



# Market Value Check

Report ID: 32363699  
Report Date: 15-JUL-2008

SUBJECT PROPERTY:

**2389 N FLANDERS ST  
ORANGE, CA 92865**

<b>VALUE ESTIMATE</b>	<b>\$472,500</b>
<b>VALUE RANGE</b>	<b>\$435,000 to \$510,000</b>

**SUBJECT PROPERTY INFORMATION**

<b>BEDROOMS:</b>	<b>YEAR BUILT:</b>
<b>4</b>	<b>1962</b>

**SUBJECT SALES HISTORY**

	ADDRESS	DISTANCE (MI)	SALE PRICE	SALE DATE
1	2498 N ASHWOOD ST	.13	\$430,500	30-MAY-2008
2	2593 N FRANKI ST	.42	\$427,000	29-MAY-2008
3	2144 N HARWOOD ST	.31	\$425,000	09-MAY-2008

### Guide to Terminology

**Value:** The Value is the estimated market value of a subject property based on an analysis of available physical and economic data.

**Value Range:** The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. Value may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

**Market Value:** The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

**DISCLAIMER:** Market Value software provides a valuation report and Estimated Market Value ("EMV") for residential property that is the product of automated valuation technology, public record data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property. This EMV and valuation report is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This property valuation is intended for use only for extensions of credit associated with home equity lending or as a screening tool for collateral risk exception management. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold in any form or manner whatsoever.

THE EMV AND VALUATION REPORTS ARE PROVIDED "AS IS" AND Impact Market Data, Inc. and Bottom Line Gurus MAKE NO REPRESENTATION OR WARRANTY WITH RESPECT TO THEIR ACCURACY, COMPLETENESS OR CURRENTNESS. Impact Market Data, Inc. and Bottom Line Gurus SPECIFICALLY DISCLAIMS ANY OTHER WARRANTY, EXPRESS, IMPLIED OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES WILL Impact Market Data, Inc. and Bottom Line Gurus BE LIABLE FOR THE RESULTS OF YOUR USE OR MISUSE OF THE EMV OR VALUATION REPORTS, INCLUDING ANY USE CONTRARY TO LOCAL, STATE OR FEDERAL LAW; YOUR INABILITY OR FAILURE TO CONDUCT BUSINESS; OR FOR ANY INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES.