

9652 MOUNTAIN DAISY WAY HIGHLANDS RANCH, CO 80129-6278

Estimated Market Value: **\$332,800**

Value Range: **\$312,300 - \$353,300**

Subject Summary

Bed / Bath / Ttl	3 / 2.0 / 7	Design Style	R		
Living Area	2,029	Property Type	DSF	Last Sale Price	281,000
Lot Size	0.23 / 10,019	Year Built	1997	Last Sale Date	03/21/2012
Current Owner	SVALDI,SANDI K				

Lien Information

Position	Amount	Date	Rate	Rate Type	Mortgage Type	Lender Name
1	\$252,000	09/17/2004	4.9%	VARIABLE	R	WORLD SAVINGS
2	\$63,000	10/25/2004	5.8%	FIXED	E	BELLCO CU

Research Tools



Interactive Mapping Tool

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

[Click to Launch](#)

Valuation Analysis

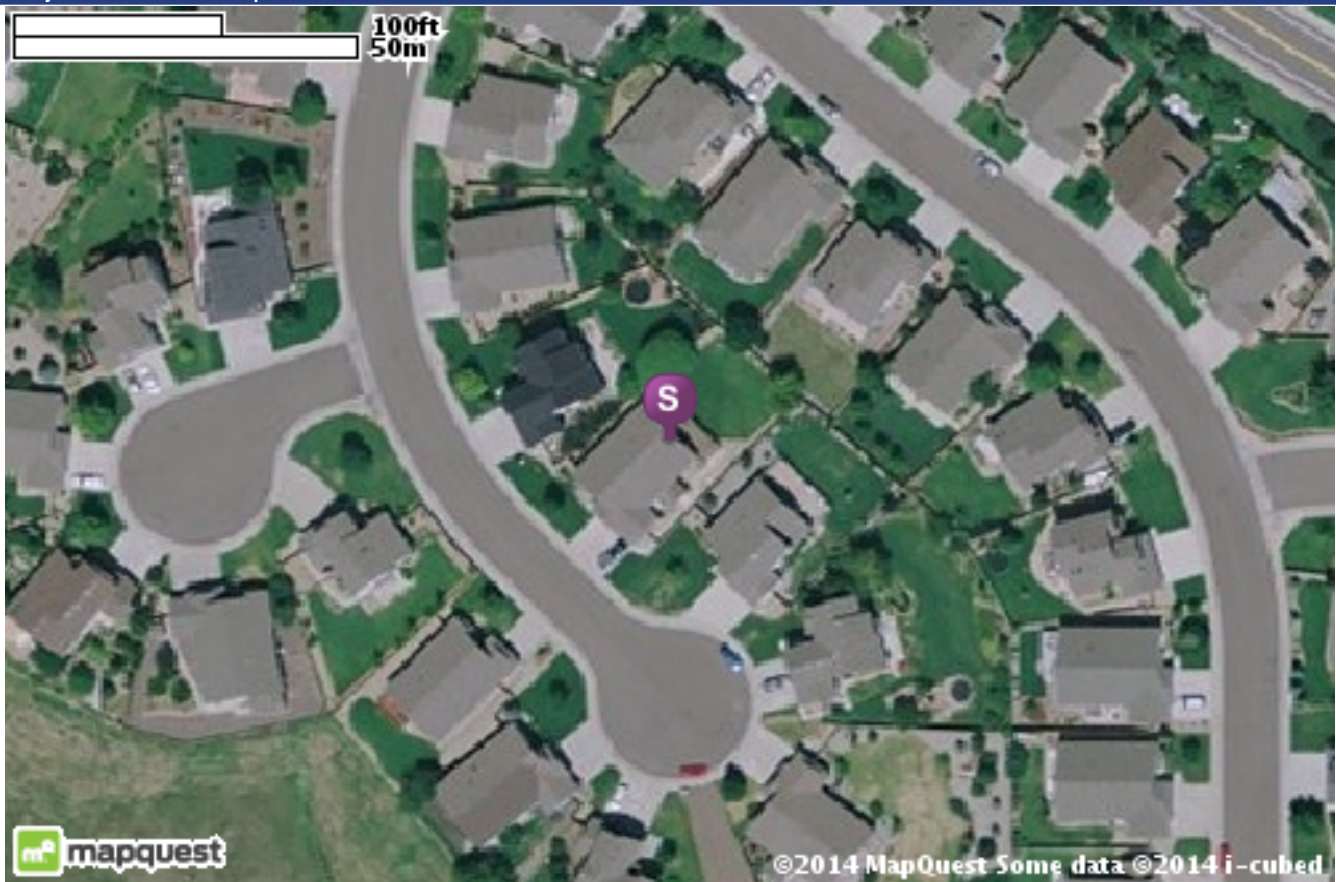
Value as of Order Date 04/10/2014

User Estimated Value (UEV)	375,000
Estimated Market Value [Conf Score 97]	332,800
Amount UEV is over/under Est. Mrkt Value:	+42,200
Percent UEV is over/under Est. Mrkt Value:	+12.7%

Valuation Alerts

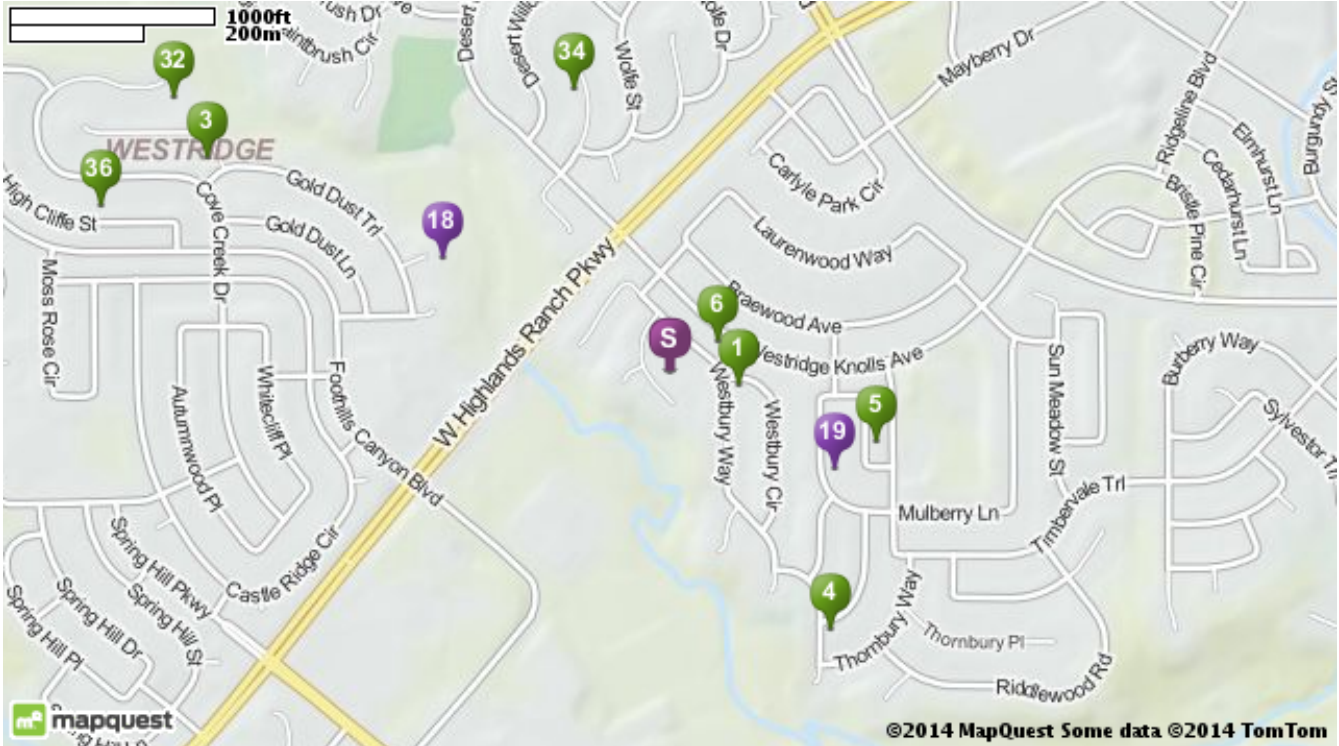
- ⚠ UEV is moderately higher than the Est. Market Value
- ✘ UEV is higher than ALL sale comps
- ⚠ UEV is moderately high versus listing comps
- ✘ UEV \$ per sq ft is higher than ALL sale comps
- ✔ UEV \$ per sq ft is supported by listing comps

Subject Satellite Map



Subject 9652 MOUNTAIN DAISY WAY, HIGHLANDS RANCH, CO 80129-6278
 Order Date 04/10/2014

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	9652 MOUNTAIN DAISY WAY		281,000	03/21/2012	3/2.0	2,029	0.23	1997		Pub. Rec. Sale

User Inputted Comparables

ID#	Address	Dist	Price	Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Desc	Comp Score
18(A)	2030 GOLD DUST CT	0.28	360,000	09/17/2013	3/3.0	2,060	0.19	1997		Pub. Rec. Sale	74
19(A)	1351 MULBERRY LN	0.21	381,000	04/02/2014	5/3.0	2,100	0.14	1999		MLS Sold	74
61(A)	1031 SPARROW HAWK DR	0.91	403,000	03/12/2014	4/3.0	2,164	0.15	1998		MLS Sold	74
62(A)	9575 S HACKBERRY ST	0.85	425,000	12/05/2013	3/2.0	2,041	0.17	1998		Pub. Rec. Sale	72
44(A)	22 E BURGUNDY ST	0.98	379,900	03/13/2014	3/3.0	2,224	0.19	1992		Listing	71

Best TrueRisk Comparable Sales by CompScore

ID#	Address	Dist	Sale Price	Sale Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Sale Type	Comp Score
1	9705 WESTBURY CIR	0.08	360,000	08/28/2013	3/2.0	2,050	0.20	1998		Pub. Rec. Sale	85
2	1187 ENGLISH SPARROW TRL	0.75	370,000	03/31/2014	3/2.0	2,030	0.17	1996		MLS Sold	84
3	2395 GOLD DUST TRL	0.56	310,000	03/26/2014	3/3.0	2,052	0.23	1999		MLS Sold	84
4	9898 MULBERRY WAY	0.34	338,500	01/08/2014	4/3.0	1,963	0.18	1999		Pub. Rec. Sale	84
5	9758 MULBERRY ST	0.24	322,500	03/25/2014	3/2.0	1,757	0.11	1998		MLS Sold	83
6	9724 WESTBURY WAY	0.06	355,420	12/20/2013	4/3.0	2,318	0.17	1998		Pub. Rec. Sale	81

Best TrueRisk Comparable Listings by CompScore

ID#	Address	Dist	List Price	List Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	DOM	Comp Score
31	9193 ROADRUNNER DR	0.60	344,900	03/10/2014	3/3.0	1,974	0.12	1996		31	79
32	9312 COVE CREEK DR	0.62	360,375	03/21/2014	4/3.0	2,075	0.24	2000		20	78
33	10097 CEDARIDGE WAY	0.54	332,000	03/21/2014	3/3.0	1,640	0.15	1997		20	77
34	9417 DESERT WILLOW WAY	0.32	340,000	01/02/2014	4/3.0	2,158	0.16	1996		98	77
35	1262 SAVANNAH SPARROW DR	0.57	322,500	02/07/2014	3/3.0	1,727	0.12	1996		62	76
36	9540 HIGH CLIFFE ST	0.65	379,900	04/08/2014	4/3.0	2,052	0.11	1997		2	75

Subject 9652 MOUNTAIN DAISY WAY, HIGHLANDS RANCH, CO 80129-6278
 Order Date 04/10/2014

Subject Details

9652 MOUNTAIN DAISY WAY, HIGHLANDS RANCH, CO 80129					
Bed / Bath / Ttl [MLS]	3 / 2.0 / 7 [3 / 2.0 / 8]	Design Style	R	Assessed Value / Year	\$27,480 / 2013
Living Area [MLS]	2,029 [2,030]	Property Type	DSF	Land Value	\$4,940
Lot Size [MLS]	0.23 / 10,019 [10,018]	No. of Stories	1	Imprvmnts Value / %	\$22,540 / 82.0%
Year Built	1997	Garage Type	ATT GAR	Subdivision	HIGHLANDS RANCH
		Garage Spaces / Area	3 / 600	School District	Douglas RE-1
Owner Occupied	Y	Bsmnt Area / Fin. Area	987 / 0		
Current Owner	SVALDI,SANDI K				Launch Bird's Eye View
Misc	APN: 0396839, CensusBlockId: 080350141203018, Legal Desc: LOT 34 HIGHLANDS RANCH #121-B. 0.231 AM/L, Pool, roof: composition				
MLS Remarks	Rare 3 bedroom ranch on quiet cul-de-sac, thousands under market. Large master suite with 5 piece bath and walk-in closet. 12x42 redwood deck. Professionally landscaped park like fenced yard with automatic sprinkler and storage shed. Cozy fireplace with gas log. Sunny southern exposure with mountain view. Large 3 car garage with automatic garage door opener Copyright 2014 Metrolist, Inc.. All rights reserved.				

Sale History

Date	Amount	Type	\$/sq ft	Buyer / Seller
03/21/2012	\$281,000	Sale	\$138	B:SVALDI,SANDI K S:KLINGER,STEPHEN J & MARILYN O
11/02/2011	\$295,000	Listing - MLS # 1047367		
11/25/1997	\$196,200	Sale	\$97	B: S:

Subject versus Market Comparables

Subj UEV: \$375,000	Low Price	Median Price	High Price	375,000	Subj % Rank
5 User Comps	360,000	381,000	425,000	360,000 ----- 425,000	19th percentile
Top 6 Sale Comps	310,000	346,960	370,000	310,000 ----- 370,000	100+ percentile
Top 6 Listing Comps	322,500	342,450	379,900	322,500 ----- 379,900	95th percentile

Subj UEV \$/Sqft: \$185	Low \$/Sqft	Median \$/Sqft	High \$/Sqft	185	Subj % Rank
5 User Comps	171	181	208	171 ----- 208	70th percentile
Top 6 Sale Comps	151	174	184	151 ----- 184	100+ percentile
Top 6 Listing Comps	158	180	202	158 ----- 202	T 60th percentile

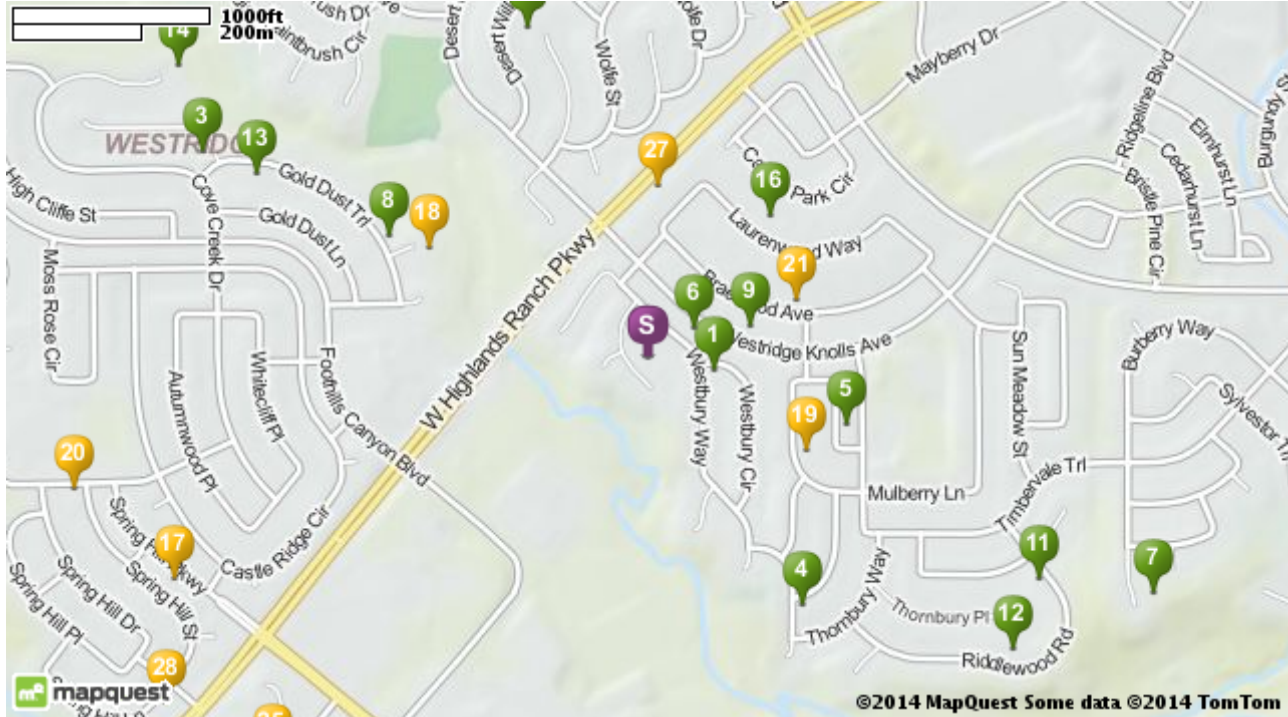
Subj Living Sqft: 2,029	Low Sqft	Median Sqft	High Sqft	2,029	Subj % Rank
5 User Comps	2,041	2,100	2,224	2,041 ----- 2,224	0- percentile
Top 6 Sale Comps	1,757	2,040	2,318	1,757 ----- 2,318	40th percentile
Top 6 Listing Comps	1,640	2,013	2,158	1,640 ----- 2,158	54th percentile

Subj Lot Size: 0.23	Low Lot Size	Median Lot Size	High Lot Size	0.23	Subj % Rank
5 User Comps	0.14	0.17	0.19	0.14 ----- 0.19	100+ percentile
Top 6 Sale Comps	0.11	0.18	0.23	0.11 ----- 0.23	T 100th percentile
Top 6 Listing Comps	0.11	0.14	0.24	0.11 ----- 0.24	98th percentile

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

Subject 9652 MOUNTAIN DAISY WAY, HIGHLANDS RANCH, CO 80129-6278
 Order Date 04/10/2014

Recent Sales Summary



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

There are 29 sales within 1.24 miles. Price data - Min: \$266,000 Max: \$405,000 Avg: \$335,132 Median: \$341,000

Subject

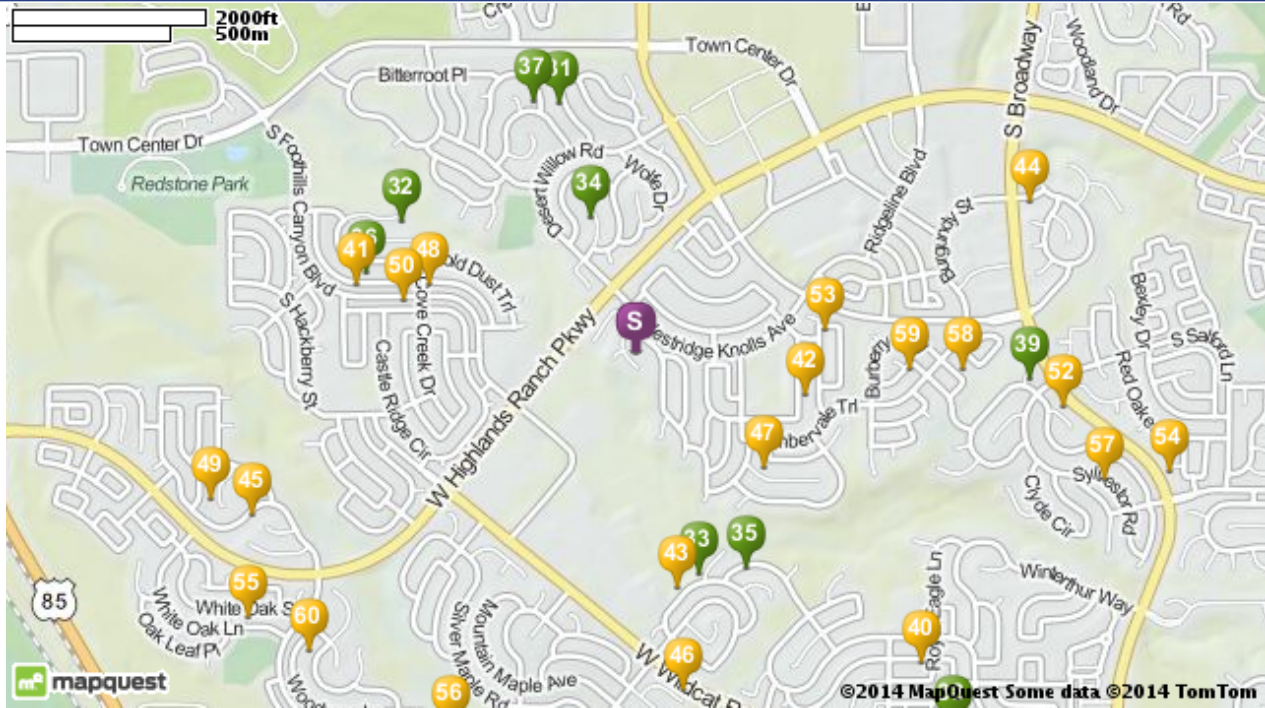
ID#	Address	Dist	Price	Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Desc
Subj	9652 MOUNTAIN DAISY WAY		281,000	03/21/2012	3/2.0	2,029	0.23	1997		Pub. Rec. Sale

TrueRisk Comparable Sales by CompScore

ID#	Address	Dist	Sale Price	Sale Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Sale Type	Comp Score
1	9705 WESTBURY CIR	0.08	360,000	08/28/2013	3/2.0	2,050	0.20	1998		Pub. Rec. Sale	85
2	1187 ENGLISH SPARROW TRL	0.75	370,000	03/31/2014	3/2.0	2,030	0.17	1996		MLS Sold	84
3	2395 GOLD DUST TRL	0.56	310,000	03/26/2014	3/3.0	2,052	0.23	1999		MLS Sold	84
4	9898 MULBERRY WAY	0.34	338,500	01/08/2014	4/3.0	1,963	0.18	1999		Pub. Rec. Sale	84
5	9758 MULBERRY ST	0.24	322,500	03/25/2014	3/2.0	1,757	0.11	1998		MLS Sold	83
6	9724 WESTBURY WAY	0.06	355,420	12/20/2013	4/3.0	2,318	0.17	1998		Pub. Rec. Sale	81
7	9876 BURBERRY WAY	0.64	349,900	03/06/2014	3/3.0	1,700	0.24	1998		Pub. Rec. Sale	80
8	2089 GOLD DUST CT	0.32	375,000	03/14/2014	3/3.0	1,791	0.16	1996		MLS Sold	79
9	1384 BRAEWOOD AVE	0.12	285,000	03/27/2014	3/3.0	1,619	0.10	1996		MLS Sold	78
10	9361 DESERT WILLOW WAY	0.40	405,000	12/27/2013	4/3.0	2,166	0.25	1996		Pub. Rec. Sale	78
11	931 RIDDLEWOOD RD	0.51	285,000	02/13/2014	3/3.0	1,772	0.11	2000		Pub. Rec. Sale	78
12	1091 RIDDLEWOOD RD	0.53	320,000	01/27/2014	3/3.0	1,893	0.13	2000		Pub. Rec. Sale	77
13	2348 GOLD DUST TRL	0.49	333,000	02/18/2014	4/3.0	2,060	0.15	1997		Pub. Rec. Sale	77
14	9305 COVE CREEK DR	0.63	354,000	03/11/2014	3/3.0	1,717	0.20	2000		Pub. Rec. Sale	76
15	106 ESTACK PL	1.09	380,500	02/25/2014	3/3.0	1,935	0.18	1995		Pub. Rec. Sale	76
16	1363 LAURENWOOD WAY	0.21	280,000	01/09/2014	3/3.0	1,704	0.09	1996		Pub. Rec. Sale	75
17	9844 SPRING HILL ST	0.60	341,000	02/28/2014	3/3.0	1,996	0.14	1993		Pub. Rec. Sale	74
18(A)	2030 GOLD DUST CT	0.28	360,000	09/17/2013	3/3.0	2,060	0.19	1997		Pub. Rec. Sale	74
19(A)	1351 MULBERRY LN	0.21	381,000	04/02/2014	5/3.0	2,100	0.14	1999		MLS Sold	74
20	9705 SPRING HILL ST	0.67	271,500	03/04/2014	3/3.0	1,996	0.15	1993		Pub. Rec. Sale	74
21	1341 BRAEWOOD AVE	0.18	278,000	02/03/2014	3/3.0	1,641	0.09	1997		Pub. Rec. Sale	74
22	2247 HYACINTH RD	1.08	312,500	02/19/2014	3/3.0	2,128	0.10	1995		Pub. Rec. Sale	74
23	375 KINGBIRD CIR	1.13	360,000	03/28/2014	3/3.0	1,877	0.11	2001		MLS Sold	74
24	10048 SYLVESTER RD	1.24	358,000	12/05/2013	3/3.0	2,055	0.18	1996		Pub. Rec. Sale	72
25	10002 SILVER MAPLE RD	0.63	367,000	09/11/2013	3/2.0	2,041	0.18	1996		Pub. Rec. Sale	72
26	1358 BRIARHOLLOW LN	0.61	283,000	03/06/2014	3/3.0	1,640	0.12	1997		Pub. Rec. Sale	71
27	1523 LAURENWOOD WAY	0.19	266,000	11/25/2013	3/3.0	1,706	0.07	1996		Pub. Rec. Sale	71
28	9987 SPRING HILL LN	0.68	320,000	02/28/2014	3/3.0	1,932	0.14	1991		Pub. Rec. Sale	70
29	901 SAGE SPARROW CIR	0.75	397,000	06/04/2013	3/3.0	1,921	0.21	1996		Pub. Rec. Sale	69

Subject 9652 MOUNTAIN DAISY WAY, HIGHLANDS RANCH, CO 80129-6278
 Order Date 04/10/2014

MLS Listings Summary



● CompScore 75 or higher
 ● CompScore 50 to 74
 ● CompScore less than 50
 ● User Inputted Addr
 There are 30 listings within 1.27 miles. Price data - Min: \$289,900 Max: \$404,975 Avg: \$347,601 Median: \$344,900

Subject

ID#	Address	Dist	Price	Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	Desc
Subj	9652 MOUNTAIN DAISY WAY		281,000	03/21/2012	3/2.0	2,029	0.23	1997		Pub. Rec. Sale

TrueRisk Comparable Listings by CompScore

ID#	Address	Dist	List Price	List Date	Bd/Ba	Living Area	Lot Size	Year Built	REO/SS	DOM	Comp Score
31	9193 ROADRUNNER DR	0.60	344,900	03/10/2014	3/3.0	1,974	0.12	1996		31	79
32	9312 COVE CREEK DR	0.62	360,375	03/21/2014	4/3.0	2,075	0.24	2000		20	78
33	10097 CEDARIDGE WAY	0.54	332,000	03/21/2014	3/3.0	1,640	0.15	1997		20	77
34	9417 DESERT WILLOW WAY	0.32	340,000	01/02/2014	4/3.0	2,158	0.16	1996		98	77
35	1262 SAVANNAH SPARROW DR	0.57	322,500	02/07/2014	3/3.0	1,727	0.12	1996		62	76
36	9540 HIGH CLIFFE ST	0.65	379,900	04/08/2014	4/3.0	2,052	0.11	1997		2	75
37	9102 FOX FIRE DR	0.62	367,000	02/28/2014	3/3.0	1,975	0.15	1996		41	75
38	634 BLUE HERON WAY	1.14	340,000	02/28/2014	3/3.0	1,900	0.16	2000		41	75
39	9698 SYLVESTER CT	0.92	384,900	02/11/2014	3/3.0	2,464	0.19	1999		58	75
40	724 SPARROW HAWK DR	0.98	365,000	03/17/2014	3/3.0	1,859	0.15	2000		24	73
41	9529 HIGH CLIFFE ST	0.66	365,000	04/04/2014	4/3.0	2,060	0.13	1998		6	73
42	1124 MULBERRY LN	0.41	297,000	03/21/2014	3/3.0	1,577	0.13	1999		20	73
43	1507 BRIARHOLLOW LN	0.56	325,000	01/08/2014	3/3.0	1,640	0.10	1996		92	73
44(A)	22 E BURGUNDY ST	0.98	379,900	03/13/2014	3/3.0	2,224	0.19	1992		28	71
45	10015 DEER CREEK ST	0.97	319,995	04/03/2014	3/3.0	1,750	0.13	1994		7	71
46	1517 SPRING WATER WAY	0.80	289,900	02/26/2014	3/3.0	1,782	0.13	1995		43	71
47	1235 THORNBURY PL	0.41	375,000	03/20/2014	5/3.0	2,095	0.13	1999		21	69
48	2370 GOLD DUST LN	0.50	309,900	03/02/2014	3/3.0	1,686	0.14	1996		39	69
49	9985 DEER CREEK CT	1.04	325,000	03/10/2014	3/3.0	1,773	0.15	1995		31	69
50	2547 FOOTHILLS CANYON CT	0.55	315,000	04/03/2014	3/3.0	1,696	0.10	1998		7	68
51	2075 ASHWOOD PL	1.20	375,000	03/20/2014	4/3.0	1,985	0.11	1997		21	68
52	95 SYLVESTER ST	1.00	400,000	03/14/2014	3/3.0	2,326	0.14	1994		27	68
53	9622 SUN MEADOW ST	0.44	315,000	03/27/2014	3/2.0	1,479	0.13	1997		14	67
54	322 FLORENCE CT	1.27	350,000	03/25/2014	3/3.0	2,109	0.16	1995		16	67
55	3155 WHITE OAK LN	1.09	389,900	03/28/2014	3/3.0	2,255	0.14	1994		13	67
56	10406 HOLLYHOCK CT	0.97	344,900	04/02/2014	4/3.0	2,147	0.10	1996		8	65
57	9917 SYLVESTER RD	1.13	375,000	04/03/2014	4/3.0	1,867	0.14	1997		7	65
58	9669 BURBERRY WAY	0.76	324,999	03/29/2014	3/3.0	1,530	0.11	1997		12	65
59	578 SYLVESTER TRL	0.64	310,000	03/31/2014	3/3.0	1,473	0.13	1998		10	63
60	10189 WOODROSE CT	1.03	404,975	03/28/2014	4/3.0	2,060	0.13	1995	REO	13	55

Subject 9652 MOUNTAIN DAISY WAY, HIGHLANDS RANCH, CO 80129-6278
 Order Date 04/10/2014

Market Comparables Quality Heat Map

Fitness Quality of Key Components Relative to the Subject

User Inputted Comparables

ID#	Address	Location	Improvements	Lot Size	Age of Comp	Year Built	Comp Score
18(A)	2030 GOLD DUST CT, HIGHLANDS RANCH	good	good	good	poor	excellent	74
19(A)	1351 MULBERRY LN, HIGHLANDS RANCH	excellent	fair	poor	excellent	good	74
61(A)	1031 SPARROW HAWK DR	fair	fair	poor	excellent	excellent	74
62(A)	9575 S HACKBERRY ST, HIGHLANDS RANCH	poor	good	fair	fair	excellent	72
44(A)	22 E BURGUNDY ST, HIGHLANDS RANCH	poor	good	good	excellent	fair	71

TrueRisk Comparable Sales by CompScore

ID#	Address	Location	Improvements	Lot Size	Age of Comp	Year Built	Comp Score
1	9705 WESTBURY CIR, HIGHLANDS RANCH	excellent	excellent	good	poor	excellent	85
2	1187 ENGLISH SPARROW TRL	fair	good	fair	excellent	excellent	84
3	2395 GOLD DUST TRL, HIGHLANDS RANCH	fair	good	excellent	excellent	good	84
4	9898 MULBERRY WAY, HIGHLANDS RANCH	excellent	fair	good	good	good	84
5	9758 MULBERRY ST, HIGHLANDS RANCH	excellent	good	poor	excellent	excellent	83
6	9724 WESTBURY WAY, HIGHLANDS RANCH	excellent	fair	fair	good	excellent	81
7	9876 BURBERRY WAY, HIGHLANDS RANCH	good	fair	excellent	excellent	excellent	80
8	2089 GOLD DUST CT, HIGHLANDS RANCH	good	fair	fair	excellent	excellent	79
9	1384 BRAEWOOD AVE, HIGHLANDS RANCH	excellent	fair	poor	excellent	excellent	78
10	9361 DESERT WILLOW WAY	fair	fair	excellent	good	excellent	78
11	931 RIDDLEWOOD RD, HIGHLANDS RANCH	good	good	poor	excellent	fair	78
12	1091 RIDDLEWOOD RD, HIGHLANDS RANCH	good	good	poor	excellent	fair	77
13	2348 GOLD DUST TRL, HIGHLANDS RANCH	fair	fair	poor	excellent	excellent	77
14	9305 COVE CREEK DR, HIGHLANDS RANCH	fair	fair	good	excellent	fair	76
15	106 ESTACK PL, HIGHLANDS RANCH, CO	poor	good	good	excellent	good	76

TrueRisk Comparable Listings by CompScore

ID#	Address	Location	Improvements	Lot Size	Age of Comp	Year Built	Comp Score
31	9193 ROADRUNNER DR, HIGHLANDS RANCH	fair	good	poor	excellent	excellent	79
32	9312 COVE CREEK DR, HIGHLANDS RANCH	fair	fair	excellent	excellent	fair	78
33	10097 CEDARIDGE WAY, HIGHLANDS RANCH	good	fair	poor	excellent	excellent	77
34	9417 DESERT WILLOW WAY	good	fair	fair	good	excellent	77
35	1262 SAVANNAH SPARROW DR	good	fair	poor	excellent	excellent	76
36	9540 HIGH CLIFFE ST, HIGHLANDS RANCH	fair	good	poor	excellent	excellent	75
37	9102 FOX FIRE DR, HIGHLANDS RANCH	fair	good	poor	excellent	excellent	75
38	634 BLUE HERON WAY, HIGHLANDS RANCH	poor	good	fair	excellent	fair	75
39	9698 SYLVESTOR CT, HIGHLANDS RANCH	fair	fair	good	excellent	good	75
40	724 SPARROW HAWK DR, HIGHLANDS RANCH	fair	fair	poor	excellent	fair	73
41	9529 HIGH CLIFFE ST, HIGHLANDS RANCH	fair	fair	poor	excellent	excellent	73
42	1124 MULBERRY LN, HIGHLANDS RANCH	good	fair	poor	excellent	good	73
43	1507 BRIARHOLLOW LN, HIGHLANDS RANCH	good	fair	poor	good	excellent	73
44(A)	22 E BURGUNDY ST, HIGHLANDS RANCH	poor	good	good	excellent	fair	71
45	10015 DEER CREEK ST, HIGHLANDS RANCH	poor	good	poor	excellent	fair	71
46	1517 SPRING WATER WAY	fair	good	poor	excellent	good	71

* Unable to determine fitness quality of component because the subject was missing data elements.