

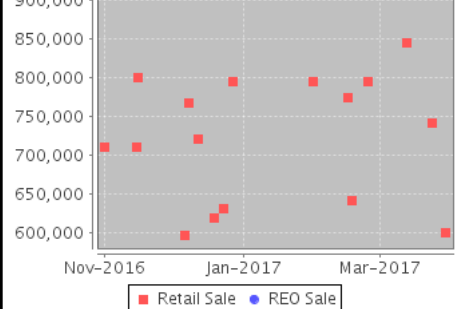
Intelligent Property Report



Subject 6114 PASEO MONONA, CARLSBAD, CA 92009-2204
Value Type: PV
As Of Date:
Order ID: 34987823

Subject Valuation					
Estimated Value:	\$762,600				
Confidence Score:	89%				
Value Range:	\$687,800 to \$837,400				
<table border="1"> <tr> <td>Est. Value Change - Last Yr:</td> <td>\$21,000</td> </tr> <tr> <td>Est. Value Change - Next Qtr:</td> <td>\$5,684</td> </tr> </table>		Est. Value Change - Last Yr:	\$21,000	Est. Value Change - Next Qtr:	\$5,684
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Neighborhood Area Intel																																																			
Total Property Count:	4,113																																																		
Area Analysis																																																			
<i>(Based upon DSF type properties in the subject's neighborhood area over the previous 1 year)</i>																																																			
Property Sales Count:	244																																																		
Percent Non-Owner Occupied:	25.00%																																																		
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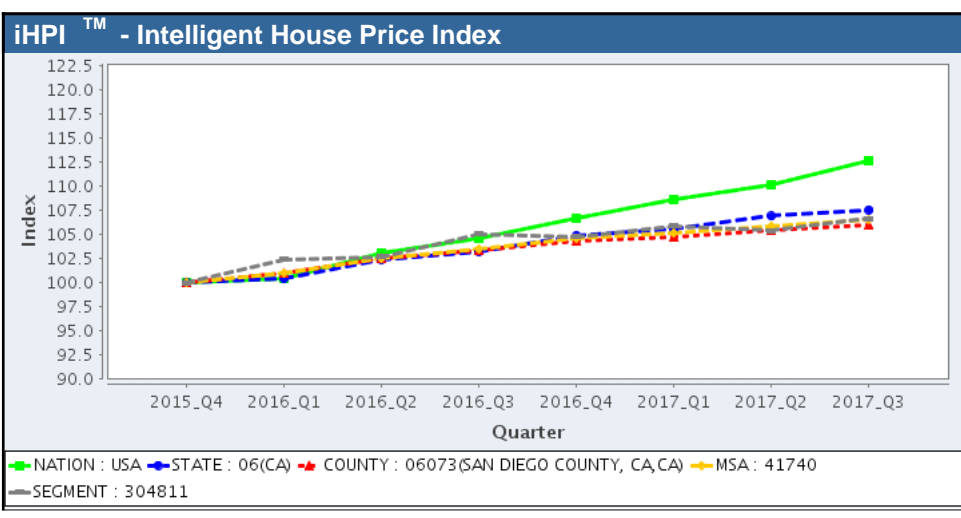
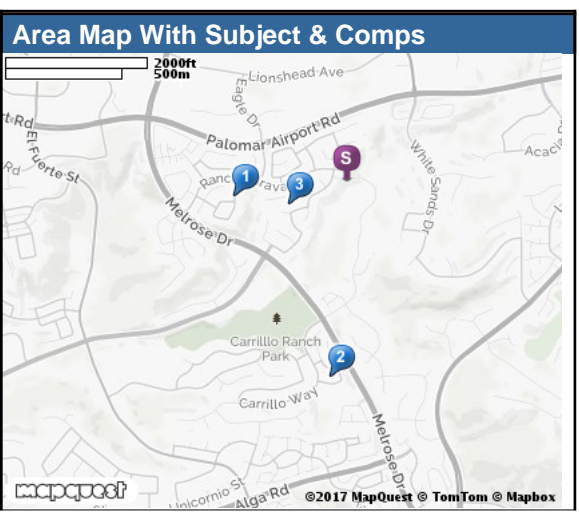


Comparable Sales				
	Subject	Sale Comp - 1	Sale Comp - 2	Sale Comp - 3
Address	6114 PASEO MONONA, CARLSBAD, CA 92009-2204	6129 PASEO TAPAJOS, CARLSBAD, CA 92009	6389 PASEO ASPADA, CARLSBAD, CA 92009	3222 RANCHO MILAGRO, CARLSBAD, CA 92009
Distance (miles)		0.39	0.73	0.20
Subdivision	RANCHO CARILLO VILLAGES K & P	RANCHO CARRILLO VILLAGES A-D	RANCHO CARRILLO VILLAGE O	RANCHO CARILLO VILLAGES K & P
APN	2218533000	2218223700	2226211300	2218520600
Census Tract	06073020013	06073020013	06073020013	06073020013
Distressed Flags				

Value History				
Time-adjusted Value		\$750,000	\$795,000	\$800,000
Total Adjustments				
Last Sale Price	\$530,000	\$750,000	\$795,000	\$800,000
Last Sale Date	08/20/2012	03/30/2017	01/31/2017	11/16/2016
Prior Sale Price	\$787,500	\$513,500	\$313,000	\$595,000
Prior Sale Date	12/01/2004	05/02/2003	09/17/1999	01/05/2004
List Price				
List Date				
Days on Market	0	0	0	0
PSF (current)	337.58	332.40	348.99	382.69
PSF (list)				

Assessor Details				
Assessed Value	\$551,324	\$628,236	\$70,992	\$640,000
Year	2016	2016	2016	2016
Land Value	\$299,262	\$243,194	\$20,662	\$347,000
Property Improvements	\$252,062	\$385,042	\$50,330	\$293,000

Property Details					
Style	Property Type	DSF	DSF	DSF	DSF
	Design Style				
	Manufactured				
Interior	Finished Square Feet	2259	2255	2316	2109
	Basement SqFt	0	0	0	0
	Bsmnt Fnsh SqFt	0	0	0	0
	Bedrooms	3	3	3	3
	Bathrooms	3.00	2.00	3.00	2.00
Exterior	Lot Size (acres)	0.14	0.13	0.13	0.44
Amenities	Fireplaces	0	0	0	0
	Pool	No	No	No	No
Garage	Garage Spaces	2	2	2	2
	Garage Type	Y	Y	Y	Y
Year Built		2002	2000	2000	2001
Owner		CHRISTINA SALERNO	LEONARD HAMACHER & DIANE HAMACHER	DANIEL D MACLELLA & SIMONE MACLELLAN	JOHN W DICK & BEVERLY B DICK



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