



Processed Tuesday, March 23, 2010

Vector Report ID: 1269387407309638

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Exclusion Results

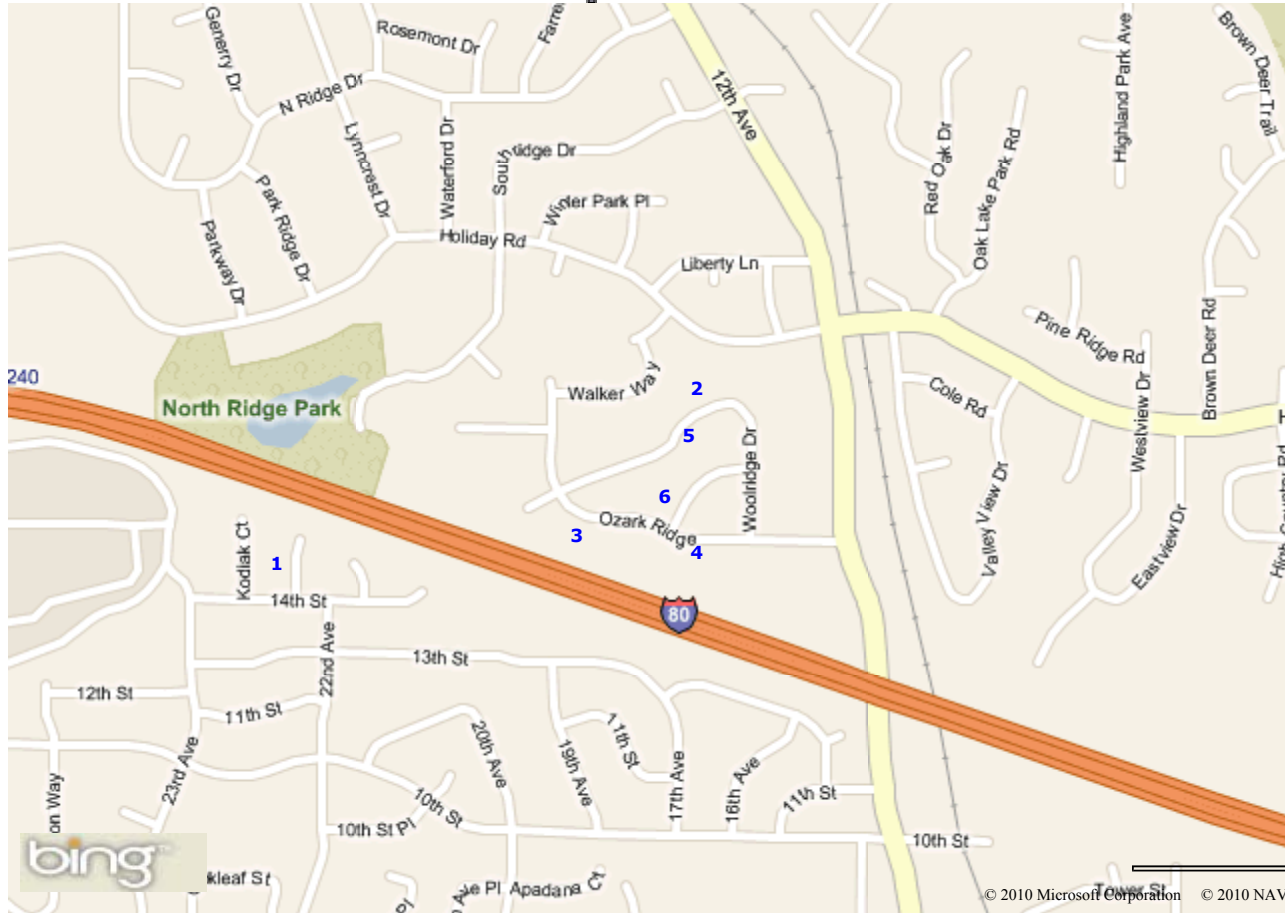
Rule	Result
Not Applicable	

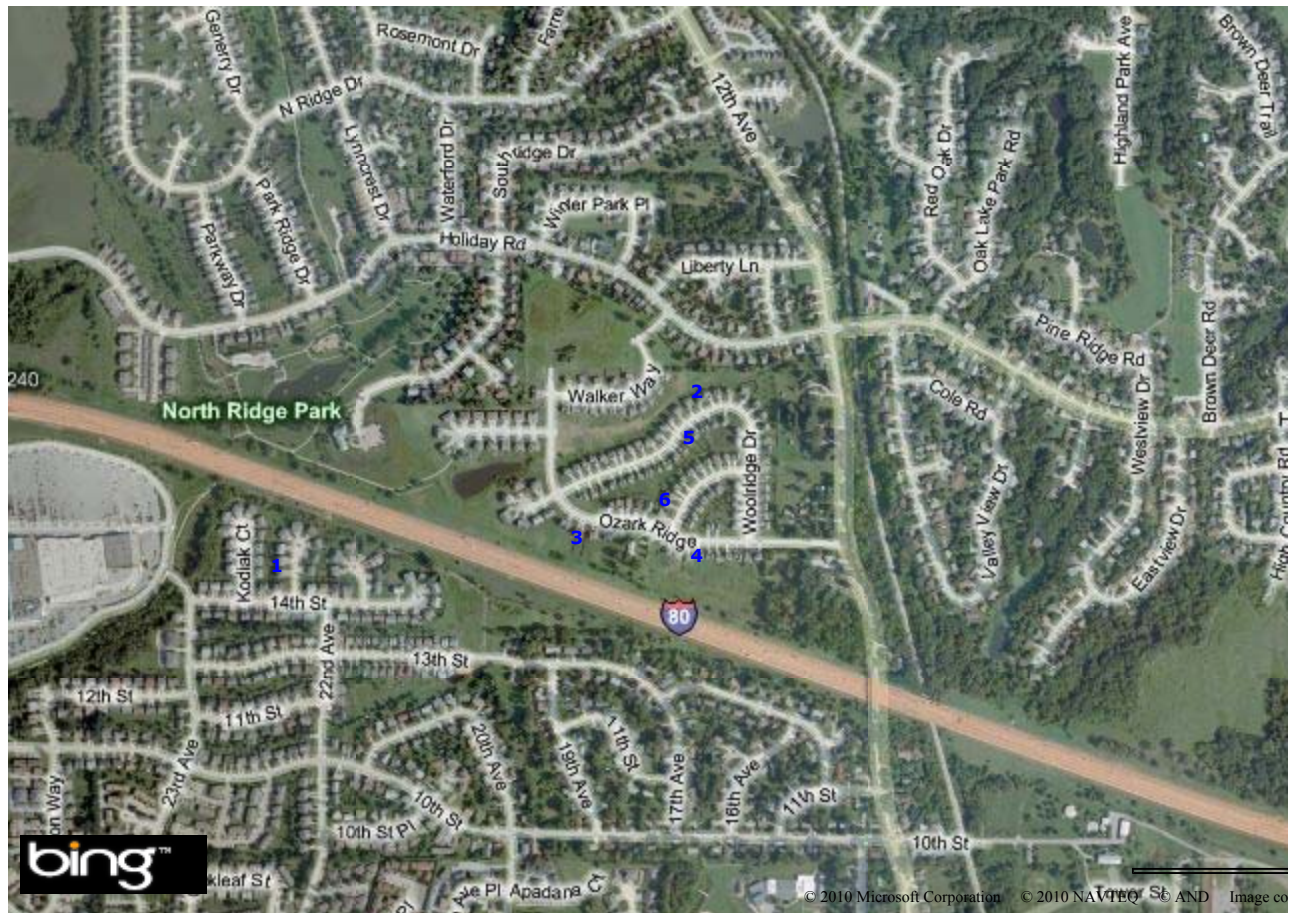
Valuation Results

AVM	Value	Range	Confidence Score	FSD	Results
1. PASS	\$191,400	\$170,000 - \$212,800	74	11	Successful

Comparables Map

Subject Neighborhood Sales





Comparable Properties	
Address	PASS
1. 1408 DENALI	✓
2. 1377 WOOLRIDGE	✓
3. 1355 OZARK	✓
4. 1327 OZARK	✓
5. 1364 WOOLRIDGE	✓
6. 1314 SWEETING	✓

Valuation Results

1. PASS Successful[Back to top](#)

For Property Located At
1338 Sweeting LN
Coralville, IA 52241-3024
 Owner Name: **MCLEAN KEVIN C**

Valuation Result

Estimated Value:	\$191,400
Estimated Value Range:	\$170,000 - \$212,800
Processed Date:	Tuesday, March 23, 2010
Confidence Score:	74
FSD:	11

Last Market Sale Information:

Sale Price:
 Sale Date:
 Sale Type:
 Seller Name:
 1st Mtg Amount:
 1st Mtg Type:
 2nd Mtg Amount:

Prior Sale Information:

Prior Sale Price:
 Prior Sale Date:
 Prior Sale Type:
 Prior Seller Name:
 Prior 1st Mtg Amount:
 Prior 1st Mtg Type:

Location Information:

County: **JOHNSON, IA**
 Census Tract: **3.01**
 Absentee Owner: **true**

APN: **0731429004**
 Township Name:

Property Information:

Living Area: **1385.0**
 Total Rooms: **7**
 Bedrooms: **4**
 Bathrooms: **4.0**
 Pool: **false**
 Number of Stories: **1**

Land Use: **SFR**
 Lot Area: **7094.0**
 Year Built / Eff: **2000 /**
 Air Conditioning: **false**
 Fireplace: **1**
 Parking: **2**

Tax Information:

Assessed Value: **\$183,380**
 Land Value: **\$25,580**

Assessed Year: **2008**
 Improvement Value: **\$157,800**

Vector Report ID: **1269387407309638****Area Market Sales**

For Property Located At

1338 Sweeting LN, Coralville, IA 52241-3024

Comp#:	1	Distance From Subject:	0.08 (miles)
Address:	1364 Woolridge, Coralville, IA 52241-3026		
Owner Name:	HANSEN NICHOLAS P		
Seller Name:		Living Area:	1445.0
APN:	0731437007	Total Rooms:	7
County:	JOHNSON, IA	Bedrooms:	3
Sale Price:	\$190,000	Baths:	3.0
Recording Date:	11/16/2009	Year Built:	2002
1 st Mortgage Amount:	\$186,558	Air Cond:	false
Total Assessed Value:	\$167,000	Fireplace:	1
	Land Use:	Pool:	false
	SFR		
	Parking:		
	2		
	Prior Sale Price:		
	Prior Rec. Date:		
	Lot Area:		
	8441.0		
	# of Stories:		
	1		

Comp#:	2	Distance From Subject:	0.02 (miles)
Address:	1314 Sweeting, Coralville, IA 52241-3024		
Owner Name:	MATHER JUSTIN M		
Seller Name:		Living Area:	1334.0
APN:	0731429010	Total Rooms:	6
County:	JOHNSON, IA	Bedrooms:	3
Sale Price:	\$185,000	Baths:	3.0
Recording Date:	11/02/2009	Year Built:	2000
1 st Mortgage Amount:	\$157,250	Air Cond:	false
Total Assessed Value:	\$186,010	Fireplace:	
	Land Use:	Pool:	false
	SFR		
	Parking:		
	2		
	Prior Sale Price:		
	Prior Rec. Date:		
	Lot Area:		
	6507.0		
	# of Stories:		
	1		

Comp#:	3	Distance From Subject:	0.1 (miles)
Address:	1377 Woolridge, Coralville, IA 52241-3023		
Owner Name:	LUMETTA FRANK J		
Seller Name:		Living Area:	1374.0
APN:	0731168006	Total Rooms:	7
County:	JOHNSON, IA	Bedrooms:	3
Sale Price:	\$200,000	Baths:	3.0
Recording Date:	10/21/2009	Year Built:	2004
1 st Mortgage Amount:	\$160,000	Air Cond:	false
Total Assessed Value:	\$172,700	Fireplace:	1
	Land Use:	Pool:	false
	SFR		
	Parking:		
	2		
	Prior Sale Price:		
	\$183,500		
	Prior Rec. Date:		
	08/22/2005		
	Lot Area:		
	7841.0		
	# of Stories:		
	1		

Comp#:	4	Distance From Subject:	0.13 (miles)
Address:	1327 Ozark, Coralville, IA 52241-3028		
Owner Name:	QUACH JIMMY		
Seller Name:		Living Area:	1371.0
APN:	0731436004	Total Rooms:	6
County:	JOHNSON, IA	Bedrooms:	3
Sale Price:	\$170,000	Baths:	3.0
Recording Date:	08/04/2009	Year Built:	2003
1 st Mortgage Amount:	\$153,000	Air Cond:	false
Total Assessed Value:	\$178,460	Fireplace:	1
	Land Use:	Pool:	false
	SFR		
	Parking:		
	2		
	Prior Sale Price:		
	Prior Rec. Date:		
	Lot Area:		
	11761.0		
	# of Stories:		
	2		

Comp#:	5	Distance From Subject:	0.11 (miles)
Address:	1355 Ozark, Coralville, IA 52241-3028		
Owner Name:	NDUM EDWIN A		
Seller Name:		Living Area:	1434.0
APN:	0731432012	Total Rooms:	8
County:	JOHNSON, IA	Bedrooms:	3
Sale Price:	\$157,000	Baths:	4.0
Recording Date:	07/02/2009	Year Built:	2002
1 st Mortgage Amount:	\$154,151	Air Cond:	false
Total Assessed Value:	\$176,720	Fireplace:	1
	Land Use:	Pool:	false
	SFR		
	Parking:		
	2		
	Prior Sale Price:		
	\$172,000		
	Prior Rec. Date:		
	05/07/2005		
	Lot Area:		
	11751.0		
	# of Stories:		
	1		

Comp#:	6	Distance From Subject:	0.48 (miles)
Address:	1408 Denali, Coralville, IA 52241-1382		
Owner Name:	PATEL PRIYAL R		
Seller Name:		Living Area:	1400.0
APN:	0731326057	Total Rooms:	9
County:	JOHNSON, IA	Bedrooms:	3
Sale Price:	\$150,000	Baths:	3.0
Recording Date:	07/02/2009	Year Built:	1996
1 st Mortgage Amount:	\$90,000	Air Cond:	false
Total Assessed Value:	\$156,750	Fireplace:	1
		Pool:	false
Land Use:	SFR		
Parking:	2		
Prior Sale Price:			
Prior Rec. Date:			
Lot Area:	4302.0		
# of Stories:	2		
