



AMC links

www.AMCLinks.com

Report Date: 16-JAN-2009
Report Number: 33396203

VeroValue Valuation Report

Powered by Veros

SUBJECT PROPERTY:

**STREET ADDRESS
CITY, STATE ZIP**

OWNER OF RECORD:

OWNER NAME

VEROVALUE	\$431,000	CONFIDENCE SCORE
VALUE RANGE	\$380,000 to \$466,000	72

SUBJECT PROPERTY INFORMATION

APN:	16310806001	YEAR BUILT:	2000	POOL:	
LIVING SF:	3,992	BEDROOMS:	5	FIREPLACE:	2
LOT SF:	21,780	BATHROOMS:	3.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$247,085	COUNTY:	CLARK	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$107,085	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$140,000	CENSUS TRACT:	002939	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	01-JUN-2005	\$645,000			BUYER NAME
2	19-MAR-2004	\$640,000	\$580,500	BERNAL	BUYER NAME

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YEAR BUILT
1	7080 PALMYRA AVE	0.20	\$499,200	28-OCT-2008	3,567	22,216	6	5.00	2003
2	2713 VIKINGS COVE LN	1.22	\$696,000	20-OCT-2008	4,879	13,068	4	4.00	2001
3	2635 BUCKMASTER LN	1.38	\$479,900	06-OCT-2008	3,912	11,761	4	4.00	1999
4	2968 CROWN BLUFFS CT	1.04	\$505,000	16-SEP-2008	4,658	11,326	6	5.00	2001
5	7260 BIRKLAND CT	0.18	\$1,005,000	03-DEC-2007	3,795	19,166	4	3.00	2001
6	3245 RED SCOTT CIR	0.35	\$735,000	01-OCT-2007	4,533	19,602	5	4.00	1998

Detailed property information is provided on the next page.

1	7080 PALMYRA AVE	OWNER: LUU JENNY	DISTANCE (MI): 0.20				
SALE PRICE:	\$499,200	APN:	16310706012	YR BUILT:	2003	POOL:	
SALE DATE:	28-OCT-2008	LIVING SF:	3,567	BED:	6	FP:	2
PRIOR SALE PRICE:	\$1,100,000	LOT SF:	22,216	BATH:	5.00	GARAGE:	1
PRIOR SALE DATE:	10-JAN-2007	ASS'D TOTAL:	\$262,605	COUNTY:	CLARK	STORIES:	2
		ASS'D IMPROV:	\$122,605	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$140,000	CENSUS:	002939	VIEW:	

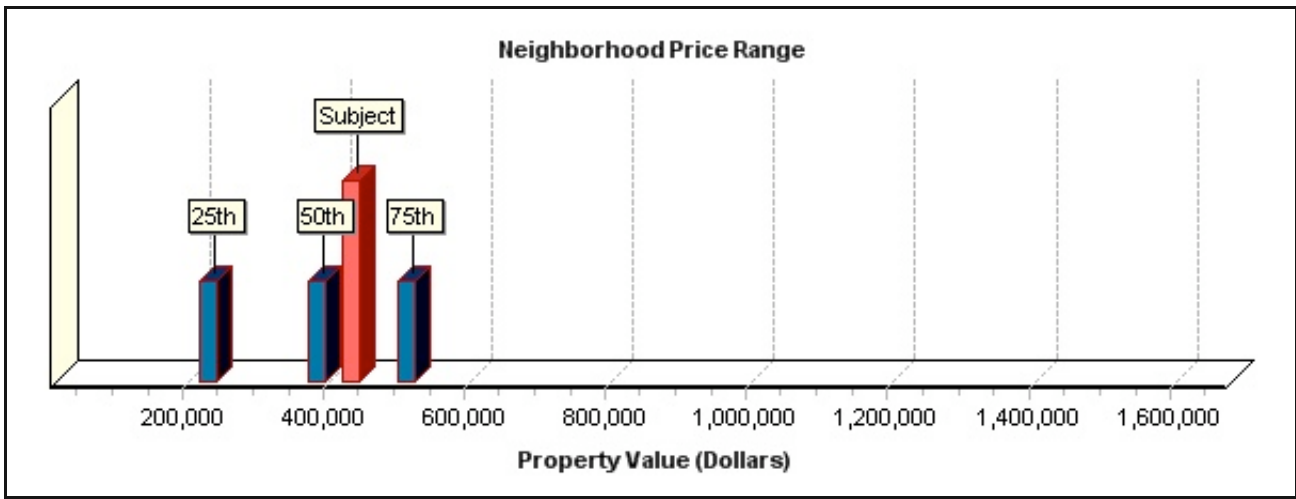
2	2713 VIKINGS COVE LN	OWNER: ESCHWEILER COREY	DISTANCE (MI): 1.22				
SALE PRICE:	\$696,000	APN:	16309613013	YR BUILT:	2001	POOL:	
SALE DATE:	20-OCT-2008	LIVING SF:	4,879	BED:	4	FP:	1
PRIOR SALE PRICE:	\$997,500	LOT SF:	13,068	BATH:	4.00	GARAGE:	1
PRIOR SALE DATE:	30-JUL-2007	ASS'D TOTAL:	\$331,755	COUNTY:	CLARK	STORIES:	2
		ASS'D IMPROV:	\$157,192	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$174,563	CENSUS:	002951	VIEW:	

3	2635 BUCKMASTER LN	OWNER: LUU VU	DISTANCE (MI): 1.38				
SALE PRICE:	\$479,900	APN:	16309511004	YR BUILT:	1999	POOL:	
SALE DATE:	06-OCT-2008	LIVING SF:	3,912	BED:	4	FP:	1
PRIOR SALE PRICE:	\$945,000	LOT SF:	11,761	BATH:	4.00	GARAGE:	1
PRIOR SALE DATE:	08-NOV-2006	ASS'D TOTAL:	\$284,719	COUNTY:	CLARK	STORIES:	2
		ASS'D IMPROV:	\$118,469	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$166,250	CENSUS:	002951	VIEW:	

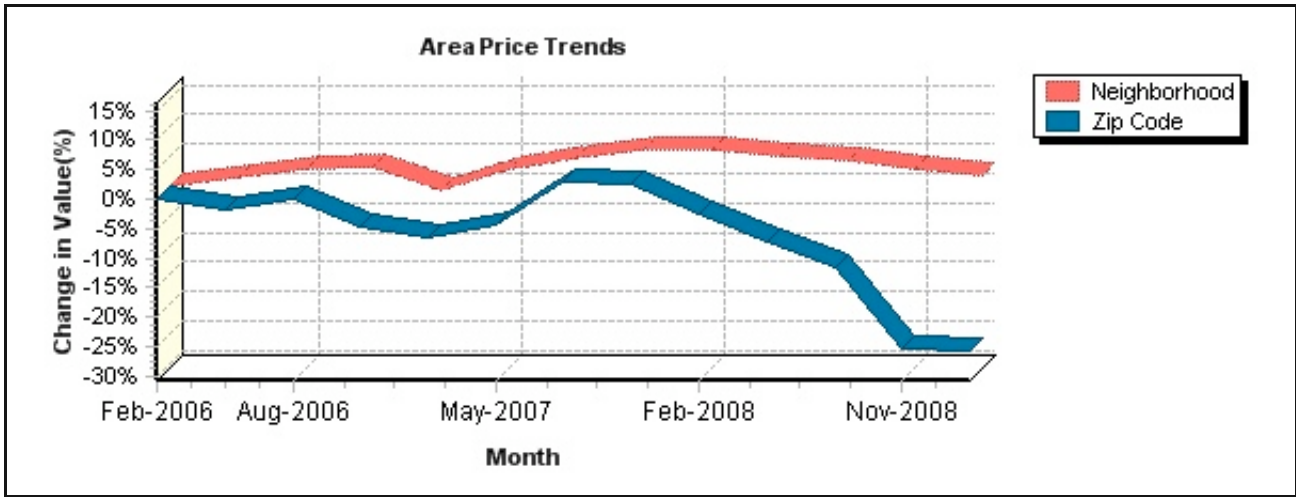
4	2968 CROWN BLUFFS CT	OWNER: ZARPAS CHRISTOS S	DISTANCE (MI): 1.04				
SALE PRICE:	\$505,000	APN:	16309715011	YR BUILT:	2001	POOL:	Y
SALE DATE:	16-SEP-2008	LIVING SF:	4,658	BED:	6	FP:	1
PRIOR SALE PRICE:	\$780,000	LOT SF:	11,326	BATH:	5.00	GARAGE:	1
PRIOR SALE DATE:	25-JAN-2007	ASS'D TOTAL:	\$247,589	COUNTY:	CLARK	STORIES:	2
		ASS'D IMPROV:	\$116,689	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$130,900	CENSUS:	002951	VIEW:	

5	7260 BIRKLAND CT	OWNER: FLEMING JAMES	DISTANCE (MI): 0.18				
SALE PRICE:	\$1,005,000	APN:	16310811004	YR BUILT:	2001	POOL:	Y
SALE DATE:	03-DEC-2007	LIVING SF:	3,795	BED:	4	FP:	1
PRIOR SALE PRICE:	\$835,000	LOT SF:	19,166	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	26-APR-2005	ASS'D TOTAL:	\$330,840	COUNTY:	CLARK	STORIES:	1
		ASS'D IMPROV:	\$169,840	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$161,000	CENSUS:	002939	VIEW:	

6	3245 RED SCOTT CIR	OWNER: CHAFIZADEH GHASSEM	DISTANCE (MI): 0.35				
SALE PRICE:	\$735,000	APN:	16310415004	YR BUILT:	1998	POOL:	
SALE DATE:	01-OCT-2007	LIVING SF:	4,533	BED:	5	FP:	2
PRIOR SALE PRICE:	\$1,050,000	LOT SF:	19,602	BATH:	4.00	GARAGE:	1
PRIOR SALE DATE:	26-APR-2006	ASS'D TOTAL:	\$283,500	COUNTY:	CLARK	STORIES:	1
		ASS'D IMPROV:	\$150,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$133,000	CENSUS:	002939	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$19,000** to a high of **\$1,674,000**, with a median price of **\$383,000**. The subject property is valued at **\$431,000** and is ranked at the **60** percentile, meaning that **60%** of the **single family residences** in the subject's neighborhood are valued less than the subject property.



Price changes for **single family residences** in the subject property's zip code (**89117**) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score : The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

Value Range : The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range , depending on numerous factors including condition, location and quality of construction.

Market Value : The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area,

and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

THE VALUATION REPORTS, INCLUDING BUT NOT LIMITED TO THE EMV, FVA, TQS AND OTHER ANALYTICS, ARE PROVIDED "AS IS" AND VEROS SOFTWARE, INC. MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THEIR ACCURACY, COMPLETENESS OR CURRENTNESS. VEROS SOFTWARE, INC. SPECIFICALLY DISCLAIMS ANY OTHER WARRANTY, EXPRESS, IMPLIED OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES WILL VEROS SOFTWARE, INC. BE LIABLE FOR THE RESULTS OF YOUR USE OR MISUSE OF THE VALUATION REPORTS, INCLUDING BUT NOT LIMITED TO THE EMV, FVA, TQS OR OTHER ANALYTICS, INCLUDING ANY USE CONTRARY TO LOCAL, STATE OR FEDERAL LAW; YOUR INABILITY OR FAILURE TO CONDUCT BUSINESS; OR FOR ANY INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES.

Copyright 2002 Veros Software Inc. All rights reserved.
www.verovalue.com info@verovalue.com