

SitexValue AVM Report

Property Value Estimate Report

4111 E ANDERSON DR, PHOENIX, AZ 85032-2265
MARICOPA COUNTY

County Assessed Values

Land Value \$2,420
 Improvement \$9,680
 Total \$12,100
 Assessment Year 2003
 APN 215-17-568
 Property Use: Single Family Residential
 Abbreviated Legal Description

Lot: 186 Subdivision: BELLA ANGELA Sec/Twnship/Range: SEC 31
TWN 4N RNG 4E
LANE AT BEL ESPRIT MCR 372/37

Owner Information

RYAN MARK D

Quick Score

Ownership **9** years
 Notice of Default: **N/A**
 Price Trend: **N/A**
 REO Trend: **▲**
 Estimated LTV: **<70%**
 Multiple sales: **NO**
 Flood:
CONFORMING
 Silent Second: **NO**
 Estimated Value Range:
\$148,747-\$181,802
 Estimated Current Value
 As of **3/18/2003**
\$165,275

Date	Price	Type
11/07/1994	\$109,579	Warranty Deed

Comparable Sales Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Neighborhood
Address	4111 E ANDERSON DR	4116 E ANDERSON DR	4143 E ANDERSON DR	4159 E ANDERSON DR	
Sale Date		11/22/2002	10/05/2001	09/16/2002	
Sale Price		\$183,500	\$147,500	\$189,500	\$180,546
Living Area	1,596 SF	1,848 SF	1,346 SF	1,848 SF	
Lot Size	4,467 SF	4,486 SF	4,360 SF	4,486 SF	
Bedrooms					
Baths	3	3	3	2.33	
Year Built	1994	1994	1994	1994	
Distance		.00mi.	.01mi.	.01mi.	

Estimated Value

Estimated Current Property Value
 As of 3/18/2003
\$165,275

Neighborhood Range:
 \$146,000-\$239,900
 Neighborhood Average \$180,546

Estimated \$ Per SQFT \$104

Confidence Level High

This report is not an appraisal, but uses proprietary statistical analysis and algorithms to render a report we believe is accurate. The data used is from independent sources generally deemed reliable, but not guaranteed. Therefore, we cannot responsible for missing or incorrect data. With this report, there are no physical or visual inspections of the subject property and comparable sales; hence, this report does not have the same validity as an appraisal performed by a licensed real estate professional.

[New Search](#) | [Modify Physical Characteristics](#)

Trust Deeds

Date	Lender	Type	Amount	Purchase Money
11/07/1994	DIRECTORS MORTGAGE	N	\$98,600	YES

Market Activity

REO Trends

Quick Score Explanation

Quick Score	
Ownership Number years	Indicates the number of years since current owners bought the property.
Notice of Default: YES/NO	Indicates if any notices of default have been filed within the last five years or since change of ownership whichever is sooner. YES : notice(s) have been filed. NO : no notice has been filed.
Price Trend: ▲/▬/▼	Neighborhood price trend: ▲ ? generally rising, ▬ ? generally flat, ▼ ? generally falling.
REO Trend: ▼/▬/▲	Rate of REO purchases in neighborhood: ▲ ? generally rising, ▬ ? generally flat, ▼ ? generally falling.
Estimated LTV: 90%/80%/70%	Estimated Loan to Value. Rough estimate of equity, by assuming normal 30-year amortization of first trust deeds, property value changes, and additional trust deeds loans and amortization. 90% and over , Between 90% and 70% , 70% or less .
Multiple sales: NO/YES	Indicates if there has been other change of ownership within the last six (6) months prior to date property was acquired.
Flood: OUT-Zone / IN-Zone	Preliminary flood zone information. IN : possibly inside a flood zone. OUT : possibly outside a flood zone.
CONFORMING/NON-CONFORMING	CONFORMING : indicates if subject property is similar or not similar to properties in the neighborhood.
Silent Second: NO/YES	Indicates no additional trust deed is recorded 6 mo. after recording where the beneficiary is the seller.
Estimated Value Range: Low - High	Estimated price range of subject property
Estimated Current Value As of Date of Report Calculated Estimate of Value	Estimated value of subject property and effective date of report.