



SAMPLE REPORT

Property: 623 LINCOLN WAY
DARLINGTON, CA 95678-1234

Value	\$408,444	Confidence	87
Highest Reasonable	\$443,591	Valuation Date	Mar 1, 2006
Lowest Reasonable	\$388,297	Neighborhood Avg. Value	\$398,411

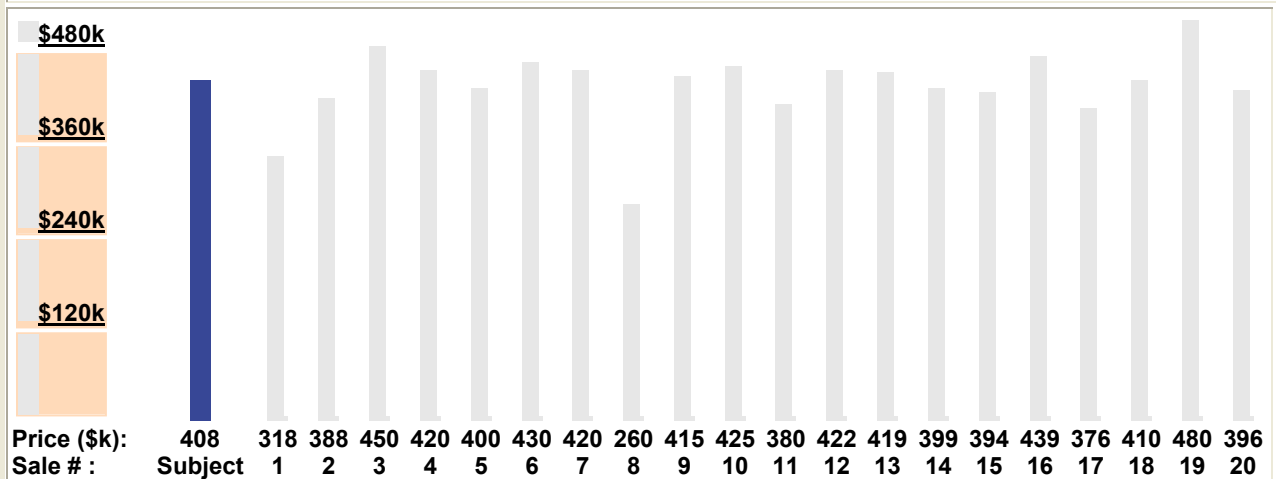
Sales Analysis

	Average	Mid-Point	Low Value	High Value
Sales Prices	\$398,411	\$410,000	\$260,000	\$480,000

Property ID	009-120-008-000	Year Built	2003
Census Tract		Lot Area (sf)	0
Reference Date Sale	Jan 13, 2006	Living Area (sf)	1599
Reference Sale Price	\$375,000	Total Rooms	0
Reference Sale Code	F	Bedrooms	3
Reference Loan Amount	\$37,500	Baths	2
Assessed Date	2004	Stories	0
Assessed Land	\$83,122	Style	U-Shape
Assessed Improvements	\$187,165	A/C	ACE
Assessed Total	\$270,287	Pool	
		Parking Space Cnt	Undefined Type - 1 Car

Prices for Recent Sales

Ordered by distance from left to right--see table below for associated number



Nearby Sales Sorted By Distance

	Miles	Price	Mortgage	Address	City	Date
1	0	\$318,054	\$0	726 MEADOW WOOD WAY	DARLINGTON	May 24, 2005
2	0	\$388,000	\$226,763	172 HENRY CT	DARLINGTON	Oct 12, 2005
3	0	\$450,000	\$276,617	661 OAKDALE LN	DARLINGTON	Jun 15, 2005
4	0	\$420,000	\$205,400	593 LINCOLN WAY	DARLINGTON	Apr 18, 2005
5	0.1	\$400,000	\$194,950	566 MEADOW WOOD WAY	DARLINGTON	Aug 29, 2005
6	0.1	\$430,000	\$259,629	494 LINCOLN WAY	DARLINGTON	Mar 16, 2005
7	0.1	\$420,000	\$230,250	512 LINCOLN WAY	DARLINGTON	Sep 20, 2005
8	0.1	\$260,000	\$207,940	800 PACIFIC CT	DARLINGTON	Aug 30, 2005
9	0.2	\$415,000	\$340,800	590 MEADOW WOOD WAY	DARLINGTON	Jul 25, 2005
10	0.2	\$425,000	\$340,000	210 DARIEN CT	DARLINGTON	Apr 15, 2005
11	0.3	\$380,000	\$304,000	677 MEADOW WOOD WAY	DARLINGTON	Oct 12, 2005
12	0.3	\$422,000	\$253,200	637 MEADOW WOOD WAY	DARLINGTON	Jul 7, 2005
13	0.3	\$419,000	\$335,200	230 DARIEN CT	DARLINGTON	Jan 3, 2006
14	0.3	\$399,000	\$269,200	215 DARIEN CT	DARLINGTON	Oct 28, 2005
15	0.3	\$394,000	\$265,200	617 LINCOLN WAY	DARLINGTON	Mar 15, 2005
16	0.4	\$439,000	\$351,200	745 OAKDALE LN	DARLINGTON	Jun 15, 2005
17	0.4	\$376,000	\$300,800	653 MEADOW WOOD WAY	DARLINGTON	Feb 11, 2006
18	0.4	\$410,000	\$310,000	563 LINCOLN WAY	DARLINGTON	Aug 10, 2005
19	0.4	\$480,000	\$360,000	200 OAKDALE CT	DARLINGTON	Oct 25, 2005
20	0.4	\$396,000	\$316,720	734 MEADOW WOOD WAY	DARLINGTON	May 6, 2005

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