



Property Address: **202 HARTNELL PL, SACRAMENTO, CA 95825-6612**  
 County: **SACRAMENTO, CA**  
 Owner Name: **SULLY ROBERT J JR**  
 Report ID: **1419240283484803**

Job Identifier: **Test\_PassProspector**

## SUMMARY

### ▶ SUCCESS - VALUATION SUCCESSFUL

Estimated Value: **\$296,473**

Value as of: **12/12/2014**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
<b>\$269,790 - \$323,156</b>	<b>12/22/2014</b>	<b>87</b>	<b>9</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>/ 12/01/2000</b>	Prior Rec / Sale Date:	<b>/ 12/01/1989</b>
Sale Type:	<b>F</b>	Prior Sale Type:	<b>F</b>
1st Mtg Amount:	<b>\$144,000</b>	Prior 1st Mtg Amount:	<b>\$130,000</b>
1st Mtg Type:	<b>C</b>	Prior 1st Mtg Type:	<b>C</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>\$221,248</b>
Land Use:	<b>PUD</b>	Year Built:	<b>1972</b>	Total Rooms:	<b>6</b>	Assessed Year:	<b>2014</b>
Census Tract:	<b>54.03</b>	Bedrooms:	<b>3</b>	Bath (F/H):	<b>2 / 1</b>	Land Value:	<b>\$104,479</b>
Township:		No. of Stories:	<b>2</b>	A/C:	<b>Y</b>	Improvement Value:	<b>\$116,769</b>
Absentee Owner:	<b>N</b>	Pool:	<b>Y</b>	Fireplace:	<b>1</b>		
		Parking:	<b>2</b>				

### 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 PassProspector confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

**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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