

VALUEPOINT 4 DEFAULT TM



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CONCLUSION

Disposition Value: \$183,506

Estimated Disposition Value Range: \$157,687 - \$213,553

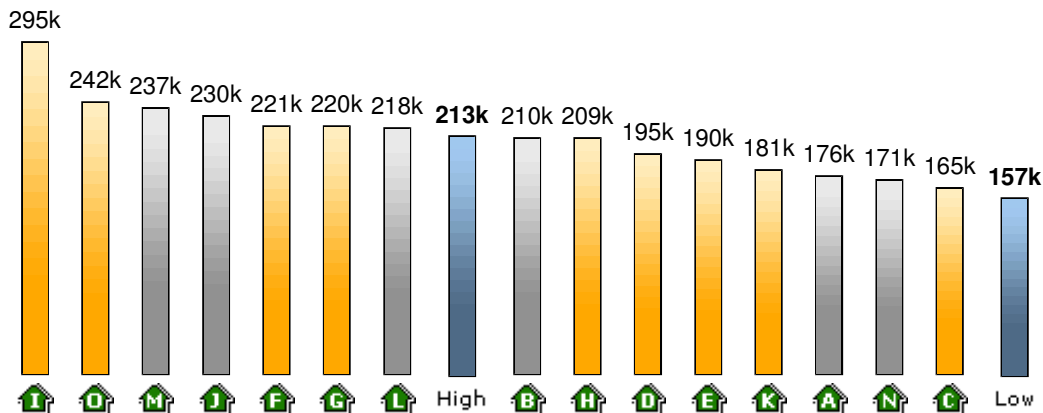
> USER ENTRY INFORMATION:

Processed Date: 05/01/2008
Address: 8311 W CROWN KING RD
City-State-Zip: TOLLESON, AZ. 85353

> MARKET ANALYSIS SUMMARY:

High Price: \$357,515
Average Price: \$242,312
Median Price: \$230,000
Low Price: \$165,750

> PRICES FOR RECENT SALES:



Recent nearby sales sorted by value from high to low. All values in thousands of dollars.

Properties which have had a foreclosure in the last 3 years are shown in **yellow**.

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SUBJECT DETAIL

APN: 101-30-405

County: Maricopa County

MSA Name: Phoenix-Mesa-Scottsdale, AZ

Legal Desc: 83RD AVE and LOWER BUCKEYE RD MCR 588-36

School District:

Census Tract: 04013082201

> OWNER INFORMATION:

Current Owner: JUAREZ ROSA

Second Owner:

Spouse:

> ASSESSMENT:

Assessed Land: \$3,750

Assessed Improvement: \$15,030

Assessed Total: \$18,780

Year Assessed: 2007

> PROPERTY DETAILS:

Use Code: RSFR

Lot Size: 5750sq ft

View:

Tax Amount: \$1,931

No. of Units:

Building Sqft: 0

Bedrooms: 0

Improved: 80.0%

Garage: 1 Car

Pool:

Living Sqft: 2145

Bathrooms: 3.0

Heating: Gravity

Stories: 2.0

Zoning: R-8

\$ per Sqft: \$131

Total rooms: 0

Cooling: AC Refrigeratic

Year Built: 2005

Fire Place:

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SUBJECT PROPERTY SALES & LOAN HISTORY

Transfer Date
Jan 25, 2006

Transfer Value
\$282,374

1st Loan
\$273,902

2nd Loan
\$0

Transfer Type
Subdivision/New Construction

Buyer: JUAREZ ROSA

Seller: DR HORTON INC-DIETZ-CRANE

Lender: AMERICAS WHOLESALE LENDER

Deed Type: GRANT

Loan Type: CNV

Rate Type: FIX

Valued Sale:

Document Number: 117213

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AREA DISTRESSED PROPERTY SUMMARY

Prop#/Miles	Address	Transaction Type	Auction Date	Orig. Loan Amt
1 0.01	8307 W CROWN KING RD, AZ 85353	Notice of Trustee's Sale	Jun 19, 2008	\$204,927
2 0.01	8315 W CROWN KING RD, AZ 85353	Notice of Trustee's Sale	Jun 16, 2008	\$216,540
3 0.07	8339 W CROWN KING RD, AZ 85353	Notice of Trustee's Sale	May 22, 2008	\$218,836
4 0.09	8347 W CROWN KING RD, AZ 85353	Notice of Trustee's Sale	Apr 17, 2008	\$191,310
5 0.1	8351 W CROWN KING RD, AZ 85353	Notice of Trustee's Sale	Feb 25, 2008	\$228,000
6 0.1	8343 W MIAMI ST, AZ 85353	Notice of Trustee's Sale	Nov 6, 2007	\$364,000
7 0.11	8318 W SUPERIOR AVE, AZ 85353	Notice of Trustee's Sale	Apr 18, 2008	\$274,495
8 0.12	8340 W PIONEER ST, AZ 85353	Notice of Trustee's Sale	Jan 17, 2008	\$166,760
9 0.12	8337 W PIONEER ST, AZ 85353	Notice of Trustee's Sale	May 30, 2008	\$369,000

10	0.14	8409 W PIONEER ST, AZ 85353	Notice of Trustee's Sale	Feb 19, 2008	\$231,100
11	0.15	8413 W CROWN KING RD, AZ 85353	Notice of Trustee's Sale	May 16, 2008	\$239,900
12	0.15	8414 W MIAMI ST, AZ 85353	Notice of Trustee's Sale	Mar 7, 2008	\$317,150
13	0.16	8312 W FOREST GROVE AVE, AZ 85353	Notice of Trustee's Sale	Apr 18, 2008	\$274,495
14	0.16	8424 W FLORENCE AVE, AZ 85353	Notice of Trustee's Sale	Jul 22, 2008	\$193,852
15	0.16	8324 W FOREST GROVE AVE, AZ 85353	Notice of Trustee's Sale	Jun 11, 2008	\$261,700
16	0.18	8429 W CORDES RD, AZ 85353	Notice of Trustee's Sale	Jun 9, 2008	\$228,000
17	0.19	8430 W MIAMI ST, AZ 85353	Notice of Trustee's Sale	Jul 3, 2008	\$307,760
18	0.19	8331 W FOREST GROVE AVE, AZ 85353	Notice of Trustee's Sale	Mar 26, 2008	\$195,048
19	0.19	8437 W CORDES RD, AZ 85353	Notice of Trustee's Sale	Jun 25, 2008	\$230,390
20	0.19	8335 W FOREST GROVE AVE, AZ 85353	Notice of Trustee's Sale	Feb 19, 2008	\$192,564
21	0.2	8403 W FOREST GROVE AVE, AZ 85353	Notice of Trustee's Sale	Nov 19, 2007	\$275,112
22	0.2	8418 W PAYSON RD, AZ 85353	Notice of Trustee's Sale	Jun 18, 2008	\$186,200
23	0.22	2822 S 84TH LN, AZ 85353	Notice of Trustee's Sale	Jan 9, 2008	\$249,155
24	0.22	2818 S 84TH LN, AZ 85353	Notice of Trustee's Sale	Apr 9, 2008	\$241,895
25	0.23	8436 W FOREST GROVE AVE, AZ 85353	Notice of Trustee's Sale	Jan 29, 2008	\$194,400

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RECENT FORECLOSURE SALES SUMMARY

	Prop#/Miles	Address	Seller	Sale Date	Sale Price
1	0.05	8317 W MIAMI ST, AZ 85353		Nov 5, 2007	\$242,100
2	0.1	8351 W CROWN KING RD, AZ 85353		Mar 25, 2008	\$140,000
3	0.1	8343 W MIAMI ST, AZ 85353		Feb 13, 2008	\$295,000
4	0.12	8340 W PIONEER ST, AZ 85353		Jan 17, 2008	\$181,814
5	0.14	8409 W PIONEER ST, AZ 85353		Feb 19, 2008	\$209,250
6	0.15	8414 W MIAMI ST, AZ 85353		Mar 14, 2008	\$195,000
7	0.16	8409 W PAYSON RD, AZ 85353		Sep 17, 2007	\$191,000
8	0.16	8328 W FOREST GROVE AVE, AZ 85353		Mar 17, 2008	\$165,750
9	0.17	8425 W CORDES RD, AZ 85353		Sep 5, 2007	\$199,133
10	0.19	8331 W FOREST GROVE AVE, AZ 85353		Mar 26, 2008	\$202,800
11	0.19	8335 W FOREST GROVE AVE, AZ 85353		Feb 19, 2008	\$152,000
12	0.2	8403 W FOREST GROVE AVE, AZ 85353		Nov 19, 2007	\$233,926
13	0.21	8422 W PAYSON RD, AZ 85353		Aug 24, 2007	\$212,042
14	0.22	2822 S 84TH LN, AZ 85353		Jan 9, 2008	\$202,275

15	0.22	2818 S 84TH LN, AZ 85353	Apr 9, 2008	\$255,960
16	0.23	3403 S 84TH LN, AZ 85353	Aug 14, 2007	\$192,217
17	0.23	8436 W FOREST GROVE AVE, AZ 85353	Jan 29, 2008	\$172,800

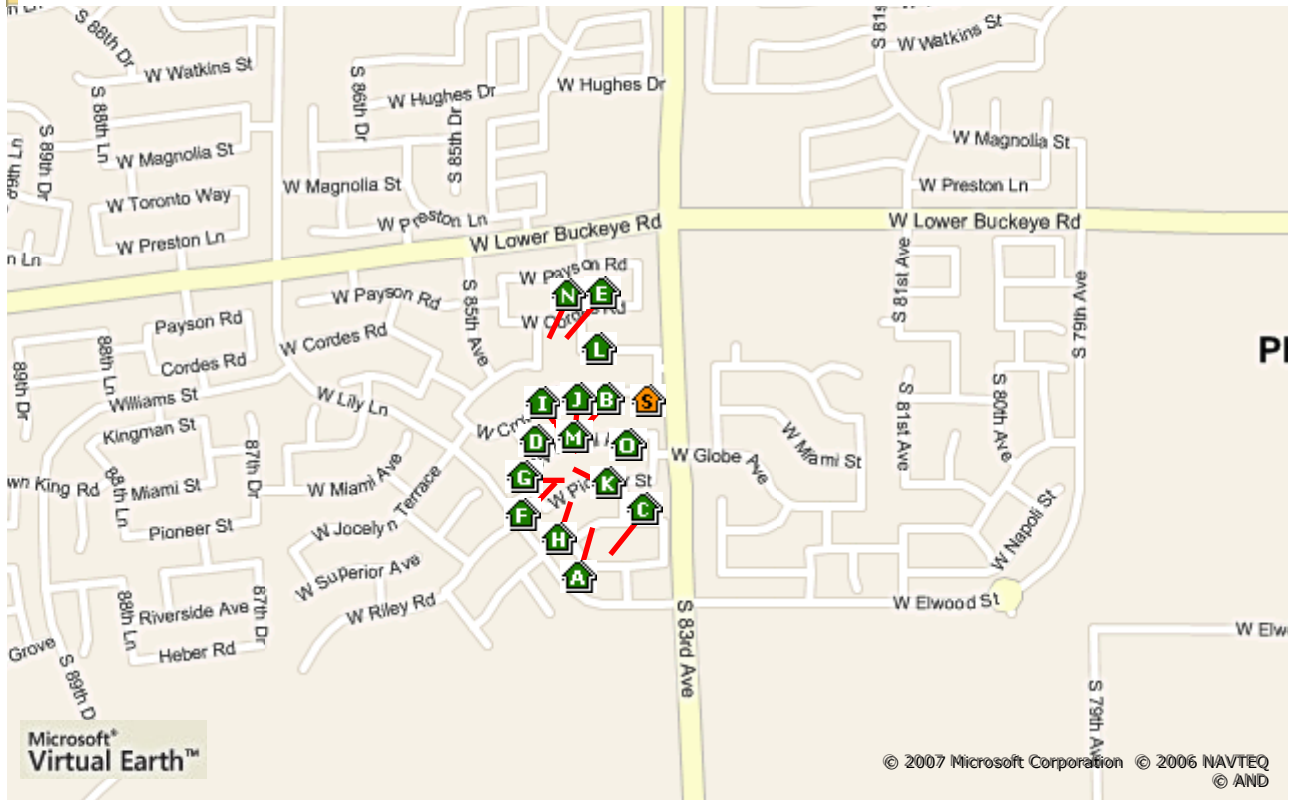
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NEARBY SALES

Comp#/ Miles	Address	Sale Date	Sale Value	SqFt	Bed/ Bath	Year Blt	Land Use
S Subject	8311 W CROWN KING RD, AZ 85353	Jan 25, 2006	\$282,374	2145	0/3	2005	RSFR
A 0.15	12213 W SUPERIOR AVE, AZ 85353	Mar 28, 2008	\$176,657	1506	0/3	2007	RSFR
B 0.1	12156 W MIAMI ST, AZ 85353	Mar 20, 2008	\$210,000	2151	0/3	2007	RSFR
C 0.16	8328 W FOREST GROVE AVE, AZ 85353	Mar 17, 2008	\$165,750	2290	0/3	2005	RSFR
D 0.15	8414 W MIAMI ST, AZ 85353	Mar 14, 2008	\$195,000	3244	0/3	2005	RSFR
E 0.12	3006 S 84TH AVE, AZ 85353	Mar 13, 2008	\$190,000	2228	0/3	2005	RSFR
F 0.15	8410 W PIONEER ST, AZ 85353	Mar 12, 2008	\$221,000	3434	0/4	2005	RSFR
G 0.14	8406 W PIONEER ST, AZ 85353	Mar 7, 2008	\$220,000	3434	0/4	2005	RSFR
H 0.14	8409 W PIONEER ST, AZ 85353	Feb 19, 2008	\$209,250	3434	0/4	2005	RSFR
I 0.1	8343 W MIAMI ST, AZ 85353	Feb 13, 2008	\$295,000	3864	0/4	2005	RSFR
J 0.1	12168 W MIAMI ST, AZ 85353	Jan 30, 2008	\$230,000	2371	0/4	2007	RSFR
K 0.11	8340 W PIONEER ST, AZ 85353	Jan 17, 2008	\$181,814	1735	0/3	2005	RSFR
L 0.08	12217 W KINGMAN ST, AZ 85353	Dec 20, 2007	\$218,115	2151	0/3	0	RSFR
M 0.1	12217 W MIAMI ST, AZ 85353	Nov 9, 2007	\$237,302	2151	0/3	2007	RSFR
N 0.14	3005 S 84TH DR, AZ 85353	Nov 5, 2007	\$171,635	2145	0/3	2005	RSFR
O 0.05	8317 W MIAMI ST, AZ 85353	Nov 5, 2007	\$242,100	2763	0/3	2005	RSFR

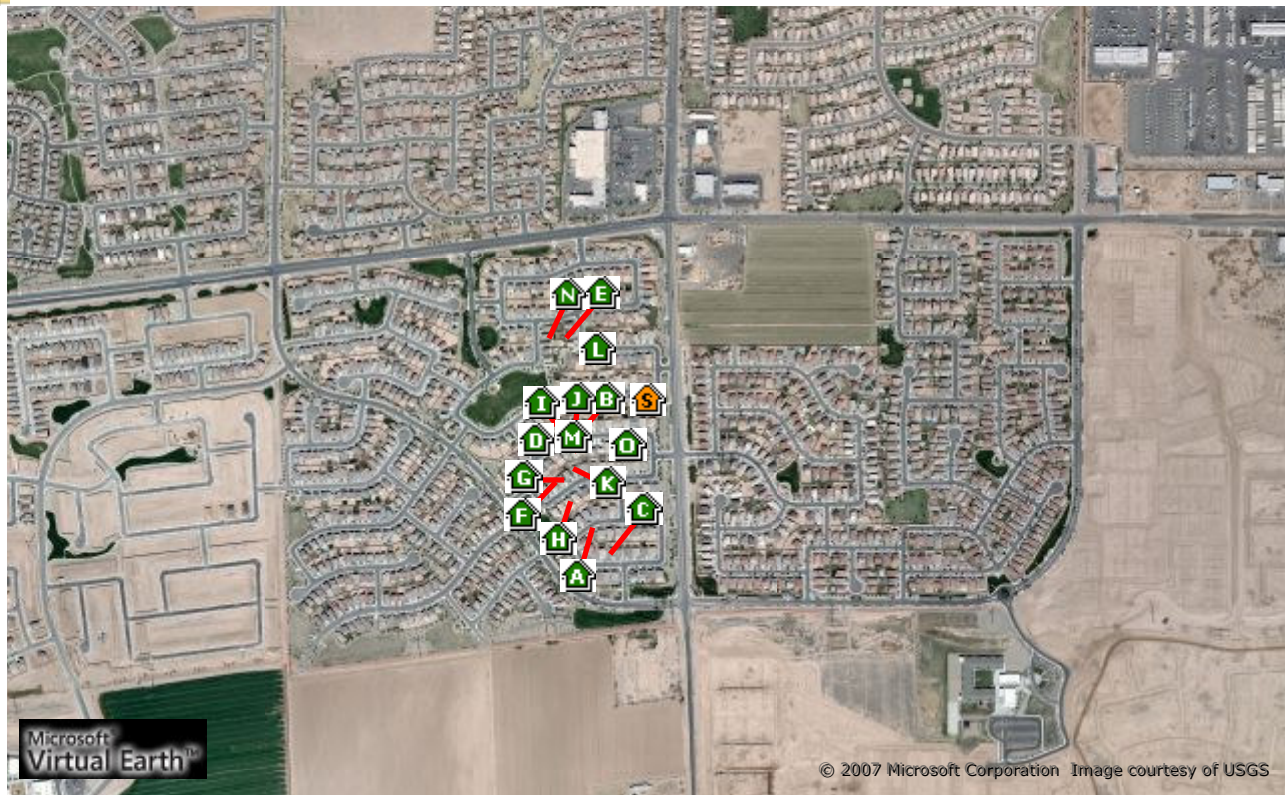
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ROAD MAP



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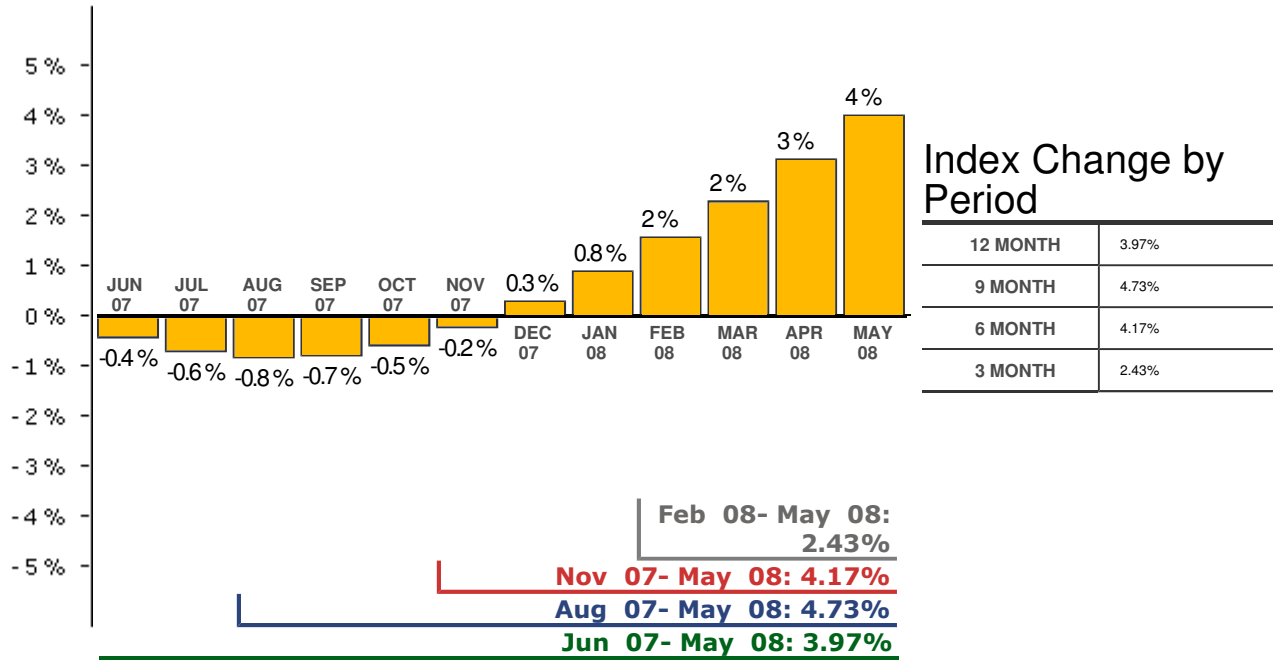
AERIAL MAP



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12 MONTH PRICE TREND

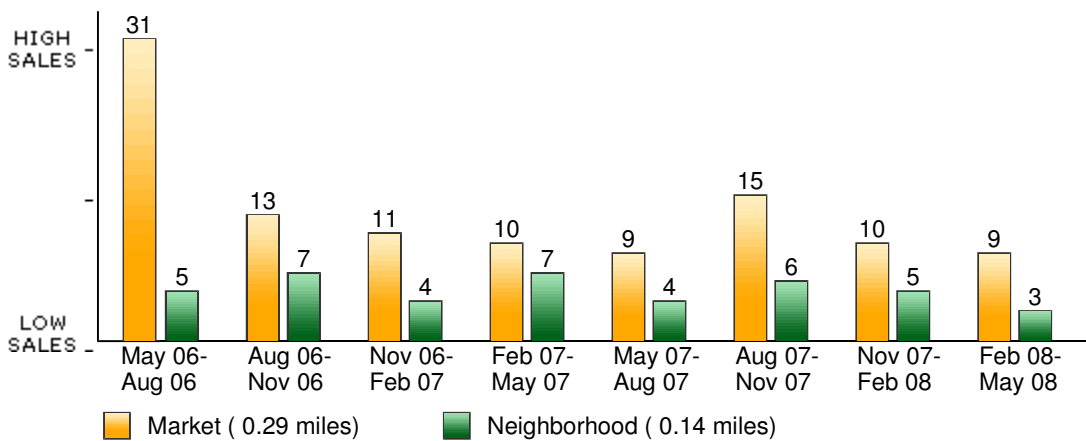
Each monthly % change in value is compared to the beginning of the 12 month period.



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SALES ACTIVITY TREND GRAPH

The Sales Activity Trend reflects the quantity of sales for 90-day time periods for the immediate market surrounding the subject property. Low sales quantities relative to other periods will typically mean that sales prices are going down and that time on market is increasing. When the bar on the right is increasing relative to prior periods then market times are shortening and prices should stabilize or increase.



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AREA DISTRESSED PROPERTIES - PRE-FORECLOSURE INITIATED

1 0.01 8307 W CROWN KING RD, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2228
Lot Site: 5767

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 3/20/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
6/19/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$204,927
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 4/28/2006

> VALUE FACTOR

Last Full Value Sale Amount: \$256,159
Last Full Value Sale Date: 4/20/2006
Est. Debt of All Open Mortgages: \$256,159

Current Land Value: \$38,200
Current Improvement Value: \$152,800

2 0.01 8315 W CROWN KING RD, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2228
Lot Site: 5750

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 3/13/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
6/16/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$216,540
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 2/28/2006

> VALUE FACTOR

Last Full Value Sale Amount: \$270,674
Last Full Value Sale Date: 2/26/2006
Est. Debt of All Open Mortgages: \$270,670

Current Land Value: \$38,200
Current Improvement Value: \$152,800

3 0.07 8339 W CROWN KING RD, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2145
Lot Site: 5750

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 2/21/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
5/22/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$218,836

Original Loan Recording Date: 12/12/2005

Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$273,545

Current Land Value: \$38,800

Last Full Value Sale Date: 12/08/2005

Current Improvement Value: \$155,200

Est. Debt of All Open Mortgages: \$319,224

4 0.09 8347 W CROWN KING RD, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 2228

Number of Bedrooms:

Year Built: 2005

Lot Site: 5750

Number of Bathrooms: 3

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 1/14/2008

Date of Default:

Auction Date:

Amn of Default/Delq Amn: \$0

First Missed Payment Date:

4/17/2008

Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$191,310

Original Loan Recording Date: 12/01/2005

Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$273,301

Current Land Value: \$38,200

Last Full Value Sale Date: 11/23/2005

Current Improvement Value: \$152,800

Est. Debt of All Open Mortgages: \$191,310

5 0.1 8351 W CROWN KING RD, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 2228

Number of Bedrooms:

Year Built: 2005

Lot Site: 5750

Number of Bathrooms: 3

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 11/26/2007

Date of Default:

Auction Date:

Amn of Default/Delq Amn: \$0

First Missed Payment Date:

2/25/2008

Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$228,000

Original Loan Recording Date: 4/21/2006

Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$285,000

Current Land Value: \$39,400

Last Full Value Sale Date: 4/20/2006

Current Improvement Value: \$157,600

Est. Debt of All Open Mortgages: \$285,000

6 0.1 8343 W MIAMI ST, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 3864

Number of Bedrooms:

Year Built: 2005

Lot Site: 7987

Number of Bathrooms: 4

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 8/06/2007 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 11/06/2007
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$364,000 Original Loan Recording Date: 1/06/2006
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$455,000 Current Land Value: \$52,700
Last Full Value Sale Date: 12/23/2005 Current Improvement Value: \$210,800
Est. Debt of All Open Mortgages: \$455,000

7 0.11 8318 W SUPERIOR AVE, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 3244 Number of Bedrooms: Year Built: 2005
Lot Site: 6814 Number of Bathrooms: 4

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 1/18/2008 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 4/18/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$274,495 Original Loan Recording Date: 9/30/2005
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$312,621 Current Land Value: \$48,200
Last Full Value Sale Date: 9/15/2005 Current Improvement Value: \$193,000
Est. Debt of All Open Mortgages: \$274,495

8 0.12 8340 W PIONEER ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 1735 Number of Bedrooms: Year Built: 2005
Lot Site: 7457 Number of Bathrooms: 3

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 10/18/2007 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 1/17/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$166,760 Original Loan Recording Date: 5/27/2005
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$208,450 Current Land Value: \$35,500
Last Full Value Sale Date: 5/23/2005 Current Improvement Value: \$142,000

Est. Debt of All Open Mortgages: \$269,760

9 0.12 8337 W PIONEER ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 3244
Lot Site: 9091

Number of Bedrooms:
Number of Bathrooms: 4

Year Built: 2005

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 2/29/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
5/30/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$369,000
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 7/25/2006

> VALUE FACTOR

Last Full Value Sale Amount: \$331,255
Last Full Value Sale Date: 8/04/2005
Est. Debt of All Open Mortgages: \$369,000

Current Land Value: \$51,700
Current Improvement Value: \$207,000

10 0.14 8409 W PIONEER ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 3434
Lot Site: 6413

Number of Bedrooms:
Number of Bathrooms: 4

Year Built: 2005

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 11/13/2007
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
2/19/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$231,100
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 8/24/2005

> VALUE FACTOR

Last Full Value Sale Amount: \$288,879
Last Full Value Sale Date: 8/01/2005
Est. Debt of All Open Mortgages: \$356,100

Current Land Value: \$47,800
Current Improvement Value: \$191,200

11 0.15 8413 W CROWN KING RD, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2290
Lot Site: 6324

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2004

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 2/14/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
5/16/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$239,900 Original Loan Recording Date: 6/01/2006
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$299,900 Current Land Value: \$39,000
Last Full Value Sale Date: 5/31/2006 Current Improvement Value: \$156,000
Est. Debt of All Open Mortgages: \$239,900

12 0.15 8414 W MIAMI ST, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 3244 Number of Bedrooms: Year Built: 2005
Lot Site: 6814 Number of Bathrooms: 3

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 12/07/2007 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 3/07/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$317,150 Original Loan Recording Date: 1/03/2006
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$396,473 Current Land Value: \$46,300
Last Full Value Sale Date: 12/30/2005 Current Improvement Value: \$185,200
Est. Debt of All Open Mortgages: \$396,400

13 0.16 8312 W FOREST GROVE AVE, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 3244 Number of Bedrooms: Year Built: 2005
Lot Site: 6324 Number of Bathrooms: 4

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 1/18/2008 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 4/18/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$274,495 Original Loan Recording Date: 9/30/2005
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$304,995 Current Land Value: \$47,100
Last Full Value Sale Date: 2/28/2005 Current Improvement Value: \$188,400
Est. Debt of All Open Mortgages: \$344,495

14 0.16 8424 W FLORENCE AVE, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 1603 Number of Bedrooms: Year Built: 2005
Lot Site: 6239 Number of Bathrooms: 2

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 4/21/2008 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$5,153 First Missed Payment Date: 7/22/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$193,852 Original Loan Recording Date: 12/30/2005
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$242,315 Current Land Value: \$33,500
Last Full Value Sale Date: 12/23/2005 Current Improvement Value: \$134,100
Est. Debt of All Open Mortgages: \$242,315

15 0.16 8324 W FOREST GROVE AVE, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 2991 Number of Bedrooms: Year Built: 2005
Lot Site: 6324 Number of Bathrooms: 3

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 3/11/2008 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 6/11/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$261,700 Original Loan Recording Date: 1/03/2007
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$299,070 Current Land Value: \$43,800
Last Full Value Sale Date: 11/29/2005 Current Improvement Value: \$175,200
Est. Debt of All Open Mortgages: \$261,700

16 0.18 8429 W CORDES RD, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 2228 Number of Bedrooms: Year Built: 2005
Lot Site: 5750 Number of Bathrooms: 3

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 3/07/2008 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 6/09/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$228,000 Original Loan Recording Date: 6/26/2006
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$277,913 Current Land Value: \$38,700

Last Full Value Sale Date: 3/21/2006
Est. Debt of All Open Mortgages: \$270,750

Current Improvement Value: \$154,800

17 0.19 8430 W MIAMI ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 3434
Lot Site: 9457

Number of Bedrooms:
Number of Bathrooms: 4

Year Built: 2005

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 4/03/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
7/03/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$307,760
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 1/31/2006

> VALUE FACTOR

Last Full Value Sale Amount: \$384,700
Last Full Value Sale Date: 1/26/2006
Est. Debt of All Open Mortgages: \$425,400

Current Land Value: \$51,800
Current Improvement Value: \$207,500

18 0.19 8331 W FOREST GROVE AVE, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2520
Lot Site: 6324

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 12/26/2007
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
3/26/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$195,048
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 12/01/2005

> VALUE FACTOR

Last Full Value Sale Amount: \$238,810
Last Full Value Sale Date: 11/28/2005
Est. Debt of All Open Mortgages: \$298,800

Current Land Value: \$42,000
Current Improvement Value: \$168,300

19 0.19 8437 W CORDES RD, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2228
Lot Site: 5750

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> PRE FORECLOSURE DETAILS

Pre-Frcl Recording/Filing Date: 3/26/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
6/25/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$230,390 Original Loan Recording Date: 2/23/2006
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$287,992 Current Land Value: \$39,400
Last Full Value Sale Date: 2/16/2006 Current Improvement Value: \$157,600
Est. Debt of All Open Mortgages: \$273,589

20 0.19 8335 W FOREST GROVE AVE, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 2290 Number of Bedrooms:
Lot Site: 6586 Number of Bathrooms: 3 Year Built: 2005

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 11/20/2007 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 2/19/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$192,564 Original Loan Recording Date: 12/05/2005
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$240,705 Current Land Value: \$39,500
Last Full Value Sale Date: 11/28/2005 Current Improvement Value: \$158,000
Est. Debt of All Open Mortgages: \$251,464

21 0.2 8403 W FOREST GROVE AVE, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 3434 Number of Bedrooms:
Lot Site: 8264 Number of Bathrooms: 4 Year Built: 2005

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 8/20/2007 Date of Default: Auction Date:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: 11/19/2007
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$275,112 Original Loan Recording Date: 12/02/2005
Plaintiff/Foreclosing Lender Company Name:

> **VALUE FACTOR**

Last Full Value Sale Amount: \$305,680 Current Land Value: \$48,800
Last Full Value Sale Date: 12/01/2005 Current Improvement Value: \$195,200
Est. Debt of All Open Mortgages: \$275,112

22 0.2 8418 W PAYSON RD, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 2228 Number of Bedrooms:
Year Built: 2006

Lot Site: 5750

Number of Bathrooms: 3

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 3/19/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
6/18/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$186,200
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 5/31/2006

> **VALUE FACTOR**

Last Full Value Sale Amount: \$232,870
Last Full Value Sale Date: 5/26/2006
Est. Debt of All Open Mortgages: \$232,700

Current Land Value: \$38,700
Current Improvement Value: \$154,800

23 0.22 2822 S 84TH LN, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 2145
Lot Site: 5734

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 10/05/2007
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
1/09/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$249,155
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 2/01/2006

> **VALUE FACTOR**

Last Full Value Sale Amount: \$276,839
Last Full Value Sale Date: 1/12/2006
Est. Debt of All Open Mortgages: \$259,155

Current Land Value: \$37,600
Current Improvement Value: \$150,400

24 0.22 2818 S 84TH LN, AZ 85353

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> **PROPERTY INFORMATION**

Living Area SqFt: 1603
Lot Site: 6427

Number of Bedrooms:
Number of Bathrooms: 2

Year Built: 2006

> **PRE FORECLOSURE DETAILS**

Pre-Frcl Recording/Filing Date: 1/04/2008
Amn of Default/Delq Amn: \$0

Date of Default:
First Missed Payment Date:

Auction Date:
4/09/2008
Opening Bid:\$0

Final judgement Amn/Unpaid Balance: \$0

> **MORTGAGE DATA**

Original Loan Amount: \$241,895
Plaintiff/Foreclosing Lender Company Name:

Original Loan Recording Date: 5/16/2006

> **VALUE FACTOR**

Last Full Value Sale Amount: \$241,895 Current Land Value: \$33,700
Last Full Value Sale Date: 5/15/2006 Current Improvement Value: \$134,800
Est. Debt of All Open Mortgages: \$241,895

25 0.23 8436 W FOREST GROVE AVE, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 1603 Number of Bedrooms:
Lot Site: 5500 Number of Bathrooms: 2 Year Built: 2004

> PRE FORECLOSURE DETAILS

Pre-Frcd Recording/Filing Date: 10/29/2007 Date of Default:
Amn of Default/Delq Amn: \$0 First Missed Payment Date: Auction Date:
1/29/2008
Opening Bid:\$0
Final judgement Amn/Unpaid Balance: \$0

> MORTGAGE DATA

Original Loan Amount: \$194,400 Original Loan Recording Date: 9/01/2005
Plaintiff/Foreclosing Lender Company Name:

> VALUE FACTOR

Last Full Value Sale Amount: \$245,000 Current Land Value: \$32,400
Last Full Value Sale Date: 7/14/2005 Current Improvement Value: \$129,600
Est. Debt of All Open Mortgages: \$243,000

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FORECLOSURE SALES (AUCTION COMPLETED)

1 0.05 8317 W MIAMI ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2763 Number of Bedrooms:
Lot Site: 6324 Number of Bathrooms: 3 Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 11/13/2007 REO Sales Amount: \$242,100 Sales Date: 11/05/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$371,294 Current Land Value: \$43,300
Last Full Value Sale Date: 9/30/2005 Current Improvement Value: \$173,200

2 0.1 8351 W CROWN KING RD, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2228 Number of Bedrooms:
Lot Site: 5750 Number of Bathrooms: 3 Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 4/14/2008 REO Sales Amount: \$140,000 Sales Date: 3/25/2008

> VALUE FACTOR

Last Full Value Sale Amount: \$285,000 Current Land Value: \$39,400
Last Full Value Sale Date: 4/20/2006 Current Improvement Value: \$157,600

3 0.1 8343 W MIAMI ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 3864
Lot Site: 7987

Number of Bedrooms:
Number of Bathrooms: 4

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 2/21/2008

REO Sales Amount: \$295,000

Sales Date: 2/13/2008

> VALUE FACTOR

Last Full Value Sale Amount: \$455,000
Last Full Value Sale Date: 12/23/2005

Current Land Value: \$52,700
Current Improvement Value: \$210,800

4 0.12 8340 W PIONEER ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 1735
Lot Site: 7457

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 1/24/2008

REO Sales Amount: \$181,814

Sales Date: 1/17/2008

> VALUE FACTOR

Last Full Value Sale Amount: \$208,450
Last Full Value Sale Date: 5/23/2005

Current Land Value: \$35,500
Current Improvement Value: \$142,000

5 0.14 8409 W PIONEER ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 3434
Lot Site: 6413

Number of Bedrooms:
Number of Bathrooms: 4

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 2/25/2008

REO Sales Amount: \$209,250

Sales Date: 2/19/2008

> VALUE FACTOR

Last Full Value Sale Amount: \$288,879
Last Full Value Sale Date: 8/01/2005

Current Land Value: \$47,800
Current Improvement Value: \$191,200

6 0.15 8414 W MIAMI ST, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 3244
Lot Site: 6814

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 3/24/2008

REO Sales Amount: \$195,000

Sales Date: 3/14/2008

> VALUE FACTOR

Last Full Value Sale Amount: \$396,473
Last Full Value Sale Date: 12/30/2005

Current Land Value: \$46,300
Current Improvement Value: \$185,200

7 0.16 8409 W PAYSON RD, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 1603
Lot Site: 5750

Number of Bedrooms:
Number of Bathrooms: 2

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 9/26/2007

REO Sales Amount: \$191,000

Sales Date: 9/17/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$302,500
Last Full Value Sale Date: 5/09/2006

Current Land Value: \$18,500
Current Improvement Value: \$0

8 0.16 8328 W FOREST GROVE AVE, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2290
Lot Site: 6324

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 3/26/2008

REO Sales Amount: \$165,750

Sales Date: 3/17/2008

> VALUE FACTOR

Last Full Value Sale Amount: \$310,840
Last Full Value Sale Date: 2/09/2006

Current Land Value: \$39,200
Current Improvement Value: \$156,800

9 0.17 8425 W CORDES RD, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 1603
Lot Site: 6239

Number of Bedrooms:
Number of Bathrooms: 2

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 9/21/2007

REO Sales Amount: \$199,133

Sales Date: 9/05/2007

> VALUE FACTOR

Last Full Value Sale Amount: \$251,616
Last Full Value Sale Date: 12/12/2005

Current Land Value: \$33,000
Current Improvement Value: \$132,000

10 0.19 8331 W FOREST GROVE AVE, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2520
Lot Site: 6324

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 4/02/2008

REO Sales Amount: \$202,800

Sales Date: 3/26/2008

> VALUE FACTOR

Last Full Value Sale Amount: \$238,810
Last Full Value Sale Date: 11/28/2005

Current Land Value: \$42,000
Current Improvement Value: \$168,300

11 0.19 8335 W FOREST GROVE AVE, AZ 85353

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> PROPERTY INFORMATION

Living Area SqFt: 2290
Lot Site: 6586

Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 2/26/2008

REO Sales Amount: \$152,000

Sales Date: 2/19/2008

> VALUE FACTOR

Last Full Value Sale Amount: \$240,705
Last Full Value Sale Date: 11/28/2005

Current Land Value: \$39,500
Current Improvement Value: \$158,000

12 0.2 8403 W FOREST GROVE AVE, AZ 85353[Back To Summary](#)**> PROPERTY INFORMATION**Living Area SqFt: 3434
Lot Site: 8264Number of Bedrooms:
Number of Bathrooms: 4

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 11/26/2007

REO Sales Amount: \$233,926

Sales Date: 11/19/2007

> VALUE FACTORLast Full Value Sale Amount: \$305,680
Last Full Value Sale Date: 12/01/2005Current Land Value: \$48,800
Current Improvement Value: \$195,200**13** 0.21 8422 W PAYSON RD, AZ 85353[Back To Summary](#)**> PROPERTY INFORMATION**Living Area SqFt: 2228
Lot Site: 5750Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2006

> FORECLOSURE SALE DETAILS

Recording Date: 8/29/2007

REO Sales Amount: \$212,042

Sales Date: 8/24/2007

> VALUE FACTORLast Full Value Sale Amount: \$252,860
Last Full Value Sale Date: 6/23/2006Current Land Value: \$38,700
Current Improvement Value: \$154,800**14** 0.22 2822 S 84TH LN, AZ 85353[Back To Summary](#)**> PROPERTY INFORMATION**Living Area SqFt: 2145
Lot Site: 5734Number of Bedrooms:
Number of Bathrooms: 3

Year Built: 2005

> FORECLOSURE SALE DETAILS

Recording Date: 1/30/2008

REO Sales Amount: \$202,275

Sales Date: 1/09/2008

> VALUE FACTORLast Full Value Sale Amount: \$276,839
Last Full Value Sale Date: 1/12/2006Current Land Value: \$37,600
Current Improvement Value: \$150,400**15** 0.22 2818 S 84TH LN, AZ 85353[Back To Summary](#)**> PROPERTY INFORMATION**Living Area SqFt: 1603
Lot Site: 6427Number of Bedrooms:
Number of Bathrooms: 2

Year Built: 2006

> FORECLOSURE SALE DETAILS

Recording Date: 4/14/2008

REO Sales Amount: \$255,960

Sales Date: 4/09/2008

> VALUE FACTORLast Full Value Sale Amount: \$241,895
Last Full Value Sale Date: 5/15/2006Current Land Value: \$33,700
Current Improvement Value: \$134,800**16** 0.23 3403 S 84TH LN, AZ 85353[Back To Summary](#)**> PROPERTY INFORMATION**Living Area SqFt: 1310
Lot Site: 4941Number of Bedrooms:
Number of Bathrooms: 2

Year Built: 2004

> FORECLOSURE SALE DETAILS**Recording Date:** 8/21/2007**REO Sales Amount:** \$192,217**Sales Date:** 8/14/2007

> VALUE FACTOR**Last Full Value Sale Amount:** \$138,514**Current Land Value:** \$21,300**Last Full Value Sale Date:** 12/09/2004**Current Improvement Value:** \$85,200

17 0.23 8436 W FOREST GROVE AVE, AZ 85353[Back To Summary](#)**> PROPERTY INFORMATION****Living Area SqFt:** 1603**Number of Bedrooms:****Lot Site:** 5500**Number of Bathrooms:** 2**Year Built:** 2004

> FORECLOSURE SALE DETAILS**Recording Date:** 2/07/2008**REO Sales Amount:** \$172,800**Sales Date:** 1/29/2008

> VALUE FACTOR**Last Full Value Sale Amount:** \$245,000**Current Land Value:** \$32,400**Last Full Value Sale Date:** 7/14/2005**Current Improvement Value:** \$129,600

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* **Disposition Value:** The most probable price that a specified interest in real property is likely to bring under all of the following conditions: 1. Consummation of a sale will occur within a limited future marketing period specified by the client. 2. The actual market conditions currently prevailing are those to which the appraised property interest is subject. 3. The buyer and seller is each acting prudently and knowledgeably. 4. The seller is under compulsion to sell. 5. The buyer is typically motivated. 6. Both parties are acting in what they consider their best interests. 7. An adequate marketing effort will be made in the limited time allowed for the completion of a sale. 8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto. 9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms. See also distress sale; forced price; liquidation value; market value. Source: The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, IL 2002

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