



Valuation Report

Street # Name/APN: Sample / APN Sample

Agent/Broker: David De Vries

Date: Sample

This report is an estimate of the subject property's value. The 1000s2u representative enters in details about the property, conducts research, and then calculates an estimated value using ten categories.

This information is used for estimate purposes only and cannot be relied upon. Property value will vary based upon a myriad of factors that may or may not be included in this estimate.

1000s2u Value Estimate (Average of 10 Categories Below): \$527,064

Sources: Multiple Listing Service (MLS), FinestExpert.com, and Redfin.com

Property Details

Sale Price: \$499,900

Beds: 4

Baths: 2.5

Living Area: 1,997 sq. ft.

Price/Sq. Ft.: \$250

Lot Size: 5,881 Sq. Ft. (0.135 Acres)

Property Type: Residential, Detached

Stories: 2

Year Built: 1983

Zip Code: 92129

Community: Rancho Penasquitos

Last Sold: August 17, 2011 for \$427,000

Estimated Value Categories

1. Comparable 1 (Address here; 4 BR/2.5 BTH; Living Area 2,266 sq. ft.; Lot Size 0.406 Acres; Built 1976; Sale Date 8/26/11): \$475,000
2. Comparable 2 (Address here; 4 BR/2.5 BTH; Living Area 1,903 sq. ft.; Lot Size Unknown; Built 1985; Sale Date 9/14/11): \$549,000

3. Comparable 3 (Address here; 4 BR/2.5 BTH; Living Area 2,187 sq. ft.; Lot Size 0.186 Acres; Built 1979; Sale Date 9/2/11; pool): \$540,000
4. Comparable 4 (Address here; 4 BR/2.5 BTH; Living Area 2,181 sq. ft.; Lot Size 0.303 Acres; Built 1977; Sale Date 10/7/11): \$585,000
5. Comparable 5 (Address here; 5 BR/3 BTH; Living Area 2,077 sq. ft.; Lot Size 0.285 Acres; Built 1975; Sale Date 10/5/11; pool): \$575,000
6. Finest Expert (Estimated Value): \$523,100
7. Zillow (Zestimate): \$440,600
8. Eppraisal (Estimated Value): \$530,517
9. Redfin (Median House Value Price/Sq. Ft. X Sq. Ft. of Living Area):
 - a. Rancho Penasquitos: \$533,199
10. Redfin (Median House Value Price/Sq. Ft. X Sq. Ft. of Living Area):
 - a. 92129: \$519,220

How is the value for each category determined?

Categories 1 through 5 are the sale price of comparable properties within close proximity to the subject property. Comparables are determined by using the following search criteria: a) sold properties within three months of the date of this report; b) living area to be within 20% of the subject property; and c) chosen from a mapped view based on their close proximity to the subject property. Some significant information is noted and should be factored into value estimate.

Category 6 is determined by entering in the subject property address at www.FinestExpert.com.

Categories 7 through 10 are determined by entering in the subject property address at www.Redfin.com during "Active" status. The living area is required to calculate Categories 9 and 10.

Criteria for determining estimates can be found at the appropriate source websites: Category 6- www.FinestExpert.com; Category 7- www.Zillow.com; Category 8- www.Eppraisal.com; Category 9 and 10- www.Redfin.com. 1000s2u does not verify the accuracy of the estimates provided by third parties.