

AccuVal - Intelligent Property Report

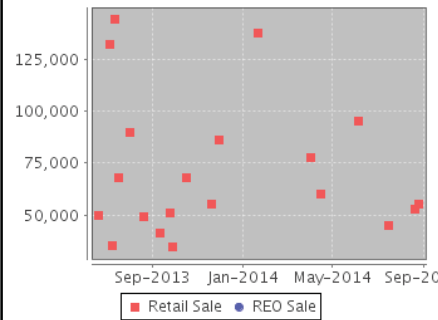
Subject 125 S FLORENCE ST, NAMPA, ID 83686-5433
Value Type: PV
As Of Date:
Order ID: 33253584



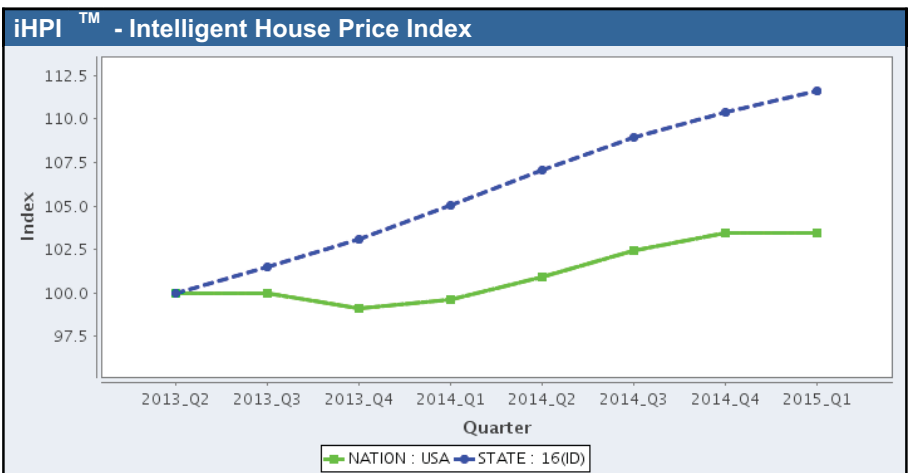
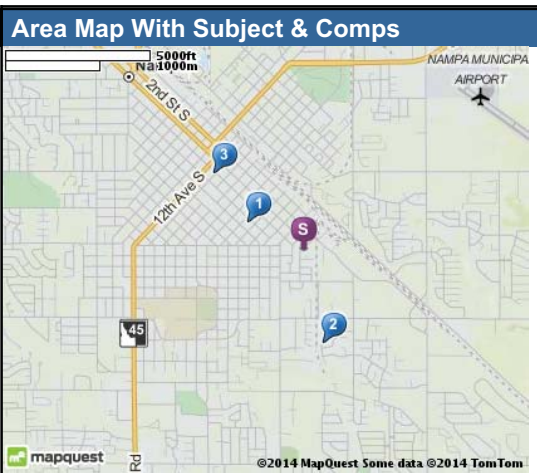
Subject Valuation					
Estimated Value:	\$56,800				
Confidence Score:	98%				
Value Range:	\$48,300 to \$65,300				
<table border="1"> <tr> <td>Est. Value Change - Last Yr:</td> <td>\$4,225</td> </tr> <tr> <td>Est. Value Change - Next Qtr:</td> <td>\$833</td> </tr> </table>		Est. Value Change - Last Yr:	\$4,225	Est. Value Change - Next Qtr:	\$833
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Est. Value Change - Next Qtr:	\$833				

Neighborhood Area Intel				
Total Property Count:	24,131			
Area Analysis <i>(Based upon DSF type properties in the subject's neighborhood area over the previous 1 year)</i>				
Property Sales Count:				
Percent Non-Owner Occupied:				
	Subject	Min	Avg	Max
Sale Price	\$56,800			
Main Sq Ft	1932	262	1,820	11,211
Year Built	1971	1861	1978	2013
Lot Area	0.17	0.01	2.46	435.00
Price per Sq Ft	\$29.40			
Bedrooms	4	1	3.22	10
Bathrooms	2.00	1.00	1.87	12.00
Bsmnt Sq Ft	0			
Basement Finished Sq Ft	936	90.00	990.04	3,862.00

Area Sales Chart - 2S style properties

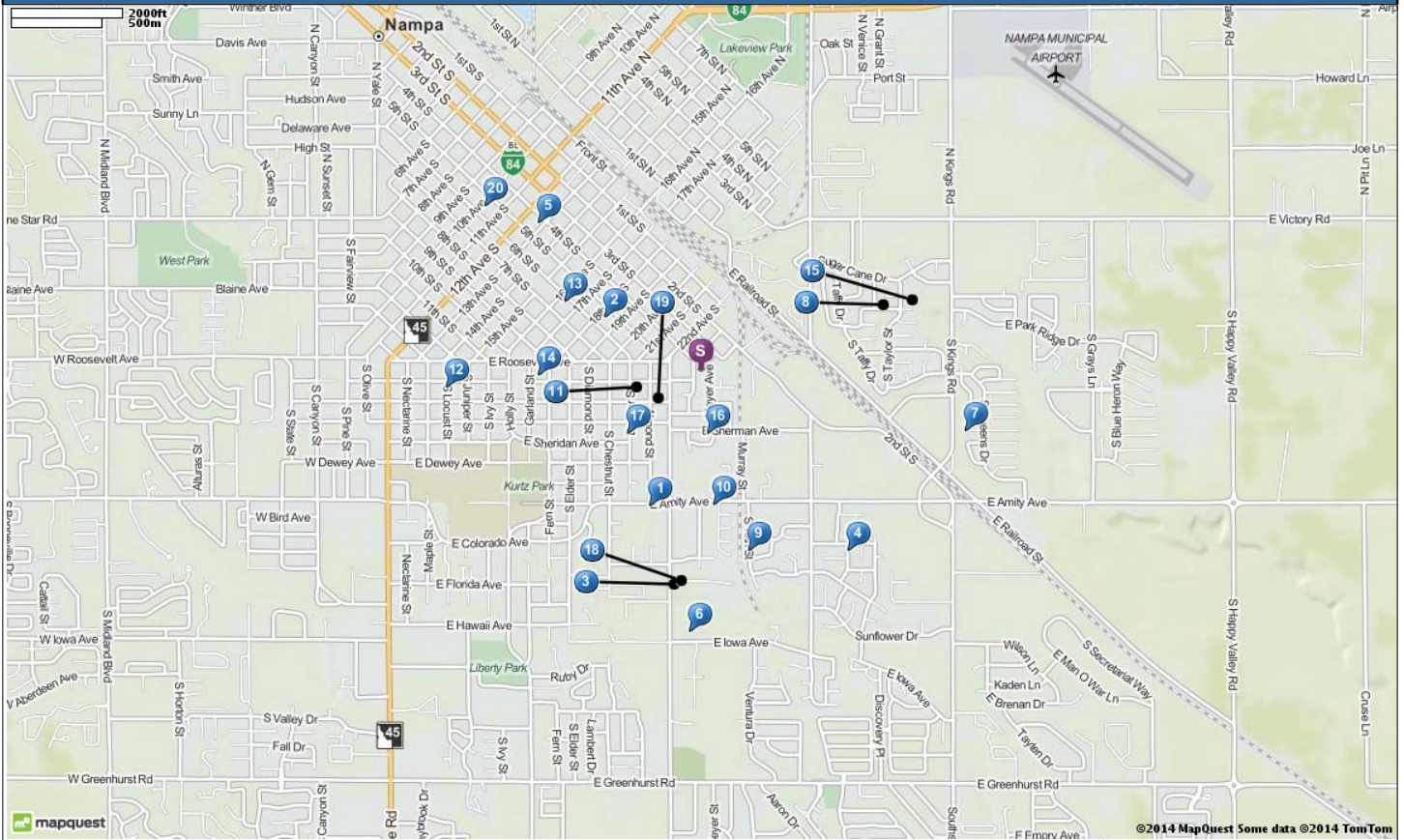


Comparable Sales				
	Subject	Sale Comp - 1	Sale Comp - 2	Sale Comp - 3
Address	125 S FLORENCE ST, NAMPA, ID 83686-5433	520 18TH AVE S, NAMPA, ID 83651	1017 S 19TH ST, NAMPA, ID 83686	415 13TH AVE S, NAMPA, ID 83651
Distance (miles)		0.36	0.67	0.76
Subdivision	WILLOWDALE SUB	INTERSTATE ADD	L W NOVIS SUB	NAMPA ORIGINAL
APN	R164990000	R098740000	R118290000	R137190000
Census Tract	16027020400	16027020300	16027020500	16027020100
Distressed Flags				
Value History				
Time-adjusted Value		\$53,041	\$55,100	\$60,000
Total Adjustments				
Last Sale Price	\$74,989	\$53,041	\$55,100	\$60,000
Last Sale Date	10/03/2012	08/20/2014	11/19/2013	04/15/2014
Prior Sale Price				
Prior Sale Date				
List Price				
List Date				
Days on Market	0	0	0	0
PSF (current)	29.40	29.41	35.12	30.74
PSF (list)				
Assessor Details				
Assessed Value	\$0	\$0	\$0	\$0
Year	2013	2013	2013	2013
Land Value	\$0	\$0	\$0	\$0
Property Improvements	\$0	\$0	\$0	\$0
Property Details				
Style	DSF	DSF	DSF	DSF
Design Style	2S	R	2S	R
Manufactured				
Interior				
Finished Square Feet	1932	1834	1692	2037
Basement SqFt	0	0	0	0
Bsmnt Fnsh SqFt	936	0	820	0
Bedrooms	4	3	4	3
Bathrooms	2.00	2.00	2.00	1.00
Exterior				
Lot Size (acres)	0.17	0.16	0.13	0.16
Amenities				
Fireplaces	0	0	0	1
Pool	No	No	No	No
Garage				
Garage Spaces	0	1	0	0
Garage Type		D		
Year Built	1971	1920	1973	1910
Owner				



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AccuVal - Area Recent Sales Report



	Address	Dist. (miles)	Last Sale Price	Last Sale Date	Main Sqft	Lot Size (acres)	Beds	Bath	Year Built	Prop Style	REO*
S	125 S FLORENCE ST, NAMPA, ID 83686	0	\$74,989	10/03/2012	1932	0.17	4	2.00	1971	2S	
1	1321 E AMITY AVE, NAMPA, ID 83686-5507	0.50	\$55,000	08/26/2014	1040	0.16	3	1.00	1971	R	No
2	520 18TH AVE S, NAMPA, ID 83651-4744	0.36	\$53,041	08/20/2014	1834	0.16	3	2.00	1920	R	No
3	1128 S POWERLINE RD, NAMPA, ID 83686-5625	0.75	\$44,718	07/15/2014	1248	0.30	3	1.00	1940	R	No
4	1019 POPPY DR, NAMPA, ID 83686-7140	0.85	\$95,000	06/05/2014	1296	0.23	3	2.00	1979	R	No
5	415 13TH AVE S, NAMPA, ID 83651-4229	0.76	\$60,000	04/15/2014	2037	0.16	3	1.00	1910	R	No
6	1522 E IOWA AVE, NAMPA, ID 83686-5643	0.93	\$77,932	04/01/2014	1400	0.50	3	1.00	1966	R	No
7	3205 SHERMAN CT, NAMPA, ID 83687-8899	0.99	\$137,320	01/21/2014	1123	0.33	3	2.00	1998	R	No
8	2702 MUSKRAT AVE, NAMPA, ID 83687-9121	0.73	\$86,383	11/29/2013	1105	0.15	3	2.00	1998	R	No
9	1017 S 19TH ST, NAMPA, ID 83686-7313	0.67	\$55,100	11/19/2013	1692	0.13	4	2.00	1973	2S	No
10	1711 E AMITY AVE, NAMPA, ID 83686-5546	0.48	\$68,011	10/16/2013	1250	0.51	3	1.00	1961	R	No
11	208 BANNER ST, NAMPA, ID 83686-5412	0.19	\$34,399	09/27/2013	972	0.16	2	1.00	1953	R	No
12	211 S LOCUST ST, NAMPA, ID 83686-5003	0.88	\$51,269	09/24/2013	1111	0.16	3	1.00	1922	R	No
13	612 16TH AVE S, NAMPA, ID 83651-4728	0.52	\$41,639	09/11/2013	1556	0.16	3	1.00	1924	R	No
14	124 GARLAND ST, NAMPA, ID 83686-5231	0.55	\$49,001	08/19/2013	1778	0.16	2	2.00	1942	R	No
15	2817 MINK PL, NAMPA, ID 83687-9123	0.83	\$90,000	08/01/2013	1108	0.16	3	2.00	1999	R	No
16	1623 E SHERMAN AVE, NAMPA, ID 83686-5447	0.23	\$68,000	07/17/2013	1472	0.23	4	1.00	1979	R	No
17	419 BANNER ST, NAMPA, ID 83686-5305	0.32	\$144,460	07/11/2013	1707	0.16	4	1.00	1949	R	No
18	1127 S POWERLINE RD, NAMPA, ID 83686-5621	0.74	\$35,000	07/08/2013	1658	0.84	2	2.00	1935	R	No
19	1412 E LINCOLN AVE, NAMPA, ID 83686-5437	0.14	\$132,299	07/05/2013	1488	0.15	4	2.00	1942	R	No
20	1004 6TH ST S, NAMPA, ID 83651-4118	0.94	\$49,963	06/19/2013	2112	0.16	4	1.00	1920	R	No

Recent Sales Price Summary		
Low	Average	High
\$34,399	\$71,427	\$144,460

* The term 'REO' indicates the properties that were sold by an REO entity