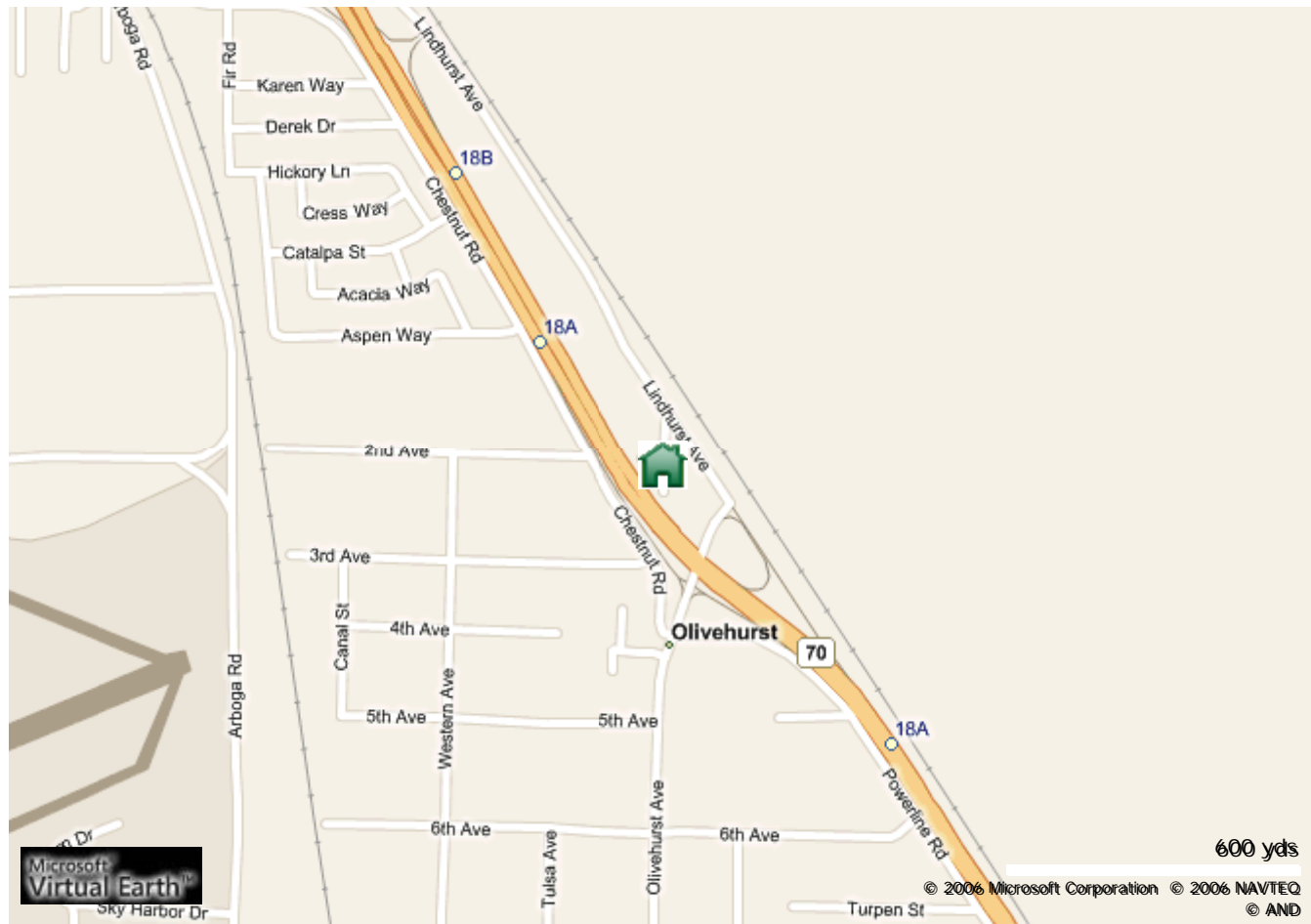


***This is not a binding contract. Please contact me to verify your acceptance to this offer.
--- # # # ---

Subject Property

Address: 5173 TULIP RD
MARYSVILLE, CA 95901



Valuation Results

Estimated Market Value: \$205,780 - \$251,509

Indicated Date: Wednesday, September 12, 2007

This website uses data obtained from numerous public sources. Some areas of the country provide us with different levels of information, it is presented on an 'as is, as available' basis. This website makes no warranties, expressed or implied without limitation, to the information provided, nor is responsible for any errors or omissions. This valuation is NOT an appraisal. User acknowledges that this product is a technology report, a product of an automated valuation technology analysis. This information is compiled from public documents and is not guaranteed. **No human interaction or inspection goes into the final results and analysis.**

Owner Information

Owner Name: CHAVEZ JESSICA
Mailing Address: 5173 TULIP RD
Phone Number:
Vesting Codes:

Location Information

Legal Description:
Country: APN: 013-461-009-0-00
Census Tract/Block: 0405.00 Alternate APN:
Township-Range: Subdivision: OLIVEHURST
Legal Book/Page: Map Reference:
Legal Lot: 1 Tract #:
Legal Block: School District:
Market Area: Munic/Township:
Neighbor Code:

Owner Transfer Information

Recording/Sale Date: Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information:

Recording/Sale Date: 19980112 1st Mtg Amount/Type: 61000
Sale Price: 70000 1st Mtg Int. Rate/Type:
Sale Type: 1st Mtg Document #:
Document #: 382 2nd Mtg Amount/Type:
Deed Type: 2nd Mtg Int. Rate/Type:
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name:

Prior Sale Information

Prior Rec/Sale Date: Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type:
Prior Doc Number: Prior 1st Mtg Rate/Type:
Prior Deed Type:

Property Characteristics

<i>Gross Area:</i>		<i>Parking Type:</i>	GARAGE	<i>Construction:</i>	
<i>Living Area:</i>	1230	<i>Garage Area:</i>	440	<i>Heat Type:</i>	
<i>Tot Adj Area:</i>		<i>Garage Capacity:</i>		<i>Exterior Wall:</i>	
<i>Above Grade:</i>		<i>Parking Spaces:</i>		<i>Porch Type:</i>	
<i>Total Rooms:</i>		<i>Basement Area:</i>		<i>Patio Type:</i>	
<i>Bedrooms:</i>	3	<i>Finish Bsmnt Area:</i>		<i>Pool:</i>	N
<i>Bath(F/H):</i>	2/	<i>Basement Type:</i>		<i>Air Cond:</i>	N
<i>Year Built/Eff:</i>	1993	<i>Roof Type:</i>		<i>Style:</i>	
<i>Fireplace:</i>	N	<i>Foundation:</i>		<i>Quality:</i>	
<i># of Stories:</i>	1993	<i>Roof Material:</i>		<i>Condition:</i>	
<i>Other Improvments:</i>					

Site Information

<i>Zoning:</i>		<i>Acres:</i>		<i>County Use:</i>	
<i>Flood Zone:</i>		<i>Lot Area:</i>		<i>State Use:</i>	
<i>Flood Panel:</i>		<i>Lot Width/Depth:</i>	/	<i>Site Influence:</i>	
<i>Flood Panel Date:</i>		<i>Res/Comm Units:</i>		<i>Sewer Type:</i>	
<i>Land Use:</i>		<i>Water Type:</i>			

Tax Information

<i>Total Value:</i>		<i>Assessed Year:</i>	2007	<i>Property Tax:</i>	
<i>Land Value:</i>	21450	<i>Improve %:</i>		<i>Tax Area:</i>	
<i>Improvement Value:</i>	61970	<i>Tax Year:</i>		<i>Tax Exemption:</i>	HOMEOWNER
<i>Total Taxable Value:</i>					

Comparable Properties Analysis

#	Address	Sales Date	Sales Price	Price per Sq Ft.	Living Area	Distance	Beds/Baths
1	1749 RIVER RUN DR	11/28/2006	\$289,000	\$222	1300	0.91	3/2
2	1914 FALL RIVER DR	12/18/2006	\$285,000	\$209	1360	1.03	3/2
3	5708 TWISTED RIVER CT	7/25/2007	\$258,000	\$189	1360	1.08	3/2
4	1763 SHORELINE DR	5/4/2007	\$265,000	\$194	1360	1.11	3/2
5	1842 FERNWOOD DR	3/21/2007	\$230,000	\$189	1213	1.18	3/2
6	1848 FERNWOOD DR	6/19/2007	\$230,000	\$212	1080	1.18	3/2
7	1894 PINWOOD WAY	9/26/2006	\$258,000	\$191	1348	1.23	3/2
8	1718 DEBORA LN	1/11/2007	\$199,000	\$167	1188	1.24	3/2
9	1816 FERNWOOD DR	5/29/2007	\$195,000	\$171	1138	1.24	3/2

10 5803 OAKWOOD DR	10/18/2006	\$208,500	\$178	1170	1.25	3/2
11 5753 WILDWOOD DR	11/8/2006	\$220,000	\$191	1148	1.25	3/2
12 1648 VOLK ST	10/20/2006	\$255,000	\$194	1314	1.31	3/2
13 1912 PARK CIR	4/18/2007	\$204,000	\$159	1281	1.36	3/2
14 1914 PARK CIR	5/9/2007	\$220,000	\$192	1144	1.36	3/3
AVERAGE		\$236,893	\$	1243 sq ft		3/2