



Real Estate Services Proposal



Prepared Especially for:

John Hares

997 Hunter
Fremont, Cal. 94539

For valuating the property located at:
997 Hunter

Prepared by:

The Connolly Team, D.R.E. #01422975
Certified Valuator/Broker
Appraisal19/Connolly Real Estate
40780 Fremont Blvd.
Fremont, Calif. 94538

Office: 877-308-2167

Office Fax: 510-656-7088

E-mail: mike-connolly@comcast.net

Mobile: 925-980-3943

Date: May 4, 2012





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**Appraisal19/Connolly Real
Estate**

40780 Fremont Blvd.

Fremont, Calif. 94538

Date: May 4, 2012



May 4, 2012

John Haresch
997 Hunter
Fremont, Cal. 94539

Dear John:

Thank you very much for the opportunity to present the enclosed valuation of this Fremont home. We have identified the most similar, relevant comps in the home's vicinity, paying close attention to the Mission San Jose school district.. All of the comps used meet the County's stringent guidelines and all are in the required time frame for this year's tax appeal. I have also made adjustments to the comps throughout the valuation that will satisfy the assessor for this particular area of Fremont. Your current assessment from the county is \$1,560,000. My proposed market value is \$1,329,000. I believe you have an excellent chance for a full reduction, saving you \$2,600 in property taxes this year and beyond. The valuation was performed by a Certified Property Valuator who is also a Licensed Realtor. The County should render a decision in the next 3-4 months. Please call or e-mail should you have any questions. Meanwhile I will keep you informed as I communicate with the County assessor's office

Sincerely yours,
Mike Connolly
President
Appraisal 19

Very truly yours,

The Connolly Team, D.R.E. #01422975
Certified Valuator/Broker, REALTOR®



CONNOLLY REAL ESTATE TEAM

Subject Property Profile for

997 Hunter



The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

City: Fremont
Apx SqFt: 3549
Bedrooms: 4
Heating: central
Fireplaces: 3
Other Rms: bonus
Floors:
Roof:
Water/Sewer: city

Year Built: 1991
Style: mediterranean
Full Baths: 3
Heating:
Car Spaces: 3 car
Other Rms: den
Yard Desc: landscaped
View: city/hills
Water/Sewer:

Lot SqFt: 7050
Exterior: stucco
Half Baths: 1
Cooling: central
Garage: attached
Floors: 2 story
Yard Desc:
Pool:



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CONNOLLY REAL ESTATE TEAM

Comparative Market Analysis Summary

Recently Sold

<u>Address</u>	<u>City</u>	<u>Beds</u>	<u>Fbat</u>	<u>Hbat</u>	<u>Year</u>	<u>Apx Sqft</u>	<u>Sold Price</u>	<u>List Price</u>
48933 Green Valley Rd	Fremont	4	3	0	1992	3472	\$1,118,000	\$1,148,000
226 Fisalia Ct	Fremont	5	3	1	1975	3478	\$1,245,000	\$1,288,888
320 Britto Ter	Fremont	4	3	0	1984	3466	\$1,302,400	\$1,299,888
44460 Martingale Ct	Fremont	4	3	0	1991	3498	\$1,400,000	\$1,448,000
696 Pilgrim Loop	Fremont	5	3	0	1992	3630	\$1,525,000	\$1,574,800

Average of 5 Properties: \$1,318,080

Min: \$1,118,000

Max: \$1,525,000

Median: \$1,302,400



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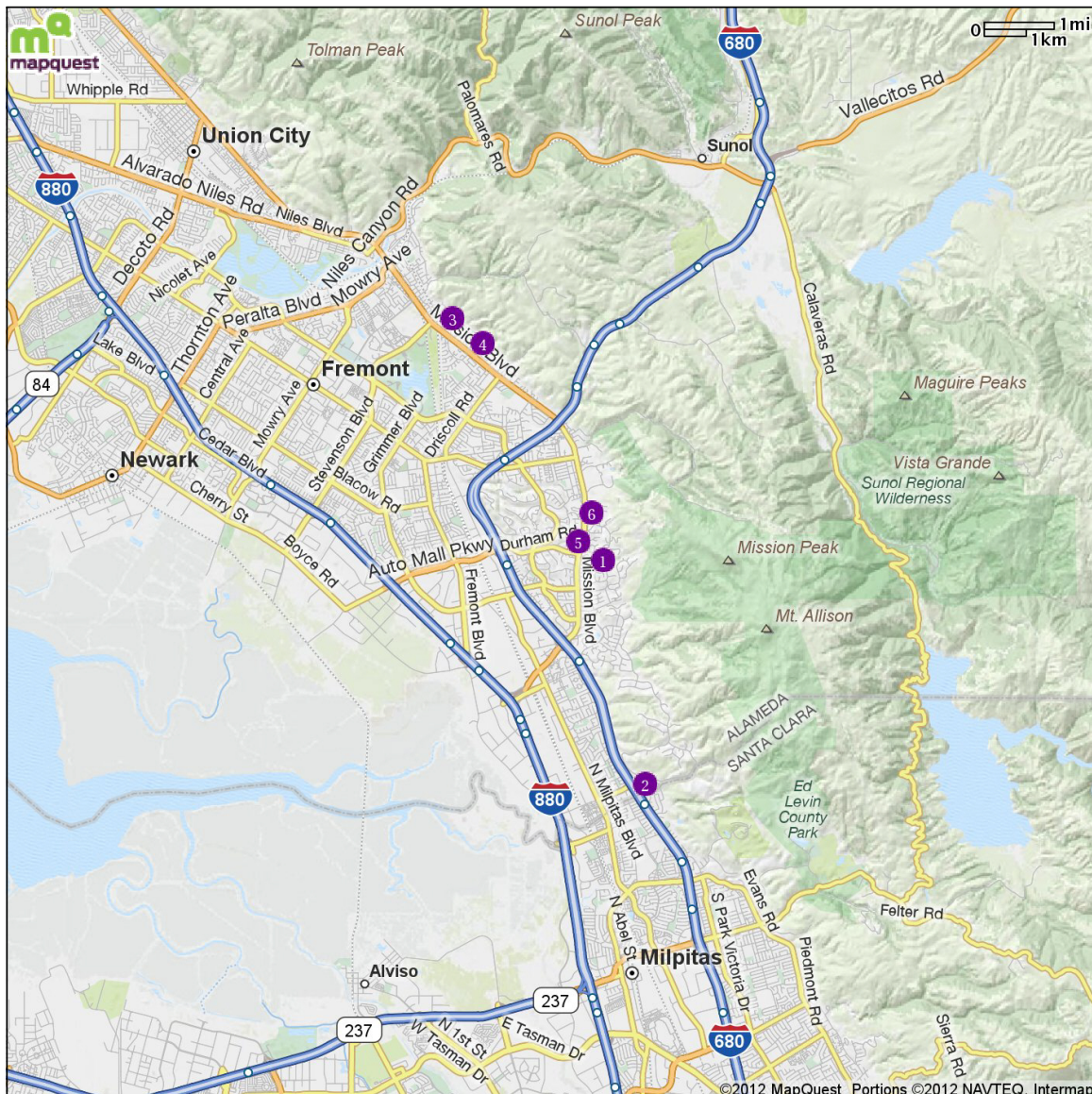
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CONNOLLY REAL ESTATE TEAM

Map of Comparable Properties



<u>Ref #</u>	<u>Status</u>	<u>Address</u>
1	Subject Property	997 Hunter
2	Recently Sold	48933 Green Valley Rd
3	Recently Sold	226 Fisalia Ct
4	Recently Sold	320 Britto Ter
5	Recently Sold	44460 Martingale Ct
6	Recently Sold	696 Pilgrim Loop



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CONNOLLY REAL ESTATE TEAM

Comparable Properties



Recently Sold

48933 Green Valley Rd

List Price: \$1,148,000
List \$ SqFt: \$331
Year Built: 1992
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Heat: Fred Air 2+ Zone
Cool: Ceiling Fan(S)
Fireplaces: 2

Sold Price: \$1,118,000
Sold \$ SqFt: \$322
Lot SqFt: 8306
Apx SqFt: 3472
Style: Contemporary
Exter: Stucco
Car Spaces: 3
Gar: Yes
Roof: Tile

DOM: 61
Sold Date: 08/04/10
City: Fremont
Oth Rms: Storage
Flrs: Hardwood Floors
Flrs: Wall/Wall Carpet
Yard: Back Yard
Yard: Deck(S)
View: Hills

Remarks: Wow! Great Price! Great Schools! In Fremont! This Home Is In Perfect Condition And Includes 4 Beds 3 Baths With Over 3400 Sq Ft. Updated! Kitchen, Hardwood Floors, Carpets! Huge Master, Open Loft Area And Vaulted Ceilings. Downstairs Bedroom And Full Bath!



Recently Sold

226 Fisalia Ct

List Price: \$1,288,888
List \$ SqFt: \$371
Year Built: 1975
Bedrooms: 5
Full Baths: 3
Half Baths: 1
Heat: Fred Air 2+ Zone
Cool: Ceiling Fan(S)
Fireplaces: 2

Sold Price: \$1,245,000
Sold \$ SqFt: \$358
Lot SqFt: 11200
Apx SqFt: 3478
Style: Contemporary
Exter: Stucco
Car Spaces: 3
Gar: Yes
Roof: Tile

DOM: 32
Sold Date: 01/18/11
City: Fremont
Oth Rms: Family Room
Flrs: Linoleum
Flrs: Tile
Yard: Back Yard
Yard: Fenced
View:

Remarks: 5 Bd, 3 1/2 Bath Mission Home On Huge Lot. Eat In Kitchen, Newer Appliances, Formal Dining Rm. Lg Master Has His & Hers Walk-In Closets, 3 Mirrored Doors, Sunken Tub & Shower. Large Bedroom & Full Bath W/Shower On First Floor. Fireplaces In Living Room And Family Room. Dual Pane Windows, More!



Recently Sold

320 Britto Ter

List Price: \$1,299,888
List \$ SqFt: \$375
Year Built: 1984
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Heat: Ford Air 1 Zone
Cool: Ceiling Fan(S)
Fireplaces: 2

Sold Price: \$1,302,400
Sold \$ SqFt: \$376
Lot SqFt: 11836
Apx SqFt: 3466
Style: Contemporary
Exter: Brick
Car Spaces: 2
Gar: Yes
Roof: Metal

DOM: 31
Sold Date: 02/23/11
City: Fremont
Oth Rms: Bonus/Plus Room
Flrs: Hardwood Floors
Flrs: Stone
Yard: Back Yard
Yard: Deck(S)
View: City Lights

Remarks: Stunning Custom Mission San Jose Home With 4 Bedrooms And 2.5 Bathroom, Formal Living Room & Dining Room, Elegant Master Bedroom Suite, Spacious Bonus Room With Wet Bar, Tranquil Backyard With In-Ground Pool & Spa, Separate Pond With 6 Ft Waterfall. Must See!



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CONNOLLY REAL ESTATE TEAM

Comparable Properties



Recently Sold

44460 Martingale Ct

List Price: \$1,448,000
List \$ SqFt: \$414
Year Built: 1991
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Heat: Frcd Air 2+ Zone
Cool: Central 2+ Zones
Fireplaces: 3

Sold Price: \$1,400,000
Sold \$ SqFt: \$400
Lot SqFt: 10782
Apx SqFt: 3498
Style: Custom
Exter: Brick
Car Spaces: 3
Gar: Yes
Roof: Wood Shake

DOM: 31
Sold Date: 06/15/10
City: Fremont
Oth Rms: Sun Porch
Flrs: Hardwood Floors
Flrs:
Yard: Back Yard
Yard: Enclosed Patio
View: Hills

Remarks: Stunning Mission Custom Home! Lots Of Custom Brickwork. 1 Bedroom 1 Bath Downstairs. 3 Bedrooms 2 Baths Upstairs. 225 Square Ft Sun Porch W/ Permit. Newly Painted Inside; New Carpets, Updated Baths. Shows Very Well!



Recently Sold

696 Pilgrim Loop

List Price: \$1,574,800
List \$ SqFt: \$434
Year Built: 1992
Bedrooms: 5
Full Baths: 3
Half Baths: 0
Heat: Frcd Air 2+ Zone
Cool: Central 2+ Zones
Fireplaces: 3

Sold Price: \$1,525,000
Sold \$ SqFt: \$420
Lot SqFt: 10308
Apx SqFt: 3630
Style: Contemporary
Exter: Dual Pane Wndws
Car Spaces: 3
Gar: Yes
Roof: Tile

DOM: 61
Sold Date: 08/16/10
City: Fremont
Oth Rms: Bonus/Plus Room
Flrs: Linoleum
Flrs: Stone
Yard: Back Yard
Yard: Deck(S)
View:

Remarks: Pool With In-Line Chlorinator And Solar Heated. Extensive Professional Pool Decking In Back And Side Yard. Large Double Oak Doors Open To Marble Entry And Curved Staircase. Cathedral Ceiling Living Room. Open Floor Plan With Doors To Enclose Rooms. Master Bedroom Has Cathedral Ceiling. A Must See Home



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CONNOLLY REAL ESTATE TEAM

Recently Sold

48933 Green Valley Rd

List Price: \$1,148,000 Sold Price: \$1,118,000 DOM: 61

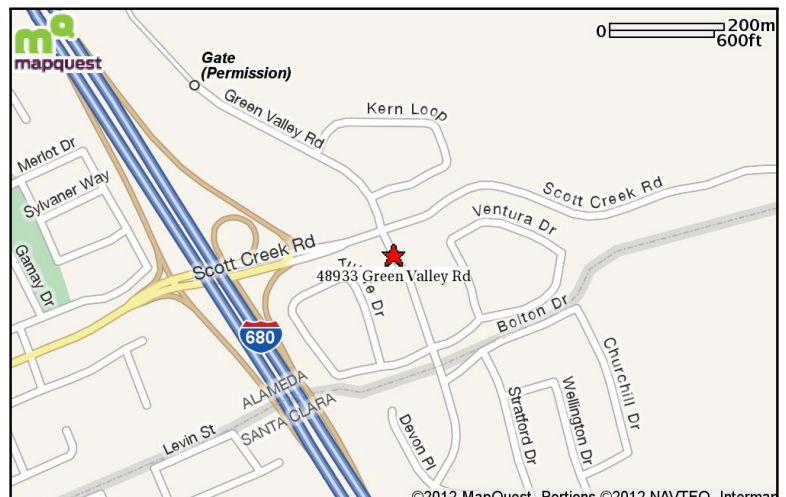


Property Details

City: Fremont
Year Built: 1992
Lot SqFt: 8306
Apx SqFt: 3472
Style: Contemporary
Exterior: Stucco
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Heating: Frd Air 2+ Zone
Heating:
Cooling: Ceiling Fan(S)
Fireplaces: 2
Car Spaces: 3
Garage: Yes
Other Rms: Storage
Other Rms: Other
Floors: Hardwood Floors
Floors: Wall/Wall Carpet
Yard Desc: Back Yard
Yard Desc: Deck(S)

Description

Wow! Great Price! Great Schools! In Fremont! This Home Is In Perfect Condition And Includes 4 Beds 3 Baths With Over 3400 Sq Ft. Updated! Kitchen, Hardwood Floors, Carpets! Huge Master, Open Loft Area And Vaulted Ceilings. Downstairs Bedroom And Full Bath!



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Recently Sold

226 Fisalia Ct

List Price: \$1,288,888 Sold Price: \$1,245,000 DOM: 32

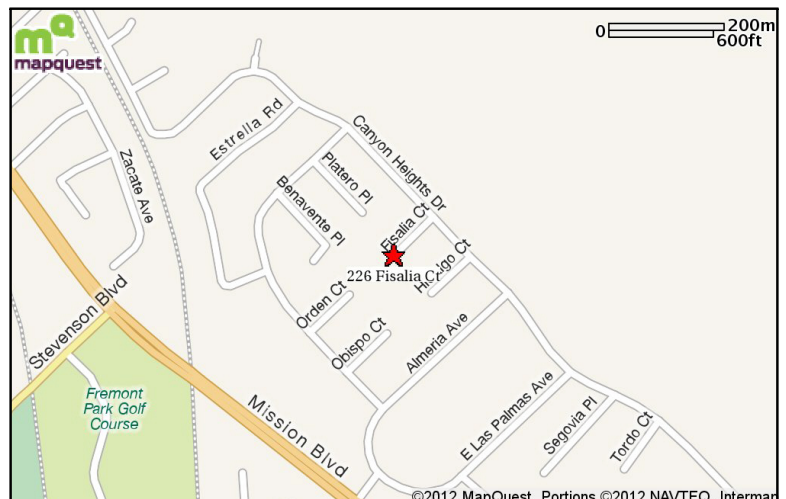


Property Details

City: Fremont
Year Built: 1975
Lot SqFt: 11200
Apx SqFt: 3478
Style: Contemporary
Exterior: Stucco
Bedrooms: 5
Full Baths: 3
Half Baths: 1
Heating: Frd Air 2+ Zone
Heating: Gas
Cooling: Ceiling Fan(S)
Fireplaces: 2
Car Spaces: 3
Garage: Yes
Other Rms: Family Room
Other Rms: Formal Dining Rm
Floors: Linoleum
Floors: Tile
Yard Desc: Back Yard
Yard Desc: Fenced

Description

5 Bd, 3 1/2 Bath Mission Home On Huge Lot. Eat In Kitchen, Newer Appliances, Formal Dining Rm. Lg Master Has His & Hers Walk-In Closets, 3 Mirrored Doors, Sunken Tub & Shower. Large Bedroom & Full Bath W/Shower On First Floor. Fireplaces In Living Room And Family Room. Dual Pane Windows, More!



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Recently Sold

320 Britto Ter

List Price: \$1,299,888 Sold Price: \$1,302,400 DOM: 31

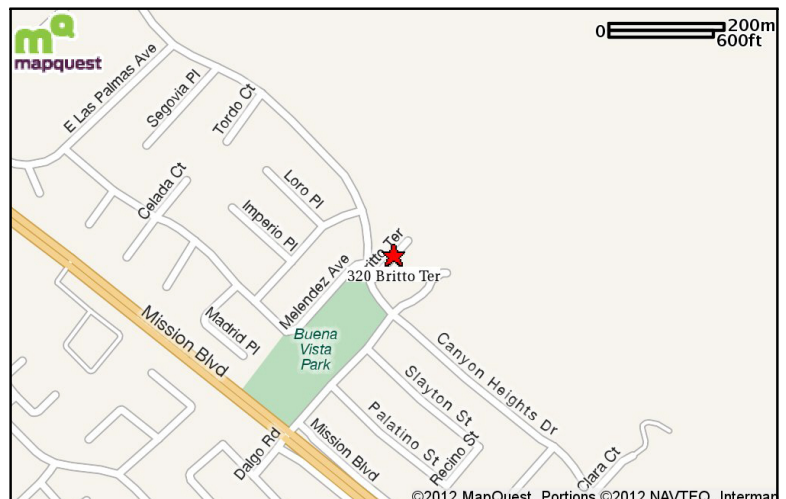


Property Details

City: Fremont
Year Built: 1984
Lot SqFt: 11836
Apx SqFt: 3466
Style: Contemporary
Exterior: Brick
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Heating: Forced Air 1 Zone
Heating:
Cooling: Ceiling Fan(S)
Fireplaces: 2
Car Spaces: 2
Garage: Yes
Other Rms: Bonus/Plus Room
Other Rms: Dining Area
Floors: Hardwood Floors
Floors: Stone
Yard Desc: Back Yard
Yard Desc: Deck(S)

Description

Stunning Custom Mission San Jose Home With 4 Bedrooms And 2.5 Bathroom, Formal Living Room & Dining Room, Elegant Master Bedroom Suite, Spacious Bonus Room With Wet Bar, Tranquil Backyard With In-Ground Pool & Spa, Separate Pond With 6 Ft Waterfall. Must See!



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CONNOLLY REAL ESTATE TEAM

Recently Sold

44460 Martingale Ct

List Price: \$1,448,000 Sold Price: \$1,400,000 DOM: 31

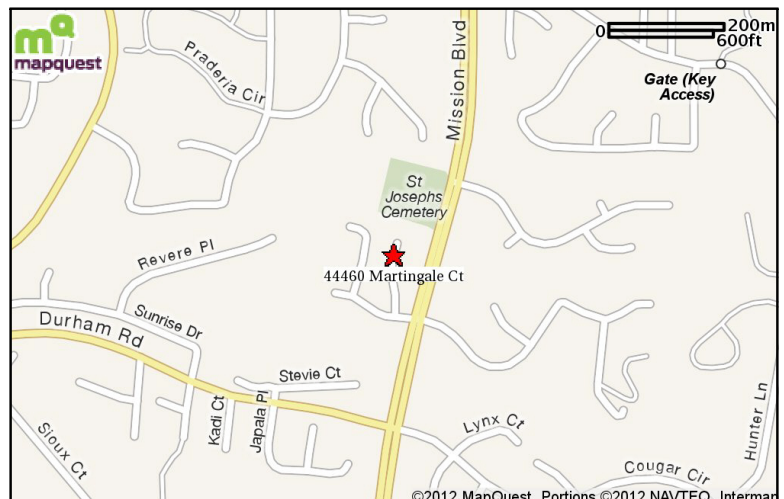


Property Details

City: Fremont
Year Built: 1991
Lot SqFt: 10782
Apx SqFt: 3498
Style: Custom
Exterior: Brick
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Heating: Frd Air 2+ Zone
Heating: Gas
Cooling: Central 2+ Zones
Fireplaces: 3
Car Spaces: 3
Garage: Yes
Other Rms: Sun Porch
Other Rms:
Floors: Hardwood Floors
Floors:
Yard Desc: Back Yard
Yard Desc: Enclosed Patio

Description

Stunning Mission Custom Home! Lots Of Custom Brickwork. 1 Bedroom 1 Bath Downstairs. 3 Bedrooms 2 Baths Upstairs. 225 Square Ft Sun Porch W/ Permit. Newly Painted Inside; New Carpets, Updated Baths. Shows Very Well!



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CONNOLLY REAL ESTATE TEAM

Recently Sold

696 Pilgrim Loop

List Price: \$1,574,800 Sold Price: \$1,525,000 DOM: 61

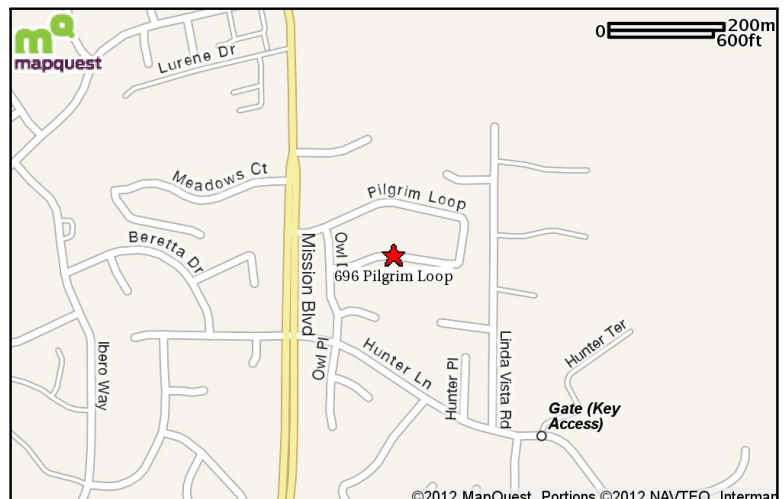


Property Details

City: Fremont
Year Built: 1992
Lot SqFt: 10308
Apx SqFt: 3630
Style: Contemporary
Exterior: Dual Pane Wndws
Bedrooms: 5
Full Baths: 3
Half Baths: 0
Heating: Frd Air 2+ Zone
Heating: Gas
Cooling: Central 2+ Zones
Fireplaces: 3
Car Spaces: 3
Garage: Yes
Other Rms: Bonus/Plus Room
Other Rms: Dining Area
Floors: Linoleum
Floors: Stone
Yard Desc: Back Yard
Yard Desc: Deck(S)

Description

Pool With In-Line Chlorinator And Solar Heated. Extensive Professional Pool Decking In Back And Side Yard. Large Double Oak Doors Open To Marble Entry And Curved Staircase. Cathedral Ceiling Living Room. Open Floor Plan With Doors To Enclose Rooms. Master Bedroom Has Cathedral Ceiling. A Must See Home



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CONNOLLY REAL ESTATE TEAM

Comparative Market Analysis

	48933 Green Valley Rd	226 Fisalia Ct	320 Britto Ter	44460 Martingale Ct	696 Pilgrim Loop
					
Status	S	S	S	S	S
List Price	\$1,148,000	\$1,288,888	\$1,299,888	\$1,448,000	\$1,574,800
List\$ SqFt	\$331	\$371	\$375	\$414	\$434
Sold Price	\$1,118,000	\$1,245,000	\$1,302,400	\$1,400,000	\$1,525,000
Sold\$ SqFt	\$322	\$358	\$376	\$400	\$420
Contract Date	07/02/10	12/11/10	01/28/11	05/10/10	07/15/10
Sold Date	08/04/10	01/18/11	02/23/11	06/15/10	08/16/10
DOM					
City	Fremont	Fremont	Fremont	Fremont	Fremont
Year Built	1992	1975	1984	1991	1992
Lot SqFt	8306	11200	11836	10782	10308
Apx SqFt	3472	3478	3466	3498	3630
Style	Contemporary	Contemporary	Contemporary	Custom	Contemporary
Exterior	Stucco	Stucco	Brick	Brick	Dual Pane Wndws
Bedrooms	4	5	4	4	5
Full Baths	3	3	3	3	3
Half Baths	0	1	0	0	0
Heating	Frcd Air 2+ Zone	Frcd Air 2+ Zone	Forcd Air 1 Zone	Frcd Air 2+ Zone	Frcd Air 2+ Zone
Heating		Gas		Gas	Gas
Cooling	Ceiling Fan(S)	Ceiling Fan(S)	Ceiling Fan(S)	Central 2+ Zones	Central 2+ Zones
Fireplaces	2	2	2	3	3
Car Spaces	3	3	2	3	3
Garage	Yes	Yes	Yes	Yes	Yes
Other Rms	Storage	Family Room	Bonus/Plus Room	Sun Porch	Bonus/Plus Room
Other Rms	Other	Formal Dining Rm	Dining Area		Dining Area
Floors	Hardwood Floors	Linoleum	Hardwood Floors	Hardwood Floors	Linoleum
Floors	Wall/Wall Carpet	Tile	Stone		Stone
Yard Desc	Back Yard	Back Yard	Back Yard	Back Yard	Back Yard
Yard Desc	Deck(S)	Fenced	Deck(S)	Enclosed Patio	Deck(S)
Roof	Tile	Tile	Metal	Wood Shake	Tile
View	Hills		City Lights	Hills	
Pool	No	No	Yes	No	Yes
Water/Sewer	Public Sewer	Public Sewer	Public Sewer	Public Sewer	Public Sewer
Water/Sewer		Private Water			



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CONNOLLY REAL ESTATE TEAM

Comparative Market Analysis

997 Hunter



48933 Green Valley Rd



226 Fisalia Ct



320 Britto Ter



44460 Martingale Ct



Status		S	S	S	S
List Price		\$1,148,000	\$1,288,888	\$1,299,888	\$1,448,000
List\$ SqFt		\$331	\$371	\$375	\$414
Sold Price		\$1,118,000	\$1,245,000	\$1,302,400	\$1,400,000
Sold\$ SqFt		\$322	\$358	\$376	\$400
Contract Date		07/02/10	12/11/10	01/28/11	05/10/10
Sold Date		08/04/10	01/18/11	02/23/11	06/15/10
DOM					
City	Fremont	Fremont	Fremont	Fremont	Fremont
Year Built	1991	1992	1975	1984	1991
Lot SqFt	7050	8306	11200	11836	10782
Apx SqFt	3549	3472	3478	3466	3498
Style	mediterranean	Contemporary	Contemporary	Contemporary	Custom
Exterior	stucco	Stucco	Stucco	Brick	Brick
Bedrooms	4	4	5	4	4
Full Baths	3	3	3	3	3
Half Baths	1	0	1	0	0
Heating	central	Frcd Air 2+ Zone	Frcd Air 2+ Zone	Forcd Air 1 Zone	Frcd Air 2+ Zone
Heating			Gas		Gas
Cooling	central	Ceiling Fan(S)	Ceiling Fan(S)	Ceiling Fan(S)	Central 2+ Zones
Fireplaces	3	2	2	2	3
Car Spaces	3 car	3	3	2	3
Garage	attached	Yes	Yes	Yes	Yes
Other Rms	bonus	Storage	Family Room	Bonus/Plus Room	Sun Porch
Other Rms	den	Other	Formal Dining Rm	Dining Area	
Floors	2 story	Hardwood Floors	Linoleum	Hardwood Floors	Hardwood Floors
Floors		Wall/Wall Carpet	Tile	Stone	
Yard Desc	landscaped	Back Yard	Back Yard	Back Yard	Back Yard
Yard Desc		Deck(S)	Fenced	Deck(S)	Enclosed Patio
Roof		Tile	Tile	Metal	Wood Shake
View	city/hills	Hills	No	City Lights	Hills
Pool		No	No	Yes	No
Water/Sewer	city	Public Sewer	Public Sewer	Public Sewer	Public Sewer
Water/Sewer			Private Water		



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CONNOLLY REAL ESTATE TEAM

Comparative Market Analysis

997 Hunter



696 Pilgrim Loop



Status		S			
List Price		\$1,574,800			
List\$ SqFt		\$434			
Sold Price		\$1,525,000			
Sold\$ SqFt		\$420			
Contract Date		07/15/10			
Sold Date		08/16/10			
DOM					
City	<i>Fremont</i>	Fremont			
Year Built	1991	1992			
Lot SqFt	7050	10308			
Apx SqFt	3549	3630			
Style	<i>mediterranean</i>	Contemporary			
Exterior	<i>stucco</i>	Dual Pane Wndws			
Bedrooms	4	5			
Full Baths	3	3			
Half Baths	1	0			
Heating	<i>central</i>	Frcd Air 2+ Zone			
Heating		Gas			
Cooling	<i>central</i>	Central 2+ Zones			
Fireplaces	3	3			
Car Spaces	3 car	3			
Garage	<i>attached</i>	Yes			
Other Rms	<i>bonus</i>	Bonus/Plus Room			
Other Rms	<i>den</i>	Dining Area			
Floors	2 story	Linoleum			
Floors		Stone			
Yard Desc	<i>landscaped</i>	Back Yard			
Yard Desc		Deck(S)			
Roof		Tile			
View	<i>city/hills</i>				
Pool		Yes			
Water/Sewer	<i>city</i>	Public Sewer			
Water/Sewer					



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CONNOLLY REAL ESTATE TEAM

Comparative Market Analysis

	997 Hunter	44460 Martingale Ct		48933 Green Valley Rd		696 Pilgrim Loop	
							
			Adjustments		Adjustments		Adjustments
Sold Price		\$1,400,000	\$1,400,000	\$1,118,000	\$1,118,000	\$1,525,000	\$1,525,000
Sold\$ SqFt		\$400		\$322		\$420	
List Price		\$1,448,000		\$1,148,000		\$1,574,800	
List\$ SqFt		\$414		\$331		\$434	
Contract Date		05/10/10		07/02/10		07/15/10	
Sold Date		06/15/10		08/04/10		08/16/10	
DOM							
City	Fremont	Fremont		Fremont		Fremont	
Year Built	1991	1991		1992		1992	
Lot SqFt	7050	10782		8306		10308	
Apx SqFt	3549	3498		3472		3630	-\$180,000
Style	mediterranean	Custom		Contemporary		Contemporary	
Exterior	stucco	Brick		Stucco		Dual Pane Wndws	
Bedrooms	4	4		4		5	-\$20,000
Full Baths	3	3		3		3	
Half Baths	1	0	\$3,000	0	\$3,000	0	\$3,000
Heating	central	Frcd Air 2+ Zone		Frcd Air 2+ Zone		Frcd Air 2+ Zone	
Heating		Gas				Gas	
Cooling	central	Central 2+ Zones		Ceiling Fan(S)		Central 2+ Zones	
Fireplaces	3	3		2		3	
Car Spaces	3 car	3		3		3	
Garage	attached	Yes		Yes		Yes	
Other Rms	bonus	Sun Porch		Storage		Bonus/Plus Room	
Other Rms	den			Other		Dining Area	
Floors	2 story	Hardwood Floors		Hardwood Floors		Linoleum	
Floors				Wall/Wall Carpet		Stone	
Yard Desc	landscaped	Back Yard		Back Yard	-\$30,000	Back Yard	
Yard Desc		Enclosed Patio		Deck(S)		Deck(S)	
Roof		Wood Shake		Tile	\$80,000	Tile	
View	city/hills	Hills	\$80,000	Hills		city	
Pool		No		No		Yes	
Water/Sewer	city	Public Sewer		Public Sewer	\$210,000	Public Sewer	
mission schools	mission	mission		irvington		mission	
upgrades		kitchen,pool,floor	-\$80,000				
	\$1,328,480		\$1,403,000		\$1,381,000		\$1,328,000



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Comparative Market Analysis

	997 Hunter	226 Fisalia Ct		320 Britto Ter			
							
			Adjustments		Adjustments		Adjustments
Sold Price		\$1,245,000	\$1,245,000	\$1,302,400	\$1,302,400		
Sold\$ SqFt		\$358		\$376			
List Price		\$1,288,888		\$1,299,888			
List\$ SqFt		\$371		\$375			
Contract Date		12/11/10		01/28/11			
Sold Date		01/18/11		02/23/11			
DOM							
City	Fremont	Fremont		Fremont			
Year Built	1991	1975		1984			
Lot SqFt	7050	11200		11836			
Apx SqFt	3549	3478		3466			
Style	mediterranean	Contemporary		Contemporary			
Exterior	stucco	Stucco		Brick			
Bedrooms	4	5	-\$20,000	4			
Full Baths	3	3		3			
Half Baths	1	1		0	\$3,000		
Heating	central	Frcd Air 2+ Zone		Forcd Air 1 Zone			
Heating		Gas					
Cooling	central	Ceiling Fan(S)		Ceiling Fan(S)			
Fireplaces	3	2		2			
Car Spaces	3 car	3		2			
Garage	attached	Yes		Yes			
Other Rms	bonus	Family Room		Bonus/Plus Room			
Other Rms	den	Formal Dining Rm		Dining Area			
Floors	2 story	Linoleum		Hardwood Floors			
Floors		Tile		Stone			
Yard Desc	landscaped	Back Yard		Back Yard			
Yard Desc		Fenced		Deck(S)			
Roof		Tile		Metal			
View	city/hills	hills	-\$80,000	City Lights			
Pool		No		Yes			
Water/Sewer	city	Public Sewer		Public Sewer			
mission schools	mission	mission		mission			
upgrades		pool,kitchen,floor	\$80,000				
	\$1,328,480		\$1,225,000		\$1,305,400		



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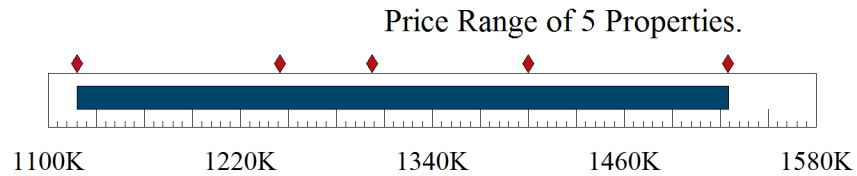


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Comparative Market Analysis

Graphed by Status

Recently Sold



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Comparative Market Analysis Statistics

Graphic Analysis of Recently Sold Properties



Summary Statistics of 5 Properties:

Average Price: \$1,318,080
High Price: \$1,525,000
Low Price: \$1,118,000
Median Price: \$1,302,400
Average \$ per SqFt: \$375.20
Average Year Built: 1986
Average Sale Price % List Price: 97.50
Average Days On Market: 43



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Current Value Of Your Property

I have performed a thorough and comprehensive search of the most relevant comps in your homes area. Whenever possible, I used comps that were similar in age, condition, size, amenities (if any) and location.

Analysis of the comparable properties
suggests a value range of:

\$1,329,000 to \$1,329,000



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