

SUBJECT					
Address	171 La Canada Ct	City	Los Gatos	County	Santa Clara
		State	CA	Zip	95032
Borrower	Iftikhar and Rubina Ahmed	Owner of Record	AHMED IFTIKHAR / AHMED RUBINA		
		APN	424-23-024		

CLIENT / INTENDED USER					
Client and Intended User	Valligent Demo				
Address	1504 Eureka Rd	City	Roseville	State	CA
		Zip	95661		

APPRAISED MARKET VALUE					
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>Market Value</b>            \$ 885,000         </div>	Effective Date of Appraisal	1/4/2014			
	Reasonable Exposure Time	0 to 30			Days

**SUBJECT PROPERTY ANALYSIS**

The subject is a site built, one story single family home, built in 1958 and has 1150 sf, 3 bedrooms, 2.0 baths, and a 2 car garage on a 0.18 acre site per public records and TrueRisk. Location maps and aerial photos indicate the location is residential; the subject backs to Lark Avenue., a main thoroughfare with commercial property. The appraiser has not inspected the subject; however, an exterior inspection was completed by an agent. The subject was reported to be in average condition per the exterior photographs, consistent with the neighborhood. The agent indicates the need for minor painting to the roof fascia, but no other repairs appear necessary from the street. Market data sources show average pricing increased 14.02% over the prior 12 months, and decreased -1.61% over the past 3 months. The foreclosure rate is 0%, indicating a low risk of foreclosure activity. Per a search of public records, the subject has not sold in the past three years. The most recent prior sale was on 11/22/1995 for \$250,000.

**BPO AND COMPARABLE SALES ANALYSIS**

A BPO with an exterior inspection was completed by "Agent A". This BPO provides an 'as is' value of \$890,000 and a 30-day "quick-sale" value of \$880,000. Market trends are indicated to be increasing. Three sold comparables and three listed comparables are presented. A BPO was completed by "Agent B". The BPO provides an 'as is' value of \$973,000 and a 30-day "quick-sale" value of \$965,000. Three sold comparables and three listed comparables are presented. A BPO was completed by "Agent C". The BPO provides an 'as is' value of \$883,000 and a 30-day "quick-sale" value of \$850,000. Three sold comparables and three listed comparables are presented. Satellite mapping and aerial photos indicate that the subject backs to Lark Avenue., a main thoroughfare with commercial property. Each of the three BPOs utilize sales at 272 Las Miradas Drive, 143 Holly Hill Way, and 104 Las Astas Drive, and two of the BPOs utilize a listing at 14861 Blossom Hill Rd. Of the three common sales, the sale at 104 Las Astas Drive also backs to Lark Avenue, and is felt to share some similar adverse external influences with the subject. All three of the common sales were similar in gross living area, closed within the prior six months, with 272 Las Miradas Dr. having an additional bedroom. However, two of the BPOs indicate that 104 Las Astas Dr. does not have a 2 car garage, with one BPO indicating that it does have a 2 car garage. Per its MLS listing and street view photography, this sale does have a 2 car garage. Both 272 Las Miradas Dr. and 143 Holly Hill Way sold significantly more than their list prices, but no commentary was provided either in the BPOs or in their MLS listings.. The MLS listing for 143 Holly Hill indicates that it had 'remodeled kitchen w/stainless steel wolf appliances...hardwood floors throughout, dual pant windows, freshly painted....remodeled baths" and it appears a condition adjustment would be required. The MLS listing for 272 Las Miradas Dr. indicates that it had new interior paint and carpeting, and it appears a condition adjustment would be required. Of the listings provided in all the BPOs, they are located significantly further in distance from the subject than typically desired, but no listings closer in proximity to the subject were found. In the final analysis, the greatest weight was given to the sale at 104 Las Astas Dr. as it was a model match to the subject and also backed to Lark Avenue. Most reliance is given to the BPOs completed by "Agent A" and "Agent C". After analysis of all three BPOs, as well as the additional comparables found, with appropriate adjustments applied, an estimated value of \$885,000 appears adequately supported.

ADDITIONAL COMPARABLES (If Used)											
#	Address	Sale/Listing	GLA	Bdrms	Baths	Year Built	Lot Area	Other	Price	Date	Distance
S	171 La Canada Ct, Los Gatos, CA 95032	N/A	1,150	3	2.0	1958	8,000	2 car/Lark Av	\$	N/A	
1	128 Kilmer Ave., Campbell, CA 75008	Sale	1,142	3	2.0	1955	9,148	2 car	\$ 790,000	10/10/2013	0.73 mi
2	176 Maricopa Dr., Los Gatos, CA 95032	Sale	1,094	3	2.0	1958	6,098	2 car	\$ 942,000	7/10/2013	0.53 mi
3	2444 Lost Oaks Dr., San Jose, CA 95124	Sale	1,286	3	2.0	1957	7,405	2 car	\$ 880,000	8/7/2013	0.83 mi
4									\$		
5									\$		
6									\$		

**SUBJECT SALES AND LISTING HISTORY AND COMPARABLE SALES HISTORIES**

No prior sales were found for the additional comparables cited above. Although additional comparables 2 and 3 are dated more than 120 days prior to the effective date, they are still considered to be appropriate comparables due to the subject's increasing market, and time adjustments would be applied. Per its MLS listing, additional comparable 1 featured hardwood flooring, hot tub, fire-pit, and a detached art studio (for which permits are unknown). Per its MLS listing, additional comparable 2 featured remodeled baths and kitchen, recent appliances and refinished cabinets, and a 270 sq.ft. addition of a sunroom (which is indicated to have no permit). Per its MLS listing, additional comparable 3 featured recently refinished hardwood flooring and an updated kitchen with maple and granite.

**SUBJECT**

Address 171 La Canada Ct

City Los Gatos

County Santa Clara

State CA

Zip 95032

Borrower Iftikhar and Rubina Ahmed

APN 424-23-024

**SCOPE OF WORK / GENERAL ASSUMPTIONS & LIMITING CONDITIONS/CERTIFICATION****REPORTING OPTION AND PURPOSE OF APPRAISAL:**

The purpose of this Appraisal Report is to develop and report an opinion of market value for the identified property. This Appraisal Report is only designed to report an appraisal of a one-unit single-family residence, condominium, or planned unit development. This report is in compliance with and subject to the Uniform Standards of Professional Appraisal Practice (USPAP), including any extraordinary assumptions identified. Additionally, the report is subject to the statement of general assumptions and limiting conditions, and certification signed by the appraiser. These statements are attached to and made a part of this report.

**INTENDED USE:** The intended use of this appraisal report is to assist the client in evaluating the suitability of the subject property (the collateral) used in a lending transaction, or for loan servicing/asset disposition purposes.

**INTENDED USER:** The only intended user of this appraisal report is the client/intended user. Use of this report by any others is not intended by the appraiser. If you are not identified as the client, you are an unauthorized party, and are warned not to use this report. As an unauthorized party, your interpretation of the information contained in this report may be incorrect.

**DEFINITION OF MARKET VALUE**

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: Interagency Appraisal and Evaluation Guidelines, Appendix D, Glossary of Terms, Federal Register, Vol. 75, No. 237, Dec. 10, 2010, p.77472.)

**REAL PROPERTY INTEREST:** The real property interest appraised is fee simple interest, unless otherwise indicated in this report.

**APPRAISER SCOPE OF WORK****Subject Sales and Comparable Data:**

The scope of this assignment includes the appraiser's analysis of subject data and comparable data determined credible by the appraiser. This is accomplished through a variety of methods appropriate for the property type and geographic area.

Subject data considered may include any or all of the following: the analysis of local MLS data, outputs from varied AVM Models (AVMs) including county and MLS data, broker-generated opinion reports, other relevant information obtained by the appraiser, and if applicable, reliance on a Property Inspection Analysis (exterior viewing) by a qualified professional field analyst. When applicable, a qualified professional field analyst provides a Property Inspection Analysis. This professional has verified knowledge and expertise to view and describe the subject's relevant characteristics and surrounding area.

The analyst provides pertinent geographic market data, conditions, and insight. A Property Inspection Analysis includes a "complete" description of the subject improvement(s), site and surrounding areas, including, but not limited to:

- Photographs of the front and street scene (inclusive) of the subject;
- Photographs of any other external, relevant property characteristics such as hazards, obsolescence, variation in property uses, views, amenities, detriments.
- Description of the subject including location, improvement(s), current use, design, condition such as maintenance level, repairs, construction quality, updating/renovation, safety factors.

Comparable data considered may include, but is not limited to, closed sales, available listings, pending sales, or any other transaction(s) that the appraiser determines to be comparable applying the criteria that would be used by a perspective buyer for the subject property. The confirmation of closed sales is from public data sources, unless otherwise noted in the report. Any photographs of comparables included in this report are taken from MLS, unless otherwise noted in the report.

**Appraiser and Geographic Competency:**

The appraiser's competency, in this assignment, applies to factors such as, but not limited to the: property type, intended use, applicable laws and regulations, applicable client-driven and commonly known assignment conditions, and sales comparison methodology.

Geographic competency, in this assignment, has been acquired in various ways, including, but not limited to:

- Analysis of local MLS data and/or MLS-based analytics, market trending metrics, and comparative market analyses;
- Subject and comparable data sources, such as public record, visual and aerial imagery; and
- Market diagnostic products to assist in delineating neighborhood boundaries, market areas of comparable influence, and application of qualitative analysis based on the subject's relevant characteristics.

**Given the appraiser's scope of work it was deemed necessary to use extraordinary assumptions. The use of such extraordinary assumptions might affect the assignment results.**

The extraordinary assumptions, assumed by the appraiser unless otherwise indicated, include:

- The reported subject property's improvement and site condition, and conformity to the neighborhood is accurately reflected by the data collected and the appraiser has no knowledge of any unapparent:
  - Adverse conditions related to the subject site or related to the proximity of the subject property due to nearby detrimental influences.
  - Specific adverse environmental conditions (e.g., hazardous wastes, toxic substances) present in the improvement(s), on the site, or in the immediate vicinity of the subject property.
  - Easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature.
- If included as part of this assignment, the source and data collected and provided by a qualified professional field analyst in a Property Inspection Analysis report is reliable and believed to be true and correct; furthermore, the appraiser has a reasonable basis to believe that such a professional is competent.

**DATA & ANALYSIS:** All data is collected, confirmed, and analyzed in accordance with the scope of work. The client agrees, by acceptance that this scope of work is reliable for the given intended use and is consistent with the client's level of risk tolerance.

**EXISTING AND HIGHEST & BEST USE**

As of the date of the appraisal, the subject property's use is its current use as a residential property. Given the zoning and other relevant legal, physical, and market characteristics, the highest and best use continues to be its present use as a residential property, unless otherwise indicated.

The sales comparison approach, specifically the qualitative method, is used exclusively; it is considered a reliable value indicator when appraising residential properties.

This method accounts for differences between comparables but without quantified, numerical adjustments and uses ranking and relative comparison techniques.

Unless the improvement(s) is new or nearly new and without reliable data to derive a site value, the suitability of the cost approach is diminished. Likewise, the income approach is least reliable if the vast majority of residential properties are purchased for owner-occupancy. Consequently, the appraiser did not develop the cost or income approaches and the client has agreed with this methodology approach.

	Agent A		Agent B		Agent C		MergeValue		
<b>As-Is Value</b>	<b>\$ 890,000</b>		<b>\$ 973,000</b>		<b>\$ 883,000</b>		<b>\$ 915,100</b>		
30 Day Quick-Sale Value	\$ 880,000		\$ 965,000		\$ 850,000		\$ 898,800		
As-Repaired Value	n/a		n/a		n/a		n/a		
Cost to Cure	\$ 0		n/a		n/a		n/a		
Range of Sold Comparables	\$ 882,000 - \$ 990,000		\$ 965,000 - \$ 1,050,000		\$ 882,000 - \$ 990,000		\$ 882,000 - \$ 1,050,000		
Range of Listed Comparables	\$ 879,000 - \$ 1,288,000		\$ 699,000 - \$ 1,288,000		\$ 825,000 - \$ 1,087,774		\$ 699,000 - \$ 1,288,000		
Neighborhood Market Trend	Increasing ▲		Stable ▢		Increasing ▲		Increasing ▲		
Overall Market Trend	Increasing ▲		Stable ▢		Stable ▢		Increasing ▲		
Comparable Metric	Subject	Average	% Variance	Average	% Variance	Average	% Variance	Average	% Variance
Proximity to Subject		1.205 miles		1.432 miles		1.315 miles		1.317 miles	
Age of Sale		116 days		135 days		117 days		123 days	
Comp Price		\$ 1,000,500	12.42%	\$ 952,000	-2.16%	\$ 936,621	6.07%	\$ 963,040	5.24%
Gross Living Area	1,150	1,196	3.96%	1,168	1.57%	1,240	7.83%	1,201	4.45%
Bedrooms	3	2.83	-5.56%	3.00	0.00%	3.33	11.11%	3.06	1.85%
Bathrooms	2.00	1.83	-8.33%	2.00	0.00%	2.00	0.00%	1.94	-2.78%
Site Size	0.184 acres	0.19 acres	4.92%	0.19 acres	4.09%	0.18 acres	-3.00%	0.19 acres	2.01%
Age of Home	56 years	62 years	10.71%	58 years	2.68%	58 years	2.68%	59 years	5.36%

**Subject Photo**



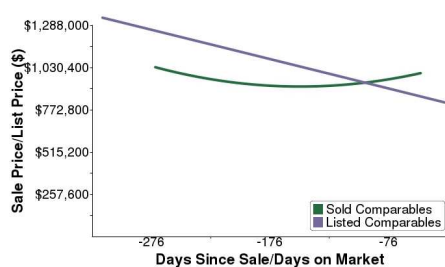
**TopComps**

Listed and sold comparables selected by multiple agents.

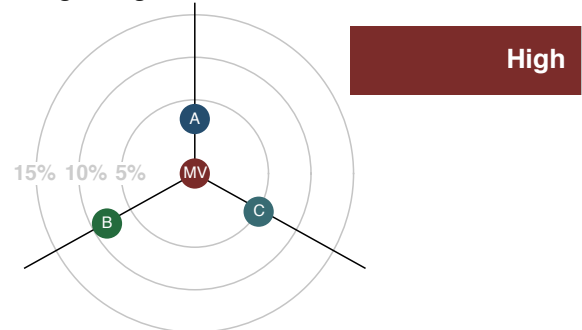
- 272 Las Miradas Dr  
Los Gatos, CA 95032  
Comp Type: Sold  
Sold Price \$ 965,000  
Proximity: 0.15 miles
- 143 Holly Hill Way  
Los Gatos, CA 95032  
Comp Type: Sold  
Sold Price \$ 990,000  
Proximity: 0.34 miles
- 104 Las Astas Dr  
Los Gatos, CA 95032  
Comp Type: Sold  
Sold Price \$ 882,000  
Proximity: 0.33 miles
- 14861 Blossom Hill Rd  
Los Gatos, CA 95032  
Comp Type: Listed  
Listed Price \$ 1,288,000  
Proximity: 2.2 miles

= Designates average comparable value closest to the subject property

**CompTrend**



**Agent Agreement Indicator**



**MergeValue Confidence Score**





Subject Property	Agents			Proximity	MergeValue
<b>S</b> 171 La Canada Ct				n/a	\$ 915,100
Top Comps	A	B	C	Proximity	Price
<b>T1</b> 272 Las Miradas Dr	S2	S2	S2	0.15 mi	\$ 965,000
<b>T2</b> 143 Holly Hill Way	S3	S1	S3	0.34 mi	\$ 990,000
<b>T3</b> 104 Las Astas Dr	S1		S1	0.33 mi	\$ 882,000
<b>T4</b> 14861 Blossom Hill Rd	L3	L1		2.22 mi	\$ 1,288,000
Unique Sold Comparables	A	B	C	Proximity	Price
<b>S1</b> 16213 Camino Del Sol		S3		0.77 mi	\$ 1,050,000
Unique Listed Comparables	A	B	C	Proximity	Price
<b>L1</b> 2622 Forest Hill Dr	L1			2.23 mi	\$ 879,000
<b>L2</b> 26 Oak Hill Way	L2			1.96 mi	\$ 999,000
<b>L3</b> 4839 Caroline Way		L2		2.55 mi	\$ 699,000
<b>L4</b> 4873 Caroline Way		L3		2.55 mi	\$ 720,000
<b>L5</b> 1663 Ensenada Dr			L1	2.98 mi	\$ 825,000
<b>L6</b> 2243 Middletown Dr			L2	2.32 mi	\$ 869,950
<b>L7</b> 1185 Lovell Ave			L3	1.77 mi	\$ 1,087,774

Property Characteristics

Property Use	Single-Family Detached
Occupancy Status	Occupied
Subject Visible From Street	Yes
Design Style	Ranch
Style Typical of Neighborhood	Yes
Exterior Color	light gray
Real Estate Agent/For Sale Sign Visible	No
Parking Type	Attached Garage
Garage/Carport Capacity	2

Neighborhood Valuation Drivers

Neighborhood Type	Suburban	Railroad Tracks	No
Neighborhood Condition	Good	Airport/Flightpath	No
Foreclosure Activity	None	Waste Management Facilities	No
Vandalized Home	No	Gated Community	No
Boarded Homes	No	Community Pool/Park	No
Audible Freeway/Highway Noise	No	Nearby Schools	Good
Overhead Powerlines	No	Visible Debris	No
Commercial Uses	No	Other	

Property Condition

Exterior Condition	Good
Condition Relative to Adjacent Properties	Similar
Boarded Home	No
Property Under Construction or Renovation	No
Siding Type	Stucco
Siding Condition	Good
Roof Type	Composition shingle
Roof Condition	Good

Subject Valuation Drivers

Waterfront View	No	Other	
Golf Course View	No		

Structural Assessment

Structural Damage	No	Evidence of Fire Damage	No
Broken Doors/Windows	No	Evidence of Flood/Water Damage	No
Major Cracks in Foundation/Walls	No	Evidence of Roof Damage	No
Evidence of Condemnation	No	Evidence of Natural Disaster	No

Tax Assesment

Assessed Value	\$ 330,640
Annual Property Taxes	\$ 4,765

Homeowners Association

Condo or Association	No
Association Contact Name	
Association Contact Phone	
Fee	
Current	
Fee Delinquent	
This Fee Includes	

Repairs

Summarize all repairs needed to bring this property from its present as is condition to average for the neighborhood. Check those repairs you recommend that we perform for successful marketing of the property.

Estimated Total of All Repairs	\$ 0	Estimated Days to Complete Repairs	

Comments

This is an exterior BPO. Subject property is a single story ranch style home in a not typical residential lot at the end of a long court in the desired town of Los Gatos. Property exterior walls of plaster, roof, and its original windows are in average condition, there appears to be no sign of damage, for the exception of minor painting needed in roof fascia, therefore no major repairs needed on the property. Landscaping is average maintained with minor signs of negligence. Property is of a low... see comments addendum for complete comments

Agent Name	License Number	Inspection Date
Vito Lippolis	CA 01351146	01/3/2014

Subject Front View



Subject Left Profile



Subject Right Profile



Street Scene (Left)



Street Scene (Right)



Subject Address



Fascia paint peeling



Minor Damage Paint peeling



Paint peeling



Paint Peeling at fascia and no gutter.



[Comments](#)

This is an exterior BPO. Subject property is a single story ranch style home in a not typical residential lot at the end of a long court in the desired town of Los Gatos. Property exterior walls of plaster, roof, and its original windows are in average condition, there appears to be no sign of damage, for the exception of minor painting needed in roof fascia, therefore no major repairs needed on the property. Landscaping is average maintained with minor signs of negligence. Property is of a low curb appeal due to its almost no curb. Property does not appear to have being upgraded.

No old MLS listings of property were found, and due to exterior conditions, interior must be average maintained condition, without any upgrades. According to County Detail Report the subject has not transferred in the past 36 months.

No easements or encroachments observed.



Subject Neighborhood View



PROPERTY ADDRESS:  
171 La Canada Ct, Los Gatos, CA 95032

MORTGAGER NAME:

REFERENCE NUMBER:  
399039801B

REPORT DATE:  
01/04/2014

Broker/Agent Estimate

<b>As-Is Value</b>	<b>\$ 890,000</b>
30 Day Quick-Sale Value	\$ 880,000
Cost-to-Cure	n/a
As-Repaired Value	n/a

Subject Overview


Is the Subject Listed?	No
Bank Owned/REO	No

Market Overview

Neighborhood Market Trend	▲ Increasing
Overall Market Trend	▲ Increasing
Range of Comparable Sales	\$ 882,000 - \$ 990,000
Range of Comparable Listings	\$ 879,000 - \$ 1,288,000
Market Supply	Undersupply
Foreclosure Activity	Low

Comments

MLS and online sources indicate market values as having increased 10 in the past 12 months in this subject zip code for single family homes. There is no economic obsolescence in the area. The market is not driven by distressed properties in the area. There is a shortage supply of available properties of similar age, room count, condition ...see comments addendum for complete comments

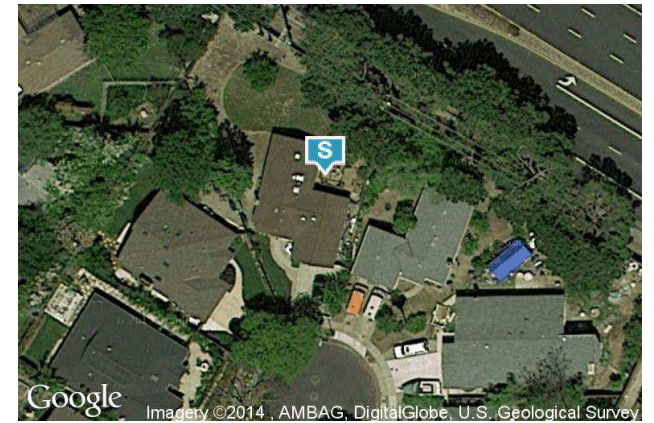
Agent Name	Vito Lippolis	Signature:
License Number	CA 01351146	
Valuation Date	01/3/2014	01-03-14 12:48 pm

	Subject Property	Sold Comparables			Listed Comparables		
							
Street Address	171 La Canada Ct Los Gatos, CA 95032	104 Las Astas Dr Los Gatos, CA 95032	272 Las Miradas Dr Los Gatos, CA 95032	143 Holly Hill Way Los Gatos, CA 95032	2622 Forest Hill Dr San Jose, CA 95130	26 Oak Hill Way Los Gatos, CA 95030	14861 Blossom Hill Rd Los Gatos, CA 95032
Proximity to Subject	n/a	0.330 Miles	0.149 Miles	0.337 Miles	2 Miles	1.961 Miles	2 Miles
Sale Price	n/a	\$ 882,000	\$ 965,000	\$ 990,000	n/a	n/a	n/a
Sale Date	n/a	07/16/2013	08/2/2013	12/11/2013	n/a	n/a	n/a
REO/Short Sale	No	No	No	No	No	No	No
Original List Price	n/a	\$ 875,000	\$ 875,000	\$ 919,000	\$ 879,000	\$ 1,050,000	\$ 1,498,000
Original List Date	n/a	05/31/2013	06/23/2013	11/12/2013	12/12/2013	10/17/2013	04/08/2013
Current List Price	n/a	n/a	n/a	n/a	\$ 879,000	\$ 999,000	\$ 1,288,000
Current List Date	n/a	n/a	n/a	n/a	12/14/2013	12/30/2013	08/16/2013
Days on Market	n/a	16	11	8	2	74	271
Year Built	1958	1958	1959	1957	1959	1925	1954
Gross Living Area	1,150	1,150	1,292	1,184	1,201	1,074	1,272
Total Basement Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bed/Bath Count	3 / 2.00	3 / 2.00	4 / 2.00	3 / 2.00	3 / 2.00	2 / 1.00	2 / 2.00
Site Size	0.184 Acres	0.184 Acres	0.161 Acres	0.121 Acres	0.137 Acres	0.090 Acres	0.464 Acres
Garage Capacity	2	0	0	0	2	1	0
As Compared to Subject	n/a	Similar or Model Match	Similar or Model Match	Similar or Model Match	Similar or Model Match	Inferior	Similar or Model Match
As Compared to Market	n/a	Average	Average	Average	Average	Average	Average
Amenities	FP,Patio,Fence	FP,Patio,Fence	FP,Patio,Fence	FP,Patio,Fence	FP,Patio,Fence	FP,Pt Mtn V,Patio,Fence	FP,Patio,Fence

Location Map



Overhead Subject Image



Bird's Eye View



Street View



Subject Property	Proximity	Estimated Value
<b>S</b> 171 La Canada Ct, Los Gatos, CA 95032	n/a	\$ 890,000
Sold Comparables		
<b>S1</b> 104 Las Astas Dr, Los Gatos, CA 95032	0.330 mi	\$ 882,000
<b>S2</b> 272 Las Miradas Dr, Los Gatos, CA 95032	0.149 mi	\$ 965,000
<b>S3</b> 143 Holly Hill Way, Los Gatos, CA 95032	0.337 mi	\$ 990,000
Listed Comparables		
<b>L1</b> 2622 Forest Hill Dr, San Jose, CA 95130	2 mi	\$ 879,000
<b>L2</b> 26 Oak Hill Way, Los Gatos, CA 95030	1.961 mi	\$ 999,000
<b>L3</b> 14861 Blossom Hill Rd, Los Gatos, CA 95032	2 mi	\$ 1,288,000

Sold Comparables

**S1** 104 Las Astas Dr  
Los Gatos, CA 95032



MLS Photo

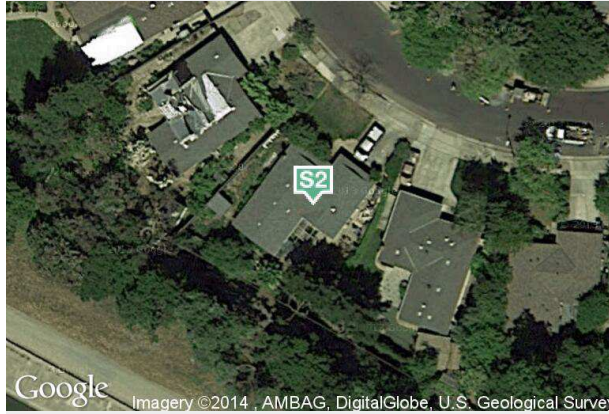
**S2** 272 Las Miradas Dr  
Los Gatos, CA 95032



**S3** 143 Holly Hill Way  
Los Gatos, CA 95032



Overhead View



Bird's Eye View



Listed Comparables

**L1** 2622 Forest Hill Dr  
San Jose, CA 95130



MLS Photo

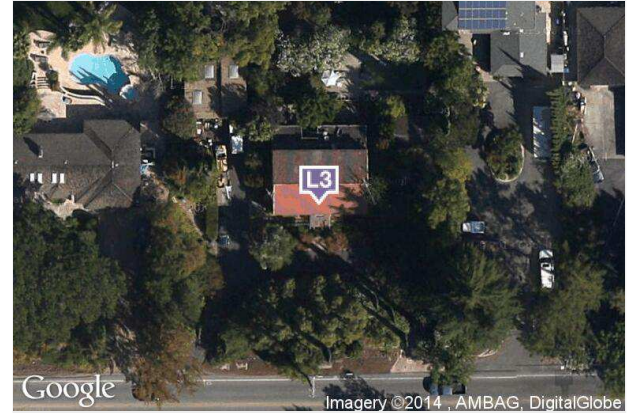
**L2** 26 Oak Hill Way  
Los Gatos, CA 95030



**L3** 14861 Blossom Hill Rd  
Los Gatos, CA 95032



Overhead View



Bird's Eye View



## Vendor Comments

MLS and online sources indicate market values as having increased 10 in the past 12 months in this subject zip code for single family homes. There is no economic obsolescence in the area. The market is not driven by distressed properties in the area. There is a shortage supply of available properties of similar age, room count, condition and GLA, majority of homes are remodeled, and marketing times were reported as less than 1 month.

Online sources identify market has rebound in area, but home values are still lower than 2006/07 peak year by approx. 10% in this geographical, and MLS area, of the city. The As-is value is \$890,000, with a marketing time of approx. 30 days. The sales and listings search are of properties within expanded 3 mi. radius (driving distance may be longer due to arterial roads), and are bracketed to subject size, age, room no's, and condition, sold within the last 6 months. Many properties in neighborhood show pride of ownerships, with various degrees of upgrades, interior and exterior, landscape and hardscape improvements. RE market has stabilized in the past 3 months from the rapid RE market growth in 2012/13 due to increasing employment conditions w/in the heart of Silicon Valley.

The As-Is Value identified for subject property is for a Fair market value price.

As of this month single family homes had an average of 95 DOM in the city; and during this month it has being identified as 2% of new listings as distressed properties.

The comparable sales are the best comparables to the subject and good indicators of value.

Short Sales and REOs are not common in the town of Los Gatos.

Audit Alert: Market Supply (High/Low)

Agent Comment: Search expanded to find similar properties, there is currently a shortage amount of listings in the town of Los Gatos, expanding beyond city/town limits would be a different value.

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MORTGAGER NAME:

REFERENCE NUMBER:  
399039801B

REPORT DATE:  
01/04/2014

Broker/Agent Estimate

<b>As-Is Value</b>	<b>\$ 973,000</b>
30 Day Quick-Sale Value	\$ 965,000
Cost-to-Cure	n/a
As-Repaired Value	n/a

Subject Overview

Is the Subject Listed?	No
Bank Owned/REO	No

Market Overview

Neighborhood Market Trend	Stable
Overall Market Trend	Stable
Range of Comparable Sales	\$ 965,000 - \$ 1,050,000
Range of Comparable Listings	\$ 699,000 - \$ 1,288,000
Market Supply	Normal
Foreclosure Activity	Moderate

Comments

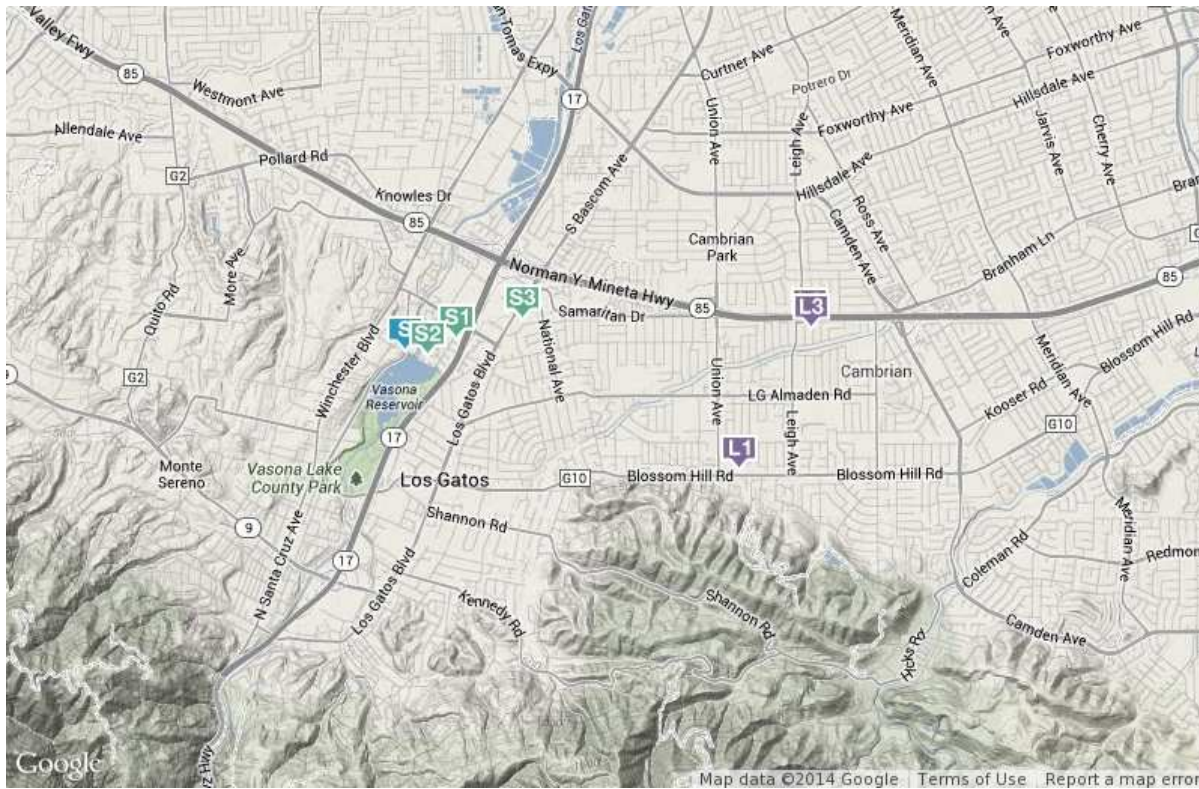
Los Gatos's properties sell typically \$150,000 or more above a comparable size property sold in the surrounding towns. The cost to paint a home and correct the peeling paint that was noted in the pictures could be upwards of \$2,000.

...see comments addendum for complete comments

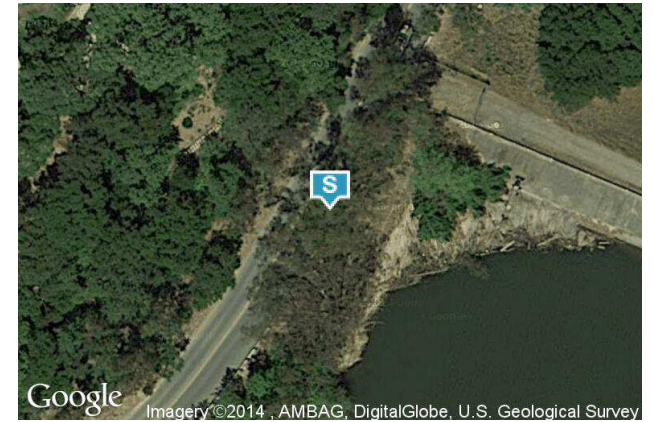
Agent Name	Bonnie Wilson	Signature:
License Number	CA 00469421	
Valuation Date	01/4/2014	01-03-14 9:56 pm

	Subject Property	Sold Comparables			Listed Comparables		
							
Street Address	171 La Canada Ct Los Gatos, CA 95032	143 Holly Hill Way Los Gatos, CA 95032	272 Las Miradas Dr Los Gatos, CA 95032	16213 Camino Del Sol Los Gatos, CA 95032	14861 Blossom Hill Rd Los Gatos, CA 95032	4839 Caroline Way San Jose, CA 95124	4873 Caroline Way San Jose, CA 95124
Proximity to Subject	n/a	0.337 Miles	0.149 Miles	0.772 Miles	2 Miles	3 Miles	3 Miles
Sale Price	n/a	\$ 990,000	\$ 965,000	\$ 1,050,000	n/a	n/a	n/a
Sale Date	n/a	12/11/2013	08/2/2013	05/24/2013	n/a	n/a	n/a
REO/Short Sale	No	No	No	No	No	No	Short Sale
Original List Price	n/a	\$ 919,000	\$ 875,000	\$ 975,000	\$ 1,498,000	\$ 699,000	\$ 720,000
Original List Date	n/a	11/12/2013	06/23/2013	10/14/2013	04/08/2013	11/20/2013	10/18/2013
Current List Price	n/a	n/a	n/a	n/a	\$ 1,288,000	\$ 699,000	\$ 720,000
Current List Date	n/a	n/a	n/a	n/a	04/13/2013	11/26/2013	10/18/2013
Days on Market	n/a	29	40	0	271	45	78
Year Built	1958	1957	1959	1951	1954	1959	1959
Gross Living Area	1,150	1,184	1,292	1,040	1,272	1,110	1,110
Total Basement Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bed/Bath Count	3 / 2.00	3 / 2.00	4 / 2.00	3 / 2.00	2 / 2.00	3 / 2.00	3 / 2.00
Site Size	0.184 Acres	0.121 Acres	0.161 Acres	0.121 Acres	0.464 Acres	0.140 Acres	0.140 Acres
Garage Capacity	2	2	2	2	2	0	0
As Compared to Subject	n/a	Similar or Model Match	Similar or Model Match	Superior	Similar or Model Match	Similar or Model Match	Similar or Model Match
As Compared to Market	n/a	Average	Average	Average	Average	Average	Average
Amenities							

Location Map



Overhead Subject Image



Bird's Eye View



Subject Property	Proximity	Estimated Value
<b>S</b> 171 La Canada Ct, Los Gatos, CA 95032	n/a	\$ 973,000
Sold Comparables		
<b>S1</b> 143 Holly Hill Way, Los Gatos, CA 95032	0.337 mi	\$ 990,000
<b>S2</b> 272 Las Miradas Dr, Los Gatos, CA 95032	0.149 mi	\$ 965,000
<b>S3</b> 16213 Camino Del Sol, Los Gatos, CA 95032	0.772 mi	\$ 1,050,000
Listed Comparables		
<b>L1</b> 14861 Blossom Hill Rd, Los Gatos, CA 95032	2 mi	\$ 1,288,000
<b>L2</b> 4839 Caroline Way, San Jose, CA 95124	3 mi	\$ 699,000
<b>L3</b> 4873 Caroline Way, San Jose, CA 95124	3 mi	\$ 720,000

Street View





Sold Comparables

**S1** 143 Holly Hill Way  
Los Gatos, CA 95032



MLS Photo

**S2** 272 Las Miradas Dr  
Los Gatos, CA 95032



**S3** 16213 Camino Del Sol  
Los Gatos, CA 95032



Overhead View



Bird's Eye View



Listed Comparables

**L1** 14861 Blossom Hill Rd  
Los Gatos, CA 95032



MLS Photo

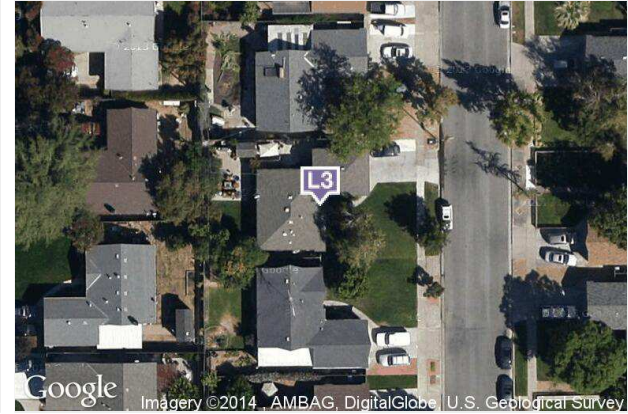
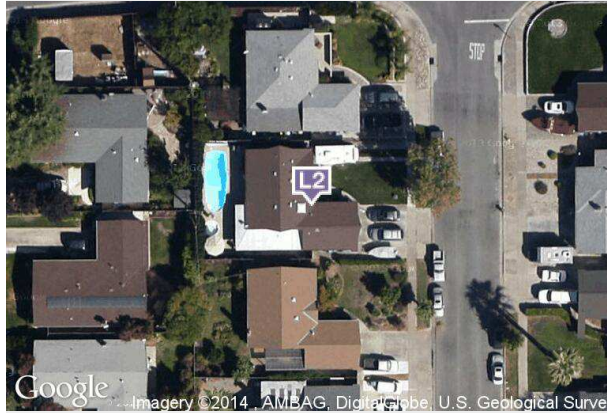
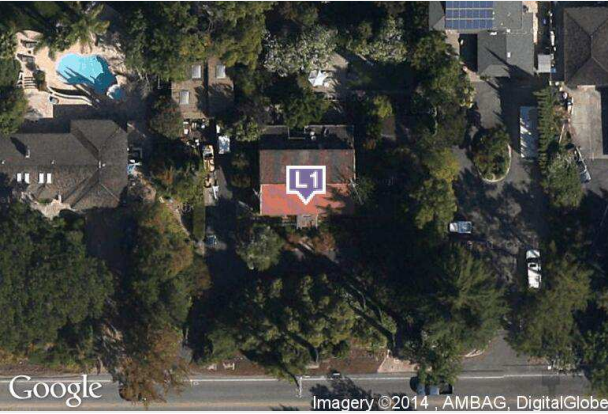
**L2** 4839 Caroline Way  
San Jose, CA 95124



**L3** 4873 Caroline Way  
San Jose, CA 95124



Overhead View



Bird's Eye View



### Vendor Comments

Los Gatos's properties sell typically \$150,000 or more above a comparable size property sold in the surrounding towns. The cost to paint a home and correct the peeling paint that was noted in the pictures could be upwards of \$2,000.

Audit Alert: Bedroom Count (Too few comparables have the same number of bedrooms)

Agent Comment: Los Gatos properties are typically much larger than subject. We were able to adhere to the the square footage guidelines by searching based on square footage. When we searched based upon bedrooms, the properties were outside the guidelines for square footage

PROPERTY ADDRESS:  
171 La Canada Ct, Los Gatos, CA 95032

MORTGAGER NAME:

REFERENCE NUMBER:  
399039801B

REPORT DATE:  
01/04/2014

Broker/Agent Estimate

<b>As-Is Value</b>	<b>\$ 883,000</b>
30 Day Quick-Sale Value	\$ 850,000
Cost-to-Cure	n/a
As-Repaired Value	n/a

Subject Overview

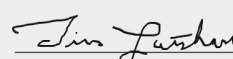
Is the Subject Listed?	No
Bank Owned/REO	No

Market Overview

Neighborhood Market Trend	▲ Increasing
Overall Market Trend	▬ Stable
Range of Comparable Sales	\$ 882,000 - \$ 990,000
Range of Comparable Listings	\$ 825,000 - \$ 1,087,774
Market Supply	Undersupply
Foreclosure Activity	Low

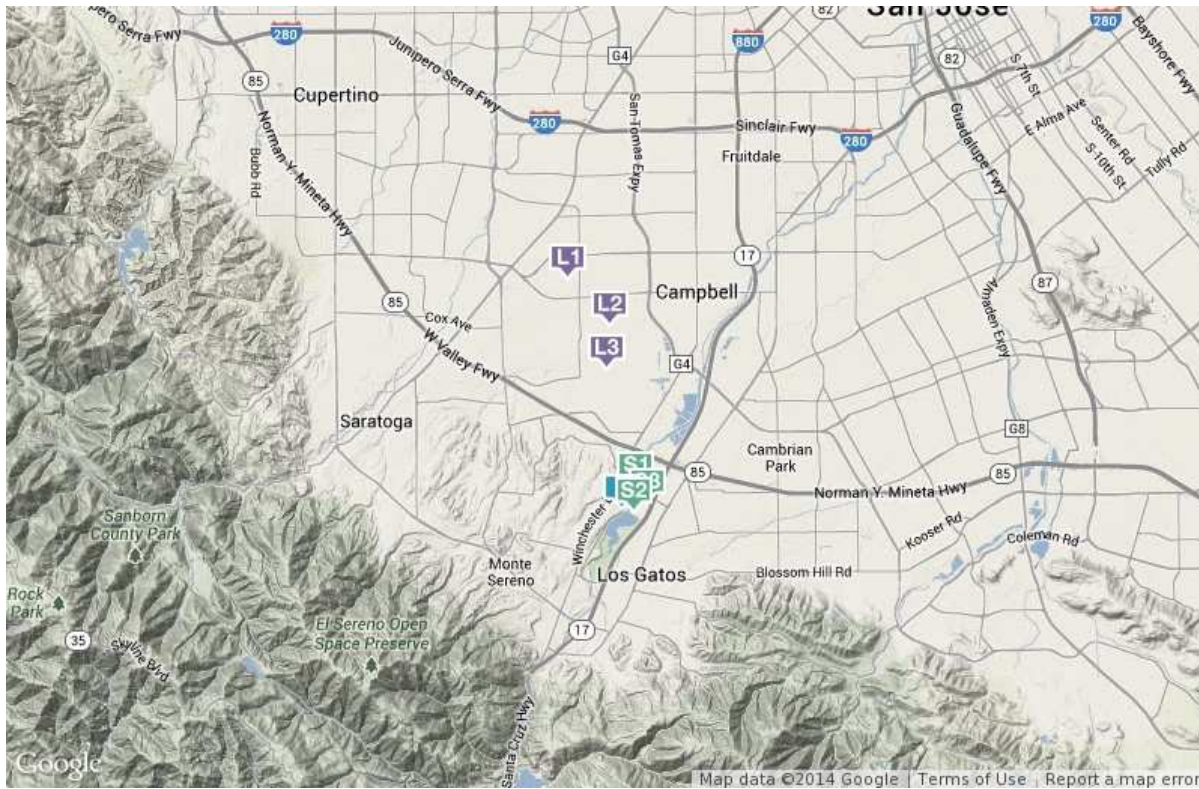
Comments

Median sales price for homes in ZIP code 95032 for Sep 13 to Dec 13 was \$1,211,000. This represents an increase of 18.7%, or \$191,000, compared to the prior quarter and an increase of 16.4% compared to the prior year. Sales prices have appreciated 56.1% over the last 5 years in 95032, Los Gatos. This home is located in a very desirable ...see comments addendum for complete comments

Agent Name	Tim Latshaw	Signature:
License Number	CA 01465637	
Valuation Date	01/4/2014	01-04-14 2:58 pm

	Subject Property	Sold Comparables			Listed Comparables		
							
Street Address	171 La Canada Ct Los Gatos, CA 95032	104 Las Astas Dr Los Gatos, CA 95032	272 Las Miradas Dr Los Gatos, CA 95032	143 Holly Hill Way Los Gatos, CA 95032	1663 Ensenada Dr Campbell, CA 95008	2243 Middletown Dr Campbell, CA 95008	1185 Lovell Ave Campbell, CA 95008
Proximity to Subject	n/a	0.330 Miles	0.149 Miles	0.337 Miles	3 Miles	2 Miles	1.775 Miles
Sale Price	n/a	\$ 882,000	\$ 965,000	\$ 990,000	n/a	n/a	n/a
Sale Date	n/a	07/16/2013	08/2/2013	12/11/2013	n/a	n/a	n/a
REO/Short Sale	No	No	No	No	No	No	No
Original List Price	n/a	\$ 875,000	\$ 875,000	\$ 919,000	\$ 825,000	\$ 869,950	\$ 1,087,774
Original List Date	n/a	05/31/2013	06/23/2013	11/12/2013	12/08/2013	12/10/2013	10/07/2013
Current List Price	n/a	n/a	n/a	n/a	\$ 825,000	\$ 869,950	\$ 1,087,774
Current List Date	n/a	n/a	n/a	n/a	12/08/2013	12/10/2013	10/07/2013
Days on Market	n/a	16	11	8	28	26	90
Year Built	1958	1958	1959	1957	1956	1962	1947
Gross Living Area	1,150	1,150	1,292	1,184	1,284	1,166	1,364
Total Basement Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bed/Bath Count	3 / 2.00	3 / 2.00	4 / 2.00	3 / 2.00	3 / 2.00	4 / 2.00	3 / 2.00
Site Size	0.184 Acres	0.184 Acres	0.161 Acres	0.122 Acres	0.138 Acres	0.138 Acres	0.328 Acres
Garage Capacity	2	0	0	0	0	0	0
As Compared to Subject	n/a	Similar or Model Match	Similar or Model Match	Similar or Model Match	Similar or Model Match	Similar or Model Match	Superior
As Compared to Market	n/a	Average	Average	Average	Average	Average	Average
Amenities		FP,Patio,Fence,Covered P	FP,Patio,Fence,Covered P	FP,Patio,Fence,Covered P	FP,Patio,Fence,Covered P	FP,Patio,Fence,Covered P	FP,Fence,Covered P

Location Map



Overhead Subject Image



Bird's Eye View



Subject Property	Proximity	Estimated Value
<b>S</b> 171 La Canada Ct, Los Gatos, CA 95032	n/a	\$ 883,000
Sold Comparables		
<b>S1</b> 104 Las Astas Dr, Los Gatos, CA 95032	0.330 mi	\$ 882,000
<b>S2</b> 272 Las Miradas Dr, Los Gatos, CA 95032	0.149 mi	\$ 965,000
<b>S3</b> 143 Holly Hill Way, Los Gatos, CA 95032	0.337 mi	\$ 990,000
Listed Comparables		
<b>L1</b> 1663 Ensenada Dr, Campbell, CA 95008	3 mi	\$ 825,000
<b>L2</b> 2243 Middletown Dr, Campbell, CA 95008	2 mi	\$ 869,950
<b>L3</b> 1185 Lovell Ave, Campbell, CA 95008	1.775 mi	\$ 1,087,774

Street View



**Sold Comparables**

**S1** 104 Las Astas Dr  
Los Gatos, CA 95032



MLS Photo

**S2** 272 Las Miradas Dr  
Los Gatos, CA 95032



**S3** 143 Holly Hill Way  
Los Gatos, CA 95032



Overhead View



Bird's Eye View



Listed Comparables

**L1** 1663 Ensenada Dr  
Campbell, CA 95008



MLS Photo

**L2** 2243 Middletown Dr  
Campbell, CA 95008



**L3** 1185 Lovell Ave  
Campbell, CA 95008



Overhead View



Bird's Eye View



**171 LA CANADA CT**  
**LOS GATOS, CA 95032-7678** 🔍

## Subject Summary

Bed / Bath / Ttl	3 / 2.0 / 6	Design Style	R		
Living Area	1,150	Property Type	DSF	Last Sale Price	250,000
Lot Size	0.18 / 7,841	Year Built	1958	Last Sale Date	11/22/1995
Current Owner	AHMED,IFTIKHAR & RUBINA				

## Lien Information

Position	Amount	Date	Rate	Rate Type	Mortgage Type	Lender Name
1	\$125,000	06/27/2007	6.7%	FIXED	E	WELLS FARGO BANK

## Research Tools



### Interactive Mapping Tool

View subject and comps on Google maps. Use interactive table to reconcile values.

[Click to Launch](#)

## Valuation Analysis

Retro value as of 01/04/2014

User Estimated Value (UEV) 0

### Valuation Alerts

-

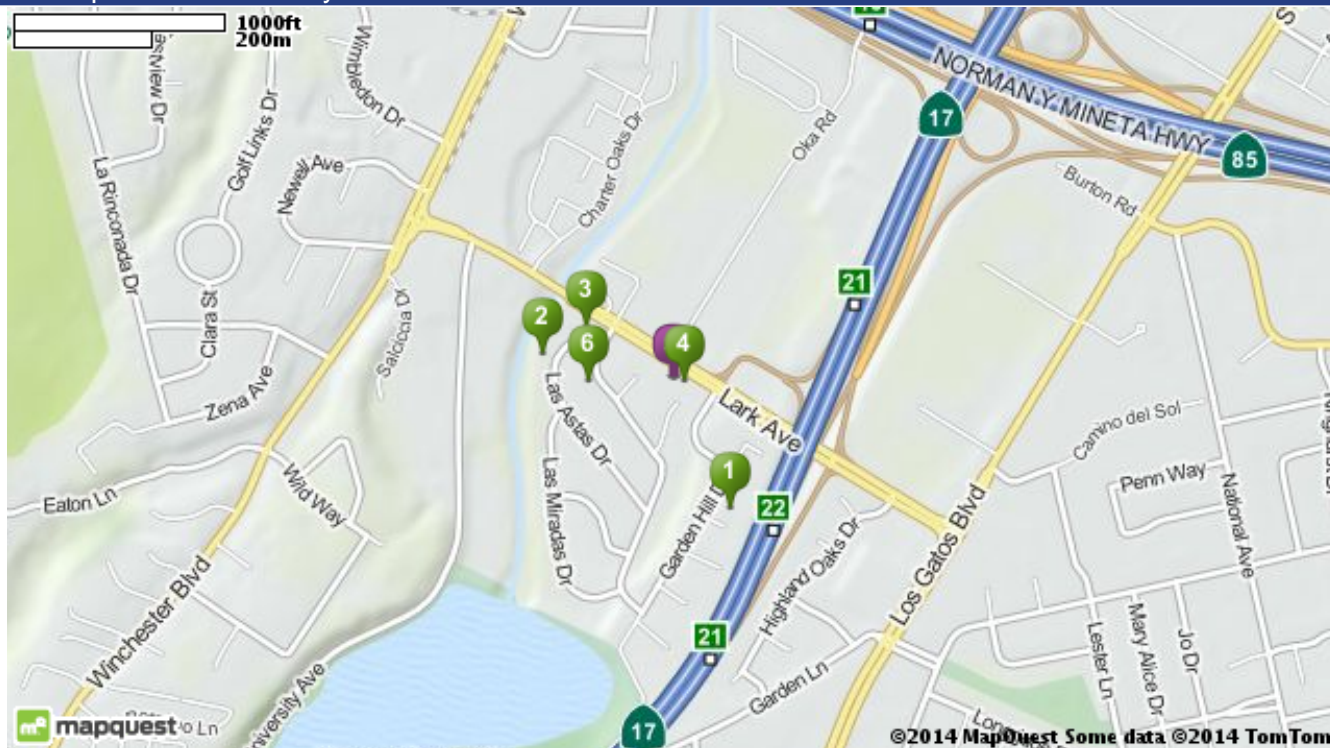
## Subject Satellite Map





Subject 171 LA CANADA CT, LOS GATOS, CA 95032-7678  
 Order Date 04/10/2014 Retro as of Date 01/04/2014

## Market Comparables Summary



● CompScore 75 or higher    
 ● CompScore 50 to 74    
 ● CompScore less than 50    
 ● User Inputted Addr

### Subject

ID#	Address	Dist	Price	Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Desc
Subj	171 LA CANADA CT, LOS GATOS		250,000	11/22/1995	3/2.0	1,150	0.18	1958		Pub. Rec. Sale

### Best TrueRisk Comparable Sales by CompScore (Retro as of Date: 01/04/2014)

ID#	Address	Dist	Sale Price	Sale Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Sale Type	Comp Score
1	143 HOLLY HILL WAY	0.16	990,000	12/11/2013	3/2.0	1,184	0.12	1957		Pub. Rec. Sale	94
2	128 LAS ASTAS DR, LOS GATOS	0.15	870,000	12/24/2013	3/2.0	1,150	0.31	1958		Pub. Rec. Sale	92
3	104 LAS ASTAS DR, LOS GATOS	0.11	882,000	07/16/2013	3/2.0	1,150	0.18	1958		Pub. Rec. Sale	90
4	175 LA CANADA CT, LOS GATOS	0.01	735,000	10/28/2013	3/1.0	900	0.18	1958		Pub. Rec. Sale	87
5	128 KILMER AVE, CAMPBELL, CA	0.73	790,000	10/10/2013	3/2.0	1,142	0.21	1955		Pub. Rec. Sale	83
6	116 ARROYO GRANDE WAY	0.10	912,000	01/29/2013	3/2.0	1,230	0.16	1958		Pub. Rec. Sale	80

### Best TrueRisk Comparable Listings by CompScore (Retro as of Date: 01/04/2014)

ID#	Address	Dist	List Price	List Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	DOM	Comp Score
31	2622 FOREST HILL DR	2.19	879,000	12/12/2013	3/2.0	1,201	0.14	1959		23	75
32	4839 CAROLINE WAY, SAN JOSE	2.28	699,000	11/26/2013	3/2.0	1,110	0.14	1959		39	74
33	2481 OTTAWA WAY, SAN JOSE	2.27	799,000	10/25/2013	3/2.0	1,201	0.14	1959		71	74
34	730 BUCKNALL RD, CAMPBELL	2.31	699,000	10/07/2013	3/2.0	1,165	0.15	1955		89	73
35	4612 ALEX DR, SAN JOSE, CA	2.29	650,000	12/07/2013	3/1.0	1,036	0.16	1959		28	73
36	2243 MIDDLETOWN DR, CAMPBELL	2.12	869,950	12/10/2013	4/1.5	1,166	0.14	1962		25	68

Subject 171 LA CANADA CT, LOS GATOS, CA 95032-7678  
 Order Date 04/10/2014 Retro as of Date 01/04/2014

## Subject Details

### 171 LA CANADA CT, LOS GATOS, CA 95032-7678

Bed / Bath / Ttl	3 / 2.0 / 6	Design Style	R	Assessed Value / Year	\$337,252 / 2013
Living Area	1,150	Property Type	DSF	Land Value	\$151,763
Lot Size	0.18 / 7,841	No. of Stories	1	Imprvmnts Value / %	\$185,489 / 55.0%
Year Built	1958	Garage Type	G 0	Subdivision	
		Garage Spaces / Area	2 / 428	School District	
Owner Occupied	Y	Bsmnt Area / Fin. Area	0 / 0		
Current Owner	AHMED,IFTIKHAR & RUBINA			<a href="#">Launch Bird's Eye View</a>	
Misc	APN: 42423024, CensusBlockId: 060855072032002, Legal Desc: TRACT 1520 BOOK 87 PAGE1 46 PAGE2 48 LOT 19, Pool				

## MLS Remarks

## Sale History

Date	Amount	Type	\$/sq ft	Buyer / Seller
----- Retro as of Date: 01/04/2014 -----				
11/22/1995	\$250,000	Sale	\$217	B:AHMED,RUBINA & IFTIKHAR S:AZARFAR,SHAHRIAR & JOANNE A

## Subject versus Market Comparables

Subj UEV: -	Low Price	Median Price	High Price		Subj % Rank
User Comps	-	-	-		-
Top 6 Sale Comps	735,000	876,000	990,000	735,000  -----  990,000	-
Top 6 Listing Comps	650,000	749,000	879,000	650,000  -----  879,000	-

Subj UEV \$/Sqft: -	Low \$/Sqft	Median \$/Sqft	High \$/Sqft		Subj % Rank
User Comps	-	-	-		-
Top 6 Sale Comps	692	762	836	692  -----  836	-
Top 6 Listing Comps	600	648	746	600  -----  746	-

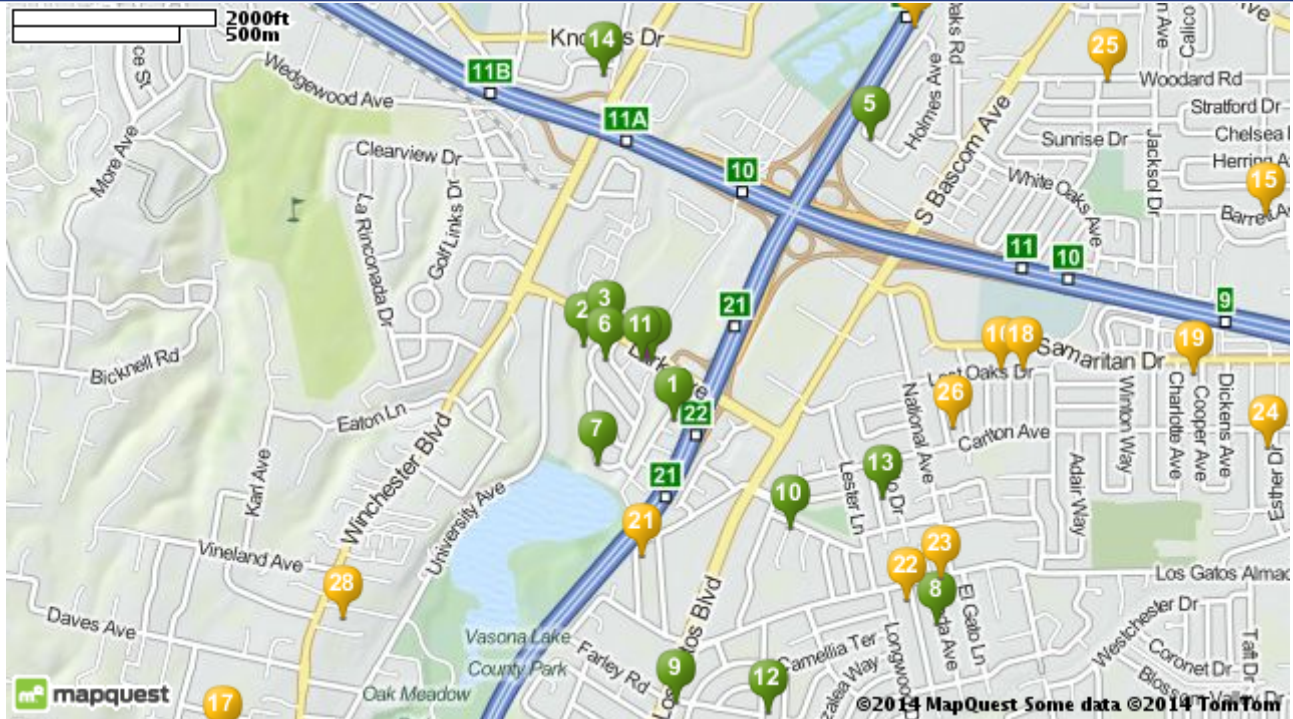
Subj Living Sqft: 1,150	Low Sqft	Median Sqft	High Sqft		Subj % Rank
User Comps	-	-	-		-
Top 6 Sale Comps	900	1,150	1,230	900  -----  1,230	T 40th percentile
Top 6 Listing Comps	1,036	1,166	1,201	1,036  -----  1,201	35th percentile

Subj Lot Size: 0.18	Low Lot Size	Median Lot Size	High Lot Size		Subj % Rank
User Comps	-	-	-		-
Top 6 Sale Comps	0.12	0.18	0.31	0.12  -----  0.31	T 40th percentile
Top 6 Listing Comps	0.14	0.14	0.16	0.14  -----  0.16	100+ percentile

T = the subject's value matched one or more comparable properties, resulting in a tied ranking.

Subject 171 LA CANADA CT, LOS GATOS, CA 95032-7678  
 Order Date 04/10/2014 Retro as of Date 01/04/2014

## Recent Sales Summary



● CompScore 75 or higher    
 ● CompScore 50 to 74    
 ● CompScore less than 50    
 ● User Inputted Addr

There are 29 sales within 1.49 miles. Price data - Min: \$420,000 Max: \$1,360,000 Avg: \$885,069 Median: \$870,000

### Subject

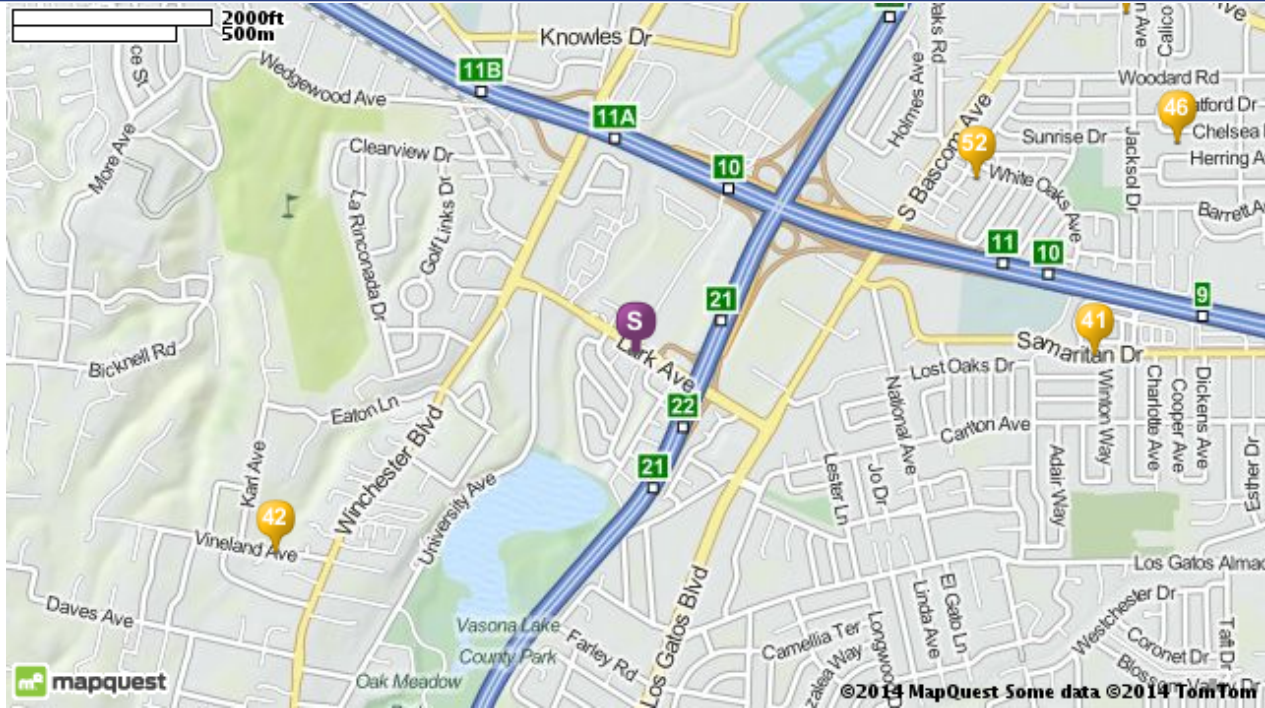
ID#	Address	Dist	Price	Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Desc
Subj	171 LA CANADA CT, LOS GATOS		250,000	11/22/1995	3/2.0	1,150	0.18	1958		Pub. Rec. Sale

### TrueRisk Comparable Sales by CompScore (Retro as of Date: 01/04/2014)

ID#	Address	Dist	Sale Price	Sale Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Sale Type	Comp Score
1	143 HOLLY HILL WAY	0.16	990,000	12/11/2013	3/2.0	1,184	0.12	1957		Pub. Rec. Sale	94
2	128 LAS ASTAS DR, LOS GATOS	0.15	870,000	12/24/2013	3/2.0	1,150	0.31	1958		Pub. Rec. Sale	92
3	104 LAS ASTAS DR, LOS GATOS	0.11	882,000	07/16/2013	3/2.0	1,150	0.18	1958		Pub. Rec. Sale	90
4	175 LA CANADA CT, LOS GATOS	0.01	735,000	10/28/2013	3/1.0	900	0.18	1958		Pub. Rec. Sale	87
5	128 KILMER AVE, CAMPBELL, CA	0.73	790,000	10/10/2013	3/2.0	1,142	0.21	1955		Pub. Rec. Sale	83
6	116 ARROYO GRANDE WAY	0.10	912,000	01/29/2013	3/2.0	1,230	0.16	1958		Pub. Rec. Sale	80
7	272 LAS MIRADAS DR	0.28	965,000	08/02/2013	4/2.0	1,292	0.16	1959		Pub. Rec. Sale	80
8	15623 LINDA AVE, LOS GATOS	0.93	420,000	01/03/2014	3/1.0	1,123	0.18	1948		Pub. Rec. Sale	78
9	16636 FARLEY RD, LOS GATOS	0.82	1,130,000	10/10/2013	3/1.0	1,154	0.22	1950		Pub. Rec. Sale	78
10	176 MARICOPA DR, LOS GATOS	0.53	942,000	07/10/2013	3/2.0	1,094	0.14	1958		Pub. Rec. Sale	77
11	167 LA CANADA CT, LOS GATOS	0.01	1,150,000	06/26/2013	3/2.0	1,403	0.14	1958		MLS Sold	76
12	15838 CHERRY BLOSSOM LN	0.89	1,320,000	10/25/2013	3/1.0	1,214	0.22	1950		Pub. Rec. Sale	76
13	216 MARY ALICE DR, LOS GATOS	0.65	860,000	07/10/2013	3/2.0	1,142	0.14	1961		Pub. Rec. Sale	75
14	14335 CAPRI DR, LOS GATOS	0.67	670,000	11/06/2013	2/1.0	980	0.18	1956		Pub. Rec. Sale	75
15	2130 BARRETT AVE, SAN JOSE	1.49	782,000	12/18/2013	3/2.0	1,241	0.20	1961		Pub. Rec. Sale	74
16	2444 LOST OAKS DR, SAN JOSE	0.83	880,000	08/07/2013	3/2.0	1,286	0.17	1957		Pub. Rec. Sale	74
17	17696 BRUCE AVE	1.34	1,275,000	10/11/2013	3/2.0	1,098	0.23	1960		Pub. Rec. Sale	73
18	2412 LOST OAKS DR, SAN JOSE	0.88	901,000	07/15/2013	3/2.0	1,286	0.17	1957		Pub. Rec. Sale	71
19	15049 COOPER AVE, SAN JOSE	1.29	775,000	11/05/2013	3/1.0	1,053	0.22	1952		Pub. Rec. Sale	71
20	1071 LONGFELLOW AVE	1.00	729,000	07/16/2013	3/2.0	1,184	0.20	1955		Pub. Rec. Sale	70
21	15472 CORINNE DR, LOS GATOS	0.47	1,100,000	05/02/2013	3/2.0	1,193	0.22	1953		Pub. Rec. Sale	70
22	15571 LOMA VISTA AVE	0.84	750,000	09/30/2013	2/1.0	1,213	0.18	1940		Pub. Rec. Sale	69
23	15522 LINDA AVE, LOS GATOS	0.86	900,000	12/13/2013	3/1.5	1,408	0.19	1948		Pub. Rec. Sale	68
24	4953 ESTHER DR, SAN JOSE, CA	1.47	765,000	08/12/2013	3/2.0	1,200	0.15	1955		Pub. Rec. Sale	68
25	2292 WOODARD RD, SAN JOSE	1.26	754,000	11/06/2013	3/2.0	1,389	0.18	1960		Pub. Rec. Sale	67
26	4886 KINGRIDGE DR, SAN JOSE	0.74	810,000	04/18/2013	3/2.0	1,080	0.15	1959		Pub. Rec. Sale	67
27	808 SUNNYPARK CT, CAMPBELL	1.40	500,000	12/31/2013	3/2.0	1,222	0.10	1972		Pub. Rec. Sale	66
28	17429 PLEASANT VIEW AVE	0.94	1,360,000	10/30/2013	3/1.0	1,394	0.26	1950		Pub. Rec. Sale	66
29	1745 WHITE OAKS RD, CAMPBELL	1.10	750,000	05/15/2013	3/2.0	1,191	0.18	1955		Pub. Rec. Sale	61

Subject 171 LA CANADA CT, LOS GATOS, CA 95032-7678  
 Order Date 04/10/2014 Retro as of Date 01/04/2014

## MLS Listings Summary



● CompScore 75 or higher    
 ● CompScore 50 to 74    
 ● CompScore less than 50    
 ● User Inputted Addr

There are 30 listings within 2.46 miles. Price data - Min: \$365,000 Max: \$1,925,000 Avg: \$972,387 Median: \$850,000

### Subject

ID#	Address	Dist	Price	Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Desc
Subj	171 LA CANADA CT, LOS GATOS		250,000	11/22/1995	3/2.0	1,150	0.18	1958		Pub. Rec. Sale

### TrueRisk Comparable Listings by CompScore (Retro as of Date: 01/04/2014)

ID#	Address	Dist	List Price	List Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	DOM	Comp Score
31	2622 FOREST HILL DR	2.19	879,000	12/12/2013	3/2.0	1,201	0.14	1959		23	75
32	4839 CAROLINE WAY, SAN JOSE	2.28	699,000	11/26/2013	3/2.0	1,110	0.14	1959		39	74
33	2481 OTTAWA WAY, SAN JOSE	2.27	799,000	10/25/2013	3/2.0	1,201	0.14	1959		71	74
34	730 BUCKNALL RD, CAMPBELL	2.31	699,000	10/07/2013	3/2.0	1,165	0.15	1955		89	73
35	4612 ALEX DR, SAN JOSE, CA	2.29	650,000	12/07/2013	3/1.0	1,036	0.16	1959		28	73
36	2243 MIDDLETOWN DR, CAMPBELL	2.12	869,950	12/10/2013	4/1.5	1,166	0.14	1962		25	68
37	3522 NOVA SCOTIA AVE	1.43	649,000	12/06/2013	3/2.0	1,265	0.11	1979		29	66
38	432 SAN BENITO AVE	1.73	1,150,000	11/12/2013	3/1.0	1,008	0.17	1920		53	66
39	16536 SHANNON RD, LOS GATOS	1.30	1,650,000	11/01/2013	3/1.0	1,242	0.23	1949		64	66
40	4873 CAROLINE WAY, SAN JOSE	2.28	720,000	10/18/2013	3/2.0	1,110	0.14	1959	SS	78	65
41	2310 SAMARITAN DR, SAN JOSE	1.10	365,000	05/17/2013	3/2.0	1,297	0.17	1956		232	61
42	17600 VINELAND AVE	0.99	1,499,000	09/24/2013	2/1.0	1,252	0.28	1948		102	61
43	4875 ALEX DR, SAN JOSE, CA	2.43	760,000	12/27/2013	4/2.0	1,354	0.13	1963		8	61
44	3500 UNION AVE, SAN JOSE, CA	1.90	649,000	06/12/2013	3/2.0	1,206	0.14	1954		206	60
45	303 UNIVERSITY AVE	1.92	1,799,000	09/10/2013	3/1.0	1,085	0.13	1915		90	60
46	15391 HERRING AVE, SAN JOSE	1.39	799,000	09/05/2013	2/1.5	1,090	0.19	1949		121	60
47	2703 NEW JERSEY AVE	2.46	849,000	11/12/2013	3/2.5	1,517	0.17	1958		53	58
48	105 OLIVE ST, LOS GATOS, CA	1.51	935,000	01/04/2014	2/1.0	1,102	0.08	1925		0	57
49	1350 PEGGY AVE, CAMPBELL, CA	1.28	888,888	09/27/2013	2/1.0	1,215	0.25	1945		40	57
50	114 OLIVE ST, LOS GATOS, CA	1.50	970,000	11/04/2013	3/1.0	897	0.08	1961		61	55
51	307 PENNSYLVANIA AVE	2.30	1,925,000	09/03/2013	2/1.0	1,000	0.25	1925		123	53
52	2386 LOMENT CT, SAN JOSE, CA	0.92	759,000	08/08/2013	3/2.0	1,459	0.11	1979		149	52
53	2218 S SAN TOMAS AQUINO RD	2.28	850,000	12/20/2013	4/2.0	1,512	0.14	1963		15	50
54	1185 LOVELL AVE, CAMPBELL	1.60	1,087,774	10/07/2013	2/2.0	1,364	0.33	1947		89	49
55	2183 VIOLET WAY, CAMPBELL	2.20	699,000	04/15/2013	3/2.0	1,381	0.14	1961		264	48
56	15427 LONE HILL RD	2.30	850,000	05/08/2013	4/2.0	1,017	0.21	1947		241	48
57	325 REDDING RD, CAMPBELL, CA	1.46	685,000	10/08/2013	1/1.0	956	0.33	1952		88	48
58	16886 MITCHELL AVE	1.27	1,099,000	11/14/2013	1/1.0	880	0.16	1935		51	46
59	14861 BLOSSOM HILL RD	2.07	1,250,000	04/08/2013	2/1.0	1,272	0.46	1954		271	41
60	14470 SOBEY RD, SARATOGA, CA	2.11	1,688,000	02/13/2013	3/2.0	1,548	1.36	1952		325	33