

A Home Evaluation Report

OrderID: TESTFILE

Date: 1/23/2018

Client Input

Client: HEARTLAND VALUATION SERVICE LLS
Branch: SIMI VALLEY,CA
Fax/Email: NA
Attention: NA
Reference No.: 123456789
Owner: Jonathon Consumer

Property Address
As entered: 2139 Tapo St #221
Simi Valley, CA 93063
Normalized: 2139 Tapo St #221
Simi Valley, CA 93063

ValueSure Condition Adjusted Results

Effective Date 01/23/2018

Market Value: \$728,703	Low: \$677,694	High: \$779,712
FSD: 7	Confidence Score: 93	Confidence Level: High

This report was based upon, and derived subsequently to, an assessment of relative property condition (exterior only) by a licensed real estate agent. Condition assessment of the subject property was taken into consideration in the value conclusion.

Subject Inspection

- N Broken Doors or Windows
- N Construction in progress
- N Roof Damage
- N Structural Damage
- N Siding Damage or Missing
- N Evidence of Fire Damage
- N Evidence of Flood/Water Damage
- N Safety Concerns
- Y Appears to be occupied
- Y Appears to be habitable
- N Is there a For Sale sign
- N If indicated for sale, it is banked owned
- Y Garage Condition Average or Above
- Property Condition: **Good**
- Garage: **Attached**



Subject and Neighborhood

- Y Gated community
- Y Conforms to neighborhood norms
- N Obvious exterior damage to the home
- N Exterior deferred maintenance
- N Garbage on the property
- Property condition compare to neighborhood: **Equal**

Neighborhood Condition Influences

- N Overhead Power lines
- N Commercial Uses
- N Boarded Up Homes
- N Railroad Tracks
- N Freeway/Highway
- N Airport / Flight Path
- N Waste Management Facility

Additional street scene and address verification photos on last page of report

Subject Property Details

APN: 987654321
Year Built: 1986
Living Area: 3076
Total Rooms: 7
Bedrooms: 4
Baths: 2

Sale Date: 12/23/2017
Sale Price: \$705,000
Lender: ACRAnet/ Heartland
Loan Amount: \$564,000
Lot Size (SF): 7626
Pool: Yes

Assessed Year: 2017
Total Assessed Value: \$547,941
Assd Land Value: \$219,175
Assd Improvement: \$328,766
Land Use: SFR
Census Tract: 7580

Powered by Black Knight

ValueSure™ Condition Adjusted

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Inspected by: Test Agent

Inspection Date: 01/23/2018

A licensed real estate agent

The real estate agent has certified he/she has no interest in the property prior to acceptance of inspection report order. Acceptance of the order was not contingent upon the agent providing an opinion of value.

Area Sales

Powered by Black Knight

Retail Sales

Address	BD	BA	Year Built	Living Area	Lot Size	Dist	Sale Date	Sale Price
1 1867 SAMPLE CT, SIMI VALLEY, CA 93063	3	2.0	1982	2459	7015	0.13	09/26/2017	\$760,000
2 3561 TEST CT, SIMI VALLEY, CA 93063	4	3.0	1985	2603	11334	0.19	01/03/2017	\$705,000
3 3394 HEARTLAND WAY, SIMI VALLEY, CA 93063	4	3.0	1986	3572	11631	0.12	12/16/2017	\$710,000
4 3170 ACRANET PL, SIMI VALLEY, CA 93063	5	3.0	1987	3354	7508	0.25	12/04/2017	\$785,000
5 2672 ANYSTREET DR, SIMI VALLEY, CA 93063	4	3.0	1987	2180	8277	0.76	10/10/2017	\$700,000
6 1753 ANOTHER DR, SIMI VALLEY, CA 93063	5	3.0	1987	3354	7185	0.22	10/17/2017	\$799,000
7 2768 SAMPLE CT, SIMI VALLEY, CA 93063	4	3.0	1987	2669	6989	0.77	12/12/2017	\$795,000
8 3216 TEST DR, SIMI VALLEY, CA 93063	4	3.0	1981	3173	7038	0.25	06/25/2017	\$820,000
9 2098 ACRANET PL, SIMI VALLEY, CA 93063	3	2.0	1985	2405	7867	0.45	09/12/2017	\$812,000
10 2973 MAIN ST, SIMI VALLEY, CA 93063	3	2.0	1981	2429	8009	0.60	12/03/2017	\$715,000

REO Sales

There was no data that fit this criterion.

Street Map



Market Trends

Powered by Black Knight

	Historical	Forecast
Home Prices	Increasing	Increasing
6 Months	2.85%	1.84%
12 Months	5.70%	3.68%
18 Months	4.89%	1.85%

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Neighborhood Data		Powered by Black Knight	
Total # of Properties	1,521		
Total # of Sales (Quarter)	11	Price Range	\$450,000 to \$799,000
Sales	Current Known Sales: 11 (3 mo)	Quarter Prior: 15	Trend: 26.67%
Median CLTV: 56.11%	Median Loan Amt: \$281,489	Second Mortgages: NA	
Similar Properties	5	Price Range	\$710,000 to \$799,000

Neighborhood Alerts

Area Disaster Alerts: 5/2/2013 - California Springs Fire

Satellite Photo



Powered by Black Knight indicates the data, statistics and /or metrics under the heading are provided by Black Knight Financial Services, Data and Analytics division. Subject property details, area sales and neighborhood data are sourced from Black Knight Real Estate Data Solutions (REDS) company property record database. Market Trend data is based on Black Knight forecast and historic data compiled from various third party sources.

Point of order request: www.lpsvaluations.com

The estimated market value is based on various mathematical formulas and techniques proprietary to Black Knight Financial Services. This report has not been prepared by a licensed appraiser nor does it constitute an official appraisal of the subject property. The information in this report is provided "as is" and all uses are at the user's sole risk. Black Knight Financial Services is not liable for the accuracy of the information provided in this report.

For more information regarding the area alert visit <http://www.fema.gov/news/disasters.fema>

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OrderID: TESTFILE

Date: 1/23/2015

Photo Addendum



Street Scene



Address Verification



Street Scene 2