

Home Valuation Report

Tuesday, August 10, 2010



For

Sam and Sue Sample
460 W Sample Street
Tempe, AZ 85284

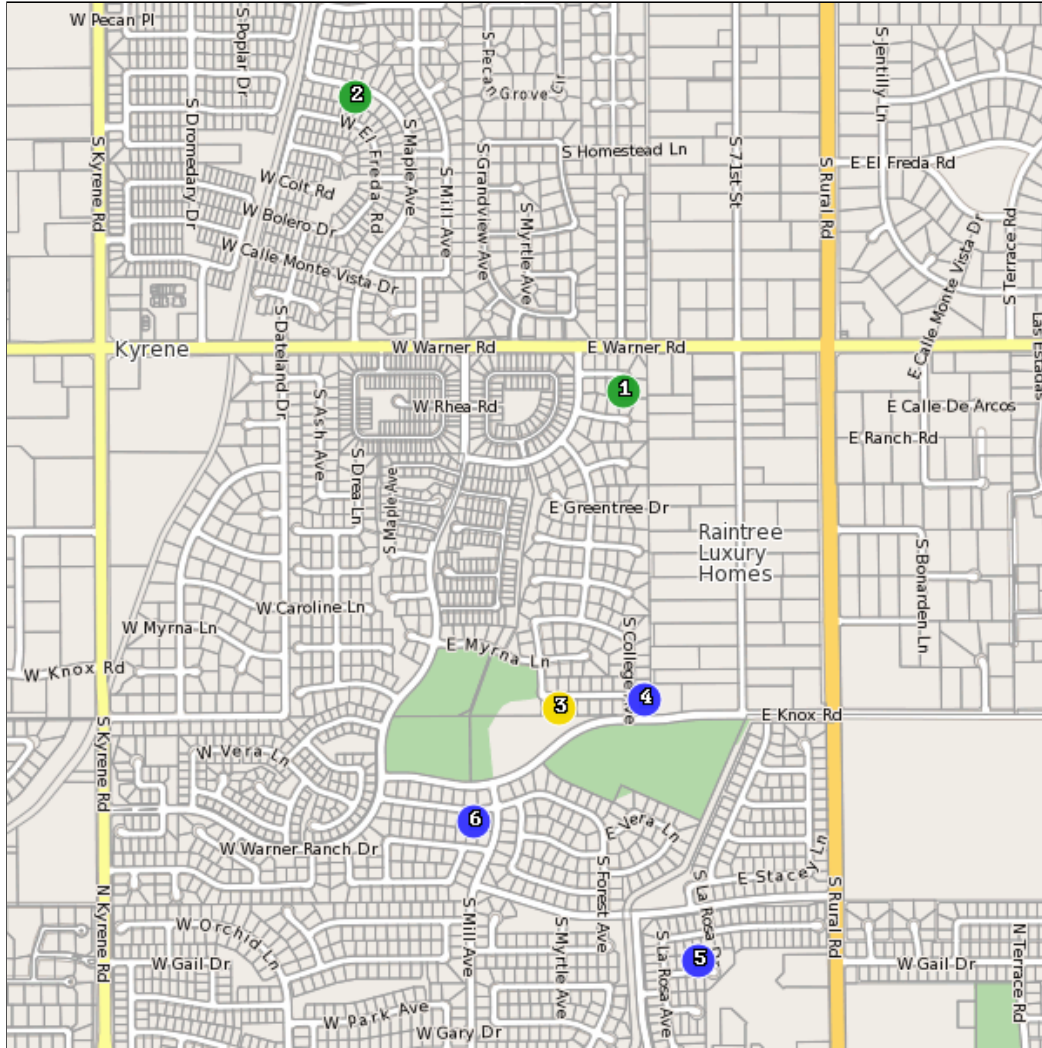
By

The Lucas Group at Keller Williams Arizona Realty

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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



Legend

● Active ● Sold ● Pending ● Temporary Off Market ● Cancelled ● Expired

- | | |
|---|--|
| 1. 281 E CALLE DE ARCOS -- , Tempe AZ 85284 | 2. 135 W CALLE DE CABALLOS -- , Tempe AZ 85284 |
| 3. 151 E Jeanine DR , Tempe AZ 85284 | 4. 9387 S COLLEGE AVE , Tempe AZ 85284 |
| 5. 574 E YVONNE LN , Tempe AZ 85284 | 6. 27 W VERA LN , Tempe AZ 85284 |

	Subject	4427872		4407755		4374770	
							
	460 W Sample Street Tempe AZ 85284	281 E CALLE DE ARCOS -- Tempe AZ		135 W CALLE DE CABALLOS -- Tempe AZ		574 E YVONNE LN Tempe AZ	
List Price		\$365,000		\$349,900		\$365,000	
Original List Price		\$365,000		\$389,900		\$365,000	
Sold Price						\$355,000	
Status		Active		Active		Sold	
Status Date		07/21/2010		06/14/2010		06/08/2010	
Agent Days on Market		21		57		33	
Cumulative Days on Market		20		57		33	
Adjustment			+/-		+/-		+/-
Approx SQFT	2850	2,813	+1480	3,010	-6400	2,895	-1800
Approx Lot SqFt	8750	11413.00	-5326	7632.00	+2236	6512.00	+4476
Pool - Private	No Pool	Pool - Private; Play Pool	-10000	Pool - Private	-10000	Pool - Private; Heated Pool; Play Pool	-12500
Parking	3 Car Garage	3 Car Garage; Electric Door Opener		3 Car Garage		3 Car Garage; Electric Door Opener	
Adjusted Price	\$342,881	\$351,154		\$335,736		\$345,176	
Price Per Approx SQFT	120.31	\$124.83		\$111.54		\$119.23	
Price Per Approx Lot SqFt	39.19	\$30.77		\$43.99		\$53.01	

	Subject	4243880		4358622		4396744	
							
	460 W Sample Street Tempe AZ 85284	9387 S COLLEGE AVE Tempe AZ		27 W VERA LN Tempe AZ		151 E Jeanine DR Tempe AZ	
List Price		\$379,000		\$349,000		\$355,000	
Original List Price		\$399,168		\$349,000		\$374,000	
Sold Price		\$358,808		\$345,000			
Status		Sold		Sold		Pending	
Status Date		03/30/2010		04/29/2010		06/21/2010	
Agent Days on Market		218		4		25	
Cumulative Days on Market		217		4		25	
Adjustment			+/-		+/-		+/-
Approx SQFT	2850	2,813	+1480	3,013	-6520	2,813	+1480
Approx Lot SqFt	8750	15263.00	-13026	9888.00	-2276	10315.00	-3130
Pool - Private	No Pool	No Pool		No Pool		Pool - Private; Diving Pool	-12500
Parking	3 Car Garage	3 Car Garage; Electric Door Opener		3 Car Garage; Electric Door Opener		3 Car Garage; Electric Door Opener	
Adjusted Price	\$342,881	\$347,262		\$336,204		\$340,850	
Price Per Approx SQFT	120.31	\$123.45		\$111.58		\$121.17	
Price Per Approx Lot SqFt	39.19	\$22.75		\$34.00		\$33.04	

Price Analysis

Summary of Closed Listings											
MLS #	Address	List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	Sold Date	Sold Price	Total Adjusts	Adjusted Price
4243880	9387 S COLLEGE AVE, Tempe AZ	\$379,000	218	217	43FRDX3G	2,813	\$123.45	03/04/2010	\$358,808	\$-11,546	\$347,262
4374770	574 E YVONNE LN, Tempe AZ	\$365,000	33	33	43.5FRDXPSO3G	2,895	\$119.23	06/07/2010	\$355,000	\$-9,824	\$345,176
4358622	27 W VERA LN, Tempe AZ	\$349,000	4	4	53FRDX3G	3,013	\$111.58	04/28/2010	\$345,000	\$-8,796	\$336,204

Summary of Pending Listings											
MLS #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	List Price	Total Adjusts	Adjusted Price	
4396744	151 E Jeanine DR, Tempe AZ	\$374,000	25	25	43FRDXP3G	2,813	\$121.17	\$355,000	\$-14,150	\$340,850	

Summary of Active Listings											
MLS #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	List Price	Total Adjusts	Adjusted Price	
4427872	281 E CALLE DE ARCOS --, Tempe AZ	\$365,000	21	20	43FRDXPS3G	2,813	\$124.83	\$365,000	\$-13,846	\$351,154	
4407755	135 W CALLE DE CABALLOS --, Tempe AZ	\$389,900	57	57	53.5FRDXPO3G	3,010	\$111.54	\$349,900	\$-14,164	\$335,736	

Low, Average, Median, and High Comparisons				
	Closed	Pending	Active	Overall
Low	\$336,204	\$340,850	\$335,736	\$335,736
Average	\$342,881	\$340,850	\$343,445	\$342,730
Median	\$345,176	\$340,850	\$343,445	\$343,013
High	\$347,262	\$340,850	\$351,154	\$351,154

Overall Market Analysis (Unadjusted)											
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. ADOM	Avg. CDOM
Closed	3	1,093,000	364,333	1,058,808	352,936	0.97	2,907	125.55	121.56	85	85
Pending	1	355,000	355,000	0	0	0.00	2,813	126.20	0.00	25	25
Active	2	714,900	357,450	0	0	0.00	2,912	123.00	0.00	39	38
Overall	6	2,162,900	360,483	1,058,808	352,936	0.97	2,893	124.81	121.56	60	59

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Circle (-111937187,33327514,26647,22262); Status of 'Active', 'Closed', 'Pending','AWC-Contingent Offers','AWC-Seller Written Instructions','AWC-Existing Option to Purchase'; Approx SQFT between 2600 and 3050; Level of ' Two Levels'; Close of Escrow Date between '2/1/2010' and '08/10/2010'.

Comparison Based on Important Values				
MLS #	Address	Adjusted Price	Price Per Approx SQFT	Price Per Approx Lot SqFt
4427872	281 E CALLE DE ARCOS -- , Tempe AZ	\$351,154	\$124.83	\$30.77
4407755	135 W CALLE DE CABALLOS -- , Tempe AZ	\$335,736	\$111.54	\$43.99
4396744	151 E Jeanine DR , Tempe AZ	\$340,850	\$121.17	\$33.04
4243880	9387 S COLLEGE AVE , Tempe AZ	\$347,262	\$123.45	\$22.75
4374770	574 E YVONNE LN , Tempe AZ	\$345,176	\$119.23	\$53.01
4358622	27 W VERA LN , Tempe AZ	\$336,204	\$111.58	\$34.00
Average		\$342,730	\$118.63	\$36.26
Subject Has			2850	8750
Indicated Price			\$338,108.59	\$317,277.64
Average				\$327,693.12

Listing Price Recommendation



Low	\$336,204
High	\$347,262
Recommended	\$342,881

Calculation Method: Recommended Price is generated using the average price of the comparables. High/Low Prices are generated using the High/Low Price of the comparables

Client Report (1)

281 E CALLE DE ARCOS -- Tempe, AZ 85284

\$365,000



4427872	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 3 SF: 2,813 / County Assessor Year Built: 1986 Pool: Private EF: 43FRDXPS3G Approx Lot SqFt: 11,413 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: WARNER RANCH ESTATES Tax Municipality: Tempe Marketing Name: WARNER RANCH ESTATES Planned Cmty Name: WARNER RANCH Model: Builder Name: UDC Hun Block: 8850 S Map Code/Grid: T37 Bldg Number:	
Ele Sch Dist: 028 - Kyrene Elementary District Elementary School: Kyrene de la Mariposa Jr. High School: Pueblo		High School Dist #: 213 - Tempe Union High School District High School: Corona del Sol	

Cross Streets: FROM RURAL RD & WARNER RD* **Directions:** WEST ON WARNER TO FOREST, SOUTH TO THE FIRST STREET, THEN LEFT, HOME WILL BE ON YOUR RIGHT.....IT DOES NOT BACK TO WARNER!

Remarks: TERRIFIC UDC HOME IN POPULAR WARNER RANCH*LOTS OF IMPROVEMENTS IN 2009 INCLUDING: THE ENTIRE INTERIOR WAS PROFESSIONALLY PAINTED, NEW APPLIANCES WERE INSTALLED IN THE KITCHEN AS WELL AS SILESTONE COUNTERTOPS*LOTS OF PLUMBING AND ELECTRICAL UPGRADES WERE ALSO INCLUDED*TILE WAS INSTALLED IN THE FAMILY ROOM, THE KITCHEN AND DINING NOOK AS WELL AS THE LAUNDRY ROOM*GREAT GUEST BDRM & FULL BATH ON THE MAIN FLOOR, THE LARGE MASTER SUITE IS UPSTAIRS WITH 2 ADDITIONAL BEDROOMS & THE 3RD FULL BATH*HUGE CUL DE SAC LOT WITH VERY LARGE PLAY POOL AND SEPARATE SPA PLUS PLENTY OF GRASSY PLAY AREA FOR THE KIDS AND PETS!KYRENE SCHOOL DISTRICT!

Master Bedroom	19 15	Bedroom 2	12 11	Bedroom 3	12 12	Bedroom 4	13 10	Living Room	16 13
		Family Room	18 15	Kitchen	19 14	Dining Room	14 11		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Cul-De-Sac Lot; North/South Exposure Exterior Features: Patio; Covered Patio(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area Features: Vaulted Ceiling(s); Wet Bar(s) Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2009; Floor Partial/Full: Partial; Plmbg Yr Updated: 2009; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Multi-Zones	County Code: Maricopa Legal Subdivision: WARNER RANCH ESTATES LOT 1-130 TR A B AN: 301-61-528 Lot Number: 7 Town-Range-Section: 1S-4E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,910/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$365,000 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Disc Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: LEPIN & RENEHAN HOA Telephone: 480-345-0046	HOA Fee/Paid: \$200/Semi-Annually Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 20 / 21	List Price: \$365,000	Special Listing Cond: N/A

Listed by: Realty Executives (reax51)

Description	Value	
		\$365,000
Approx SQFT	+1480	\$366,480
Approx Lot SqFt	-5326	\$361,154
Pool - Private	-10000	\$351,154
Final Adjusted Value		\$351,154

Description	Value
Approx SQFT	\$124.83
Approx Lot SqFt	\$30.77

Client Report (1)

135 W CALLE DE CABALLOS -- Tempe, AZ 85284

\$349,900



4407755	Residential	Single Family - Detached	Active
Beds/Baths: 5 / 3.5 SF: 3,010 / Owner Year Built: 1988 Pool: Private EF: 53.5FRDXPO3G Approx Lot SqFt: 7,632 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Pecan Grove Estates Tax Municipality: Tempe Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 8400 S Map Code/Grid: S37 Bldg Number:	
Ele Sch Dist: 028 - Kyrene Elementary District Elementary School: C. I. Waggoner Jr. High School: Kyrene Middle		High School Dist #: 003 - Tempe School District High School: Corona del Sol	

Cross Streets: Rural and Warner **Directions:** E on Warner, N on Maple (at Pecan Grove Estates ... subdivision entrance) and follow the curving road. Road turns into Calle de Caballos.

Remarks: Price reduced \$40K for quick sale. Awesome floorplan ... 5 bedrooms plus den (downstairs)with private entrance. Turn key home ready for buyers to move in. Fresh two-tone paint inside with custom tile throughout, granite counters, tiled backsplashes in kitchen and bathrooms. Under cabinet lighting in kitchen, hardwood floors in all bedrooms, hallway and stairs. Custom front double doors and back arcadia doors. Sparkling pool with water feature. Pool is easy to fence if desired. Grassy play area for kids or dogs. Large storage area under stairs. Built-in cabinets in oversized garage. Great home waiting for a new family!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: Fireplace Family Rm Exterior Features: Covered Patio(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area Features: Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Additional Bedroom: Master Bdrm Upstairs Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: PECAN GROVE ESTATES 2 AN: 301-52-499 Lot Number: 92 Town-Range-Section: 1S-4E-15 Cty Bk&Pg: Plat: Taxes/Yr: \$2,577/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Private Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Pecan Grove Estates HOA Telephone: 480-345-0046	HOA Fee/Paid: \$38/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 57 / 57	List Price: \$349,900	Special Listing Cond: Owner/Agent

Listed by: Realty One Group (reog04)

Description	Value	
		\$349,900
Approx SQFT	-6400	\$343,500
Approx Lot SqFt	+2236	\$345,736
Pool - Private	-10000	\$335,736
Final Adjusted Value		\$335,736

Description	Value
Approx SQFT	\$111.54
Approx Lot SqFt	\$43.99

Client Report (1)

151 E Jeanine DR Tempe, AZ 85284

\$355,000



4396744	Residential	Single Family - Detached	Pending
Beds/Baths: 4 / 3 SF: 2,813 / County Assessor Year Built: 1987 Pool: Private EF: 43FRDXP3G Approx Lot SqFt: 10,315 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Warner Ranch Estates Tax Municipality: Tempe Marketing Name: Warner Ranch Estates Planned Cmty Name: Warner Ranch Model: Fairmont Builder Name: UDC Hun Block: 9350 S Map Code/Grid: T37 Bldg Number:	
Ele Sch Dist: 028 - Kyrene Elementary District Elementary School: Kyrene de la Mariposa Jr. High School: Pueblo		High School Dist #: 213 - Tempe Union High School District High School: Corona del Sol	

Cross Streets: Warner and Rural **Directions:** Kyrene West to Warner Ranch Dr., South to Myrna, East to Myrtle, South to Jeanine, East To Home

Remarks: This move in ready 4 bedroom 2.5 bath 3 car garage home located in the highly desirable Tempe neighborhood of Warner Ranch. Upstairs you will find 2 bedrooms split with a Jack and Jill bath and the master bedroom. The master bedroom has a large bath with expanded balcony overlooking green open spaces (no back yard neighbors) and onto a lovely landscaped back yard with a diving pool. Downstairs you will find a large living room with formal dining, family room w/fireplace, a wet bar and a bedroom. This home is in very close walking distance to Hangar Park, Warner Park and the elementary school. Plus the home is located on an oversized lot with a large pool and a grassy play area. Won't find ANY home with a better location. This is a traditional sale with quick response from the Seller.

Master Bedroom	15	19	Bedroom 2	11.5	12	Bedroom 3	11.5	12.5	Bedroom 4	11	13	Living Room	17	14
			Family Room	25	14.5				Dining Room	11.5	15			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Diving Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: North/South Exposure Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Storage Shed(s); Pvt Yrd (s)/Ctryrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Vaulted Ceiling(s) Add'l Property Use: None Flooring: Carpet; Laminate; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Cist Laundry: Inside Laundry Dining Area: Formal; Dining in FR Other Rooms: Family Room; Great Room Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial	Architecture: Ranch; Santa Barbara/Tuscan Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: AN: 301-61-593 Lot Number: 72 Town-Range-Section: 1S-4E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,859.3/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Warner Ranch HOA Telephone: 480-345-0046	HOA Fee/Paid: \$42/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Prof Managed	Cap Imprv/Impact Fee: Unknown Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 25 Off Market Date: 06/21/2010	List Price: \$355,000	Special Listing Cond: N/A

Listed by: Realty Executives (reax51)

Description	Value	
		\$355,000
Approx SQFT	+1480	\$356,480
Approx Lot SqFt	-3130	\$353,350
Pool - Private	-12500	\$340,850
Final Adjusted Value		\$340,850

Description	Value
Approx SQFT	\$121.17
Approx Lot SqFt	\$33.04

Client Report (1)

9387 S COLLEGE AVE Tempe, AZ 85284

\$358,808



4243880	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3 SF: 2,813 / County Assessor Year Built: 1987 Pool: None EF: 43FRDX3G Approx Lot SqFt: 15,263 / County Assessor Apx Lot Size Range: 18,001 - 24,000 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: WARNER RANCH ESTATES Tax Municipality: Tempe Marketing Name: WARNER RANCH Planned Cmty Name: WARNER RANCH Model: 2 LEVEL Builder Name: UDC Hun Block: 200 E Map Code/Grid: T37 Bldg Number:	
Ele Sch Dist: 028 - Kyrene Elementary District Elementary School: Kyrene de la Mariposa Jr. High School: Pueblo		High School Dist #: 213 - Tempe Union High School District High School: Corona del Sol	

Cross Streets: FROM WARNER RD & RURAL RD* **Directions:** WEST TO WARNER RANCH ROAD*SOUTH TO MYRNA*EAST TO MYRTLTE*SOUTH TO JEANINE & EAST TO THIS TERRIFIC HOME AT THE CORNER OF COLLEGE & JEANINE

Remarks: THIS BACK YARD IS INCREDIBLE, LIKE HAVING YOUR OWN PARK - ALMOST 1/2 ACRE! (AND IT BACKS TO CUSTOM HOMES) THE HOME ITSELF IS VERY WELL MAINTAINED & CLEAN, LIGHT & BRIGHT! ONE BEDROOM & BATH DOWN, THE MASTER SUITE & TWO BEDROOMS WITH A JACK/JILL BATH, UPSTAIRS. THE LARGE KITCHEN HAS A BREAKFAST BAR AND AN INFORMAL EATING AREA WITH A VIEW OF THE FIREPLACE IN THE FAMILY ROOM. THE BACK YARD FEATURES A LARGE COVERED PATIO & BEAUTIFUL TREES EVERYWHERE! ONE SIDE YARD HAS AN RV GATE AND THE OTHER SIDE YARD IS LARGE ENOUGH TO ADD A POOL IF YOU WANTED ONE. THE ELEMENTARY SCHOOL & PARK ARE JUST DOWN THE BLOCK. KYRENE SCHOOLS & CORONA DEL SOL HIGH! EASY FWY ACCESS & SHOPPING NEARBY, MAKE IT PERFECT!

Master Bedroom	19 15	Bedroom 2	12 11	Bedroom 3	12 12	Bedroom 4	13 10	Living Room	16 13
		Family Room	18 15	Kitchen	19 14	Dining Room	14 11		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage; Electric Door Opener RV Parking: RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: Fireplace Family Rm Property Description: Corner Lot Exterior Features: Patio; Covered Patio(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Vaulted Ceiling(s); Wet Bar(s) Add'l Property Use: None Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Master Bdrm Upstairs; Mstr Bdr Walkin Clist Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: WARNER RANCH ESTATES LOT 1-130 TR A B AN: 301-61-586 Lot Number: 65 Town-Range-Section: 1S-4E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$3,040/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$379,000 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$175/Semi-Annually Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Sep RV Prkng Avail; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 217 / 218 Close of Escrow Date: 03/04/2010 Off Market Date: 03/30/2010	List Price: \$379,000 Sold Price: \$358,808 Sold Price/SqFt: \$127.55 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Realty Executives (reax51)


Description	Value	
		\$358,808
Approx SQFT	+1480	\$360,288
Approx Lot SqFt	-13026	\$347,262
Final Adjusted Value		\$347,262

Description	Value
Approx SQFT	\$123.45
Approx Lot SqFt	\$22.75

Client Report (1)

574 E YVONNE LN Tempe, AZ 85284

\$355,000

	4374770 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3.5 SF: 2,895 / County Assessor Year Built: 1996 Pool: Both Private & Community EF: 43.5FRDXPSO3G Approx Lot SqFt: 6,512 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: Warner Ranch Meadows Tax Municipality: Tempe Marketing Name: Planned Cmty Name: Warner Ranch Model: Builder Name: UDC Hun Block: 9875 S Map Code/Grid: T37 Bldg Number:
	Ele Sch Dist: 028 - Kyrene Elementary District Elementary School: Kyrene de la Mariposa Jr. High School: Kyrene del Pueblo	High School Dist #: 213 - Tempe Union High School District High School: Corona del Sol

Cross Streets: Rural & Ray **Directions:** North on Rural, West on Alexander, South on La Rosa, West on Maria, South on La Rosa, East on Yvonne to property at end of cul de sac.

Remarks: Updated beautiful home, situated at the end of a cul-de-sac and right next to the neighborhood park and children's play area. True 4 bedroom home with additional HUGE bonus room or den. Gorgeous back yard with play pool, spa, fire pit, covered patio and view fence into the park. Upgraded kitchen with granite counter tops, island prep area, eat-in kitchen and great room.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Fireplace Family Rm; Firepit; No Fireplace Property Description: Cul-De-Sac Lot; Desert Front; Desert Back; North/South Exposure; Borders Common Area Exterior Features: Patio; Covered Patio(s); Yrd Wtring Sys Back Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path; Children's Playgrnd; Community Pool; Near Bus Stop; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Great Room; Den/Office; Bonus/Game Room Basement Description: None Items Updated: Floor Yr Updated: 2007	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: WARNER RANCH MEADOWS AN: 308-07-687 Lot Number: 56 Town-Range-Section: 1S-4E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,773/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$600/Semi-Annually Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); FHA Approved Prjct; VA Approved Prjct	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 33 Close of Escrow Date: 06/07/2010 Off Market Date: 05/19/2010	List Price: \$365,000 Sold Price: \$355,000 Sold Price/SqFt: \$122.63 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Realty East Valley (kwev01)


Description	Value	
		\$355,000
Approx SQFT	-1800	\$353,200
Approx Lot SqFt	+4476	\$357,676
Pool - Private	-12500	\$345,176
Final Adjusted Value		\$345,176

Description	Value
Approx SQFT	\$119.23
Approx Lot SqFt	\$53.01

Client Report (1)

27 W VERA LN Tempe, AZ 85284

\$345,000

	4358622 Residential Single Family - Detached Closed	
	Beds/Baths: 5 / 3 SF: 3,013 / County Assessor Year Built: 1989 Pool: Community EF: 53FRDX3G Approx Lot SqFt: 9,888 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: Warner Ranch Tax Municipality: Maricopa Marketing Name: Warner Ranch Planned Cmty Name: Model: Builder Name: UDC Hun Block: 880 S Map Code/Grid: T37 Bldg Number:
	Ele Sch Dist: 028 - Kyrene Elementary District Elementary School: Kyrene de la Mariposa Jr. High School: Kyrene del Pueblo	High School Dist #: 213 - Tempe Union High School District High School: Corona del Sol

Cross Streets: Warner & Rural **Directions:** South on Rural, West on Knox, South on Mill, West on Vera Lane, home is the 2nd house on the left

Remarks: A traditional sale by a motivated seller, not a short sale or lender-owned property. Get it closed before tax credit program expired. Prime location, renewed 5 bdrm/3 bath w/brand new flooring, 2-tone paint, refinished cabinets and granite counter. Walk to elementary school, Convenient access to freeways shopping centers and community facilities including pool, tennis courts and huge sporty greens. Priced to sell! Response fast! Seller is related to listing agent!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure Exterior Features: Patio; Covered Patio(s) Features: Wet Bar(s) Complex Feature: Children's Playgrnd; Community Pool; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clist Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2009; Floor Partial/Full: Partial; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: WARNER RANCH ESTATES 2 LOT 131-271 TR A B AN: 301-61-829 Lot Number: 226 Town-Range-Section: 1S-4E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$2,929.2/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$414/Semi-Annually Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 4 Close of Escrow Date: 04/28/2010 Off Market Date: 03/23/2010	List Price: \$349,000 Sold Price: \$345,000 Sold Price/SqFt: \$114.5 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Owner/Agent

Listed by: Realty One Group (reog04)

Description	Value	
Approx SQFT	-6520	\$338,480
Approx Lot SqFt	-2276	\$336,204
Final Adjusted Value		\$336,204

Description	Value
Approx SQFT	\$111.58
Approx Lot SqFt	\$34.00