of sales and foreclosures over time for the market surrounding the subject property.

HPI FORECAST TREND



CLOSEST PROPERTY RECORDS

Distance in Miles	Address	Land Use	Lot Sq Ft	Living Sq Ft	Sale Year	Sale Price	Assessed Value	Bed / Bath	Total Rooms	Year Built
0.0	204 HARTNELL PL, 95825	RCON	1,742	1,613	1979	\$89,000	\$167,699	3/ 2-1	6	1972
0.0	198 HARTNELL PL, 95825	RCON	2,178	1,370	2006	\$347,500	\$300,580	2/ 2-1	6	1974
0.0	148 HARTNELL PL, 95825	RCON	1,742	1,613	1993	\$175,000	\$134,423	3/ 2-1	6	1972
0.0	152 HARTNELL PL, 95825	RCON	2,178	1,370	2014	\$340,000	\$340,000	2/ 2-1	6	1974
0.0	150 HARTNELL PL, 95825	RCON	1,742	1,613	1999	\$175,000	\$227,608	3/ 2-1	6	1972
0.0	200 HARTNELL PL, 95825	RCON	1,742	1,613	2006	\$390,000	\$337,346	3/ 2-1	6	1972
0.0	146 HARTNELL PL, 95825	RCON	2,178	1,072	2000	\$412,500	\$206,862	2/ 1-0	5	1972
0.0	144 HARTNELL PL, 95825	RCON	2,178	1,370	2014	\$290,000	\$295,794	2/ 2-1	6	1974
0.02	206 HARTNELL PL, 95825	RCON	1,742	1,428	1983	\$44,500	\$186,152	3/ 2-1	6	1972
0.02	212 HARTNELL PL, 95825	RCON	2,178	1,072	2011	\$250,000	\$266,500	2/ 1-0	5	1972
0.02	208 HARTNELL PL, 95825	RCON	1,742	1,428	--	--	\$93,097	3/ 2-1	6	1972
0.02	214 HARTNELL PL, 95825	RCON	2,178	1,072	2007	\$284,000	\$295,145	2/ 1-0	5	1972
0.02	210 HARTNELL PL, 95825	RCON	1,742	1,613	2000	\$158,000	\$198,085	3/ 2-1	6	1972

0.02	216 HARTNELL PL, 95825	RCON	1,742	1,613	1996	\$139,000	\$188,353	3/ 2-1	6	1972
0.02	218 HARTNELL PL, 95825	RCON	1,742	1,428	2004	\$305,000	\$294,323	3/ 2-1	6	1972
0.02	219 HARTNELL PL, 95825	RCON	2,614	1,370	2012	\$260,000	\$266,398	3/ 2-0	6	1975
0.02	207 HARTNELL PL, 95825	RCON	2,614	1,350	1994	\$190,000	\$268,687	2/ 2-0	5	1975
0.02	215 HARTNELL PL, 95825	RCON	1,742	1,743	1980	\$100,000	\$181,108	3/ 2-1	6	1975
0.02	211 HARTNELL PL, 95825	RCON	2,614	1,324	1989	\$137,000	\$213,888	2/ 2-0	5	1975
0.02	220 HARTNELL PL, 95825	RCON	1,742	1,428	--	--	\$75,432	3/ 2-1	6	1972

MARKET OWNER OCCUPANCY DATA

Miles	Units	Own Occ	Rent Occ	SFR	Mult 2-9	Mult 10+	Avg Rms	Avg Val
0.13	246	86%	11%	89%	11%	0%	5.4	\$314,936
0.19	248	86%	12%	91%	9%	0%	5.8	\$354,733
0.28	162	90%	9%	91%	8%	1%	5.8	\$362,578
0.30	484	86%	11%	89%	11%	0%	5.6	\$368,701
0.38	168	91%	5%	92%	7%	1%	5.6	\$333,878
0.41	552	12%	79%	12%	5%	83%	3.1	\$369,849
0.41	122	58%	41%	61%	3%	36%	5.5	\$362,770
0.43	136	91%	9%	88%	12%	0%	5.9	\$369,275
0.44	235	91%	8%	94%	6%	0%	5.8	\$385,538
0.45	164	83%	16%	79%	21%	0%	5.4	\$297,524
0.52	34	78%	22%	100%	0%	0%	6.0	\$387,452
0.53	68	91%	6%	97%	3%	0%	6.0	\$294,846
0.55	45	96%	4%	100%	0%	0%	6.3	\$267,102
0.55	92	92%	8%	94%	6%	0%	5.7	\$394,340
0.58	28	79%	21%	100%	0%	0%	6.3	\$312,257
0.59	62	91%	6%	100%	0%	0%	5.7	\$325,842
0.60	38	94%	6%	100%	0%	0%	6.3	\$337,513
0.64	24	62%	38%	85%	15%	0%	5.4	\$569,219
0.65	46	91%	9%	100%	0%	0%	6.1	\$338,853
0.67	75	81%	19%	92%	8%	0%	5.5	\$301,925

NOTICES: This report has been produced solely for the benefit and use of CoreLogic's customer subject to the terms of the contract between the parties. This report is not an appraisal of the subject property and contains no independent valuation or value estimate. With the exception of the party that ordered this report, no party receiving a copy of this report may rely on any of the information contained in it. CoreLogic shall have no liability to any party receiving a copy of this report for any claims related to any information included in the report. If you are not a customer of CoreLogic and have any questions about this report or the information contained in it, please contact the party that ordered this report.