ARMLS®

PROPERTY REPORT

23336 N 120th Ln, Sun City, AZ 85373

Prepared for WWW.PHOENIXPROPERTYVALUE.COM
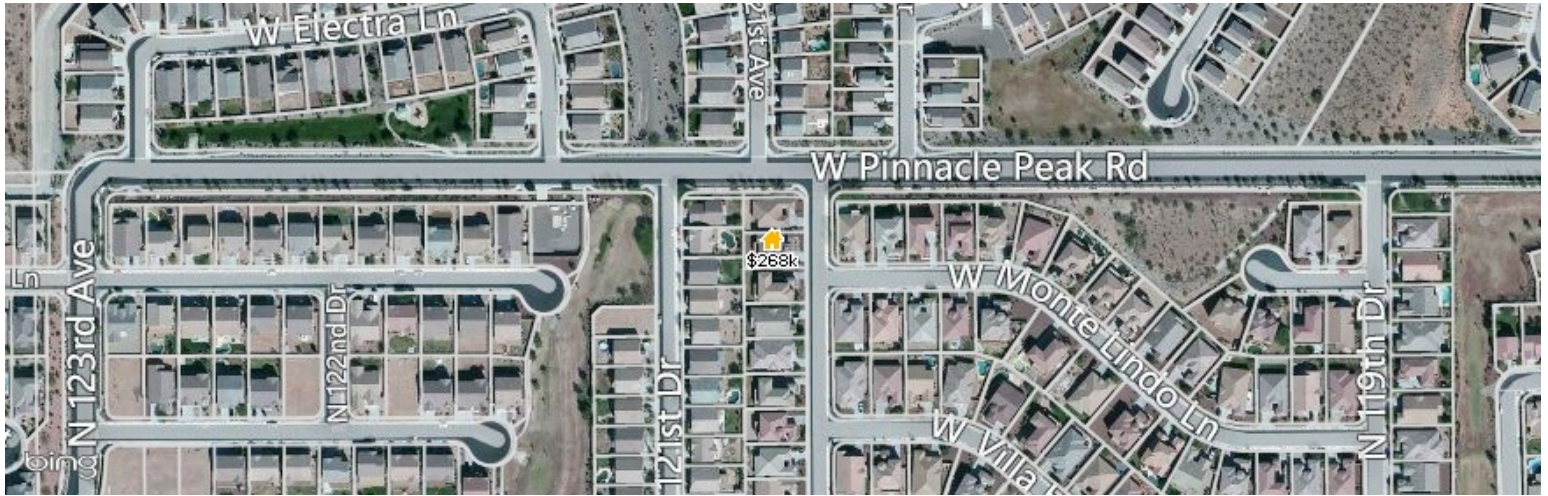
Presented by

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RE/MAX

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9059 W Lake Pleasant Pkwy B-200
Peoria, AZ 85382

23336 N 120th Ln, Sun City, AZ 85373

Legend: 🏠 Subject Property

OFF MARKET

Public records

Current Estimated Value

$268,420

Last RVM® Update: 5/12/2013

RVM® Est. Range: **$230,842 – $305,998**

RVM® Confidence: ★★★★★

⬆ RVM® Change - Last 1 Month: **$3,500**

⬆ RVM® Change - Last 12 Months: **30.3%**

Your Refined Value

$278,960

Your Comp Analysis

$288,790

Last Edited: 6/11/2013

$72 Price per Sq. Ft.

Your Comp Analysis Range
$270,103 – $307,505

Home Facts

Public Remarks

UNBELIEVABLE VALUE! Just look at the pictures! 5 bedrooms/4 baths, maple cabinets, stonite counters, 17 inch tile and stainless steel appliances. Better hurry! This is a bank owned property and is being sold in AS IS condition. Seller has no knowledge of this property, including its condition, schools, HOA, taxes or measurements and provides no disclosures or warranties of any kind. The Buyer must verify ALL information.

Home Facts

	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	–	
Property Subtype	Single Family	–	
Bedrooms	–	–	5
Total Baths	5	–	4
Full Baths	5	–	4
Living Area (sq ft)	4,001	–	
Lot Size	7,475 sq ft	–	
Lot Dimensions	7475 SF	–	
Garage	Yes	–	
Garage (spaces)	3	–	
Pool	Yes	–	
Year Built	2005	–	
Roofing	Concrete	–	
Heating	Yes	–	
Cooling	Refrigeration	–	
Construction	Frame	–	
Exterior Walls	Wood	–	
Number of Buildings	0	–	

Homeowner Facts

Owner Name	Redpath Enterprises Llc
Mailing Address	28287 N 67th Dr Peoria AZ 85383-6611
Vesting	Company/Corporation

Extended Home Facts

Legend: 🏠 Subject Property

Room Sizes

Living Room	14x11	**Bedroom**	13x11
Master Bedroom	18x17	**Bonus**	14x10
Bedroom	13x12	**Dining Room**	12x12
Bedroom	12x11	**Kitchen**	20x13
Bedroom	10x10	**Family Room**	20x19

Location Details

Builder	Ryland Homes
Directions To Property	South on 117th Avenue to Pinnacle Peak; rt to 120th Lane; left to house on right;
Subdivision	Crossriver

6/11/2013

Property Photos
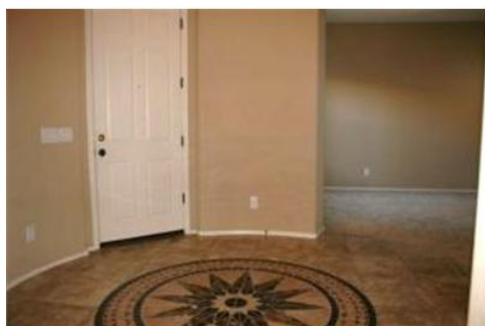
Historical Photos

6/11/2013

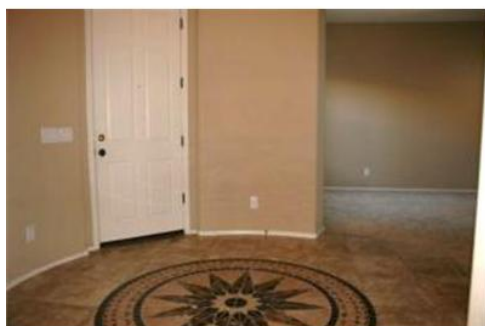# Refined Value

Original Estimated Value	See page 2 of report for details	$268,420
Home Facts	See Home Facts for details	$0
Home Improvements	See Home Improvements for details	$0
Market Conditions	See Market Conditions for details	+$10,540
	Changes to Estimated Value based on all refinements	$278,960
		+$10,540

Refined Value: Market Conditions

Local Market Conditions	Slow — Average — Hot	+$8,247
Home Exterior Condition (relative to other properties)	Worse — Same — Better	$0
Home Interior Condition (relative to other properties)	Worse — Same — Better	+$2,291
Lot Size (relative to other properties)	Smaller — Same — Larger	$0
View (relative to other properties)	Worse — Same — Better	$0
Privacy (relative to other properties)	Worse — Same — Better	$0
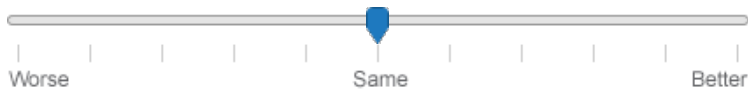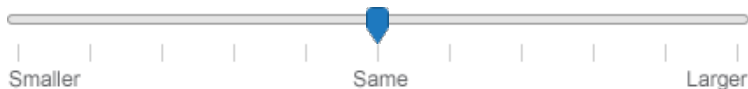
Changes to Estimated Value based on market conditions   **+$10,540**

6/11/2013

Comparative Analysis

1 **Confirm the Property Facts**

Your realtor confirmed the property facts for this property so they could be used in selecting homes.

✓ Confirmed

2 **Average of Comps**

Comps form the foundation of this analysis. Your agent has selected key comps for you to review.

$298,107
Range: $272,076 – $323,707
(or $75 per sq. ft.)

3 **Adjustments**

Your agent has some insight into how your home relates to these comps that have adjusted the result.
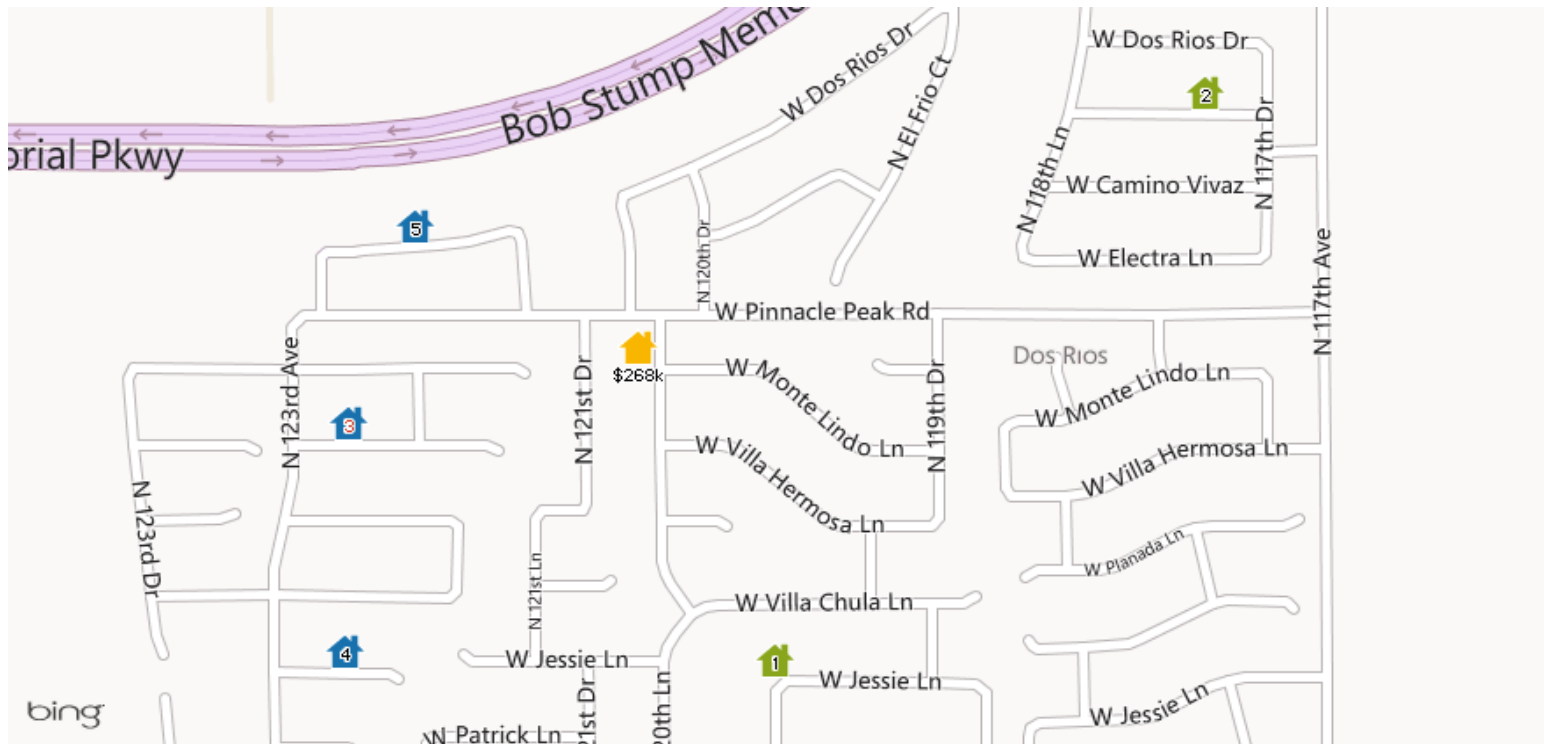
–$9,317

4 **Adjusted Value**

$288,790
Range: $270,103 – $307,505
(or $72 per sq. ft.)
Last Updated: 6/11/2013

Comps and Adjustments

LEGEND: 🏠 Subject Property   🏠 Pending   🏠 Listing   🏠 Expired Listing   🏠 Distressed   🏠 Recent Sale   🏠 Off Market

This Property

		Proxim.	Days in System	Date	Amount	$/sq ft	Living Area	Beds	Baths	Built
Photo not available	🏠 OFF MARKET 23336 N 120th Ln Sun City, AZ 85373	–	–	– –	$268,420 Est. Value	$67	4,001 sq ft	–	5	2005

Listings

	#	Address	Proxim.	Days in System	Date	Amount	$/sq ft	Living Area	Beds	Baths	Built	Comp vs Subject
	3	🏠 🆂 SALE PENDING 12224 W Villa Hermosa Ln Sun City, AZ 85373	.21 Mi. W	56 days	4/16/2013 List Date	$275,000 List Amount	$68	4,044 sq ft	5	3	2006	Same ➡
	4	🏠 🆂 FOR SALE 12228 W Jessie Ct Sun City, AZ 85373	.29 Mi. SW	39 days	5/3/2013 List Date	$289,000 List Amount	$76	3,817 sq ft	5	4	2005	Same ➡
	5	🏠 🆂 FOR SALE 12210 W Electra Ln Sun City, AZ 85373	.18 Mi. NW	265 days	9/19/2012 List Date	$294,900 List Amount	$77	3,837 sq ft	6	4	2006	Same ➡

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Recently Sold

|	#	Address	Proxim.	Days in System	Date	Amount	$/sq ft	Living Area	Beds	Baths	Built	Comp vs Subject
	1	🏠 [S] RECENTLY SOLD 11978 W Jessie Ln Sun City, AZ 85373	.23 Mi. SE	181 days	4/16/2013 Sold Date	$263,000 Sold Amount	$71	3,701 sq ft	6	4	2006	Better ⬆
	2	🏠 [S] RECENTLY SOLD 11738 W Montana De Oro Dr Sun City, AZ 85373	.44 Mi. E	52 days	5/17/2013 Sold Date	$251,700 Sold Amount	$81	3,111 sq ft	5	3	2007	Better ⬆

Property History

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations (based on public records where licensed and MLS sources) from Lender Processing Services (LPS)

Update Frequency: Monthly

- ■ This House (yellow)
- ■ 85373 (dark blue)
- ■ Maricopa County (medium blue)
- ■ Arizona (light blue)
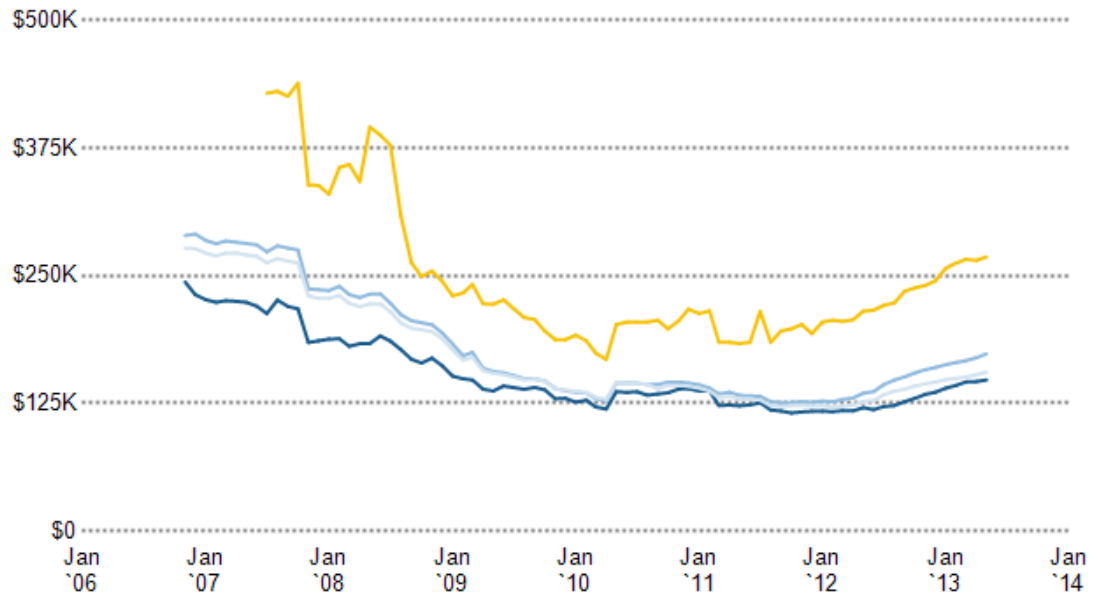
Sales History

Sales Date	Sales Amount	Price per sq. ft.
12/21/2009	$197,000	$49
10/14/2009	$461,137	$115
4/7/2006	$455,549	$114
4/7/2006	$455,549	$114

Assessed Values

Date	Improvements	Land	Total	Tax
2013	$14,610	$3,650	$18,260	–
2012	$15,210	$3,800	$19,010	$2,595
2011	–	–	$18,260	$2,095
2010	$19,890	$4,970	$24,860	$2,318
2009	$24,280	$6,070	$30,350	–
2008	$29,280	$7,320	$36,600	–
2007	$25,920	$6,480	$32,400	–
2006	–	$2,080	$2,080	–

Legal Description

Parcel Number:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
503-88-513	–	040130405.211077	LOT:40 UNIT:6 SEC/TWN/RNG/MER:SEC 13 TWN 4N RNG 1W CROSSRIVER UNIT 6 REPLAT MCR 910-02	Sun City, AZ 85373

6/11/2013

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

KEY	🏠 Sale	🟡 Listing Activity	🔵 Financing Activity	❘ Distressed Actions	🟢 Assessed Value	🟩 Assessor Market Value	⁄ AVM or RVM®	⚫ Sales Comp Valuation	▭ Est. Loan Balance

Sales Comp Valuation: $289K

Ass. Mkt Value: $183K

Ass. Value: $24.9K

Ass. Value: $19K

Sold: $1.8K

Ass. Value: $18.3K
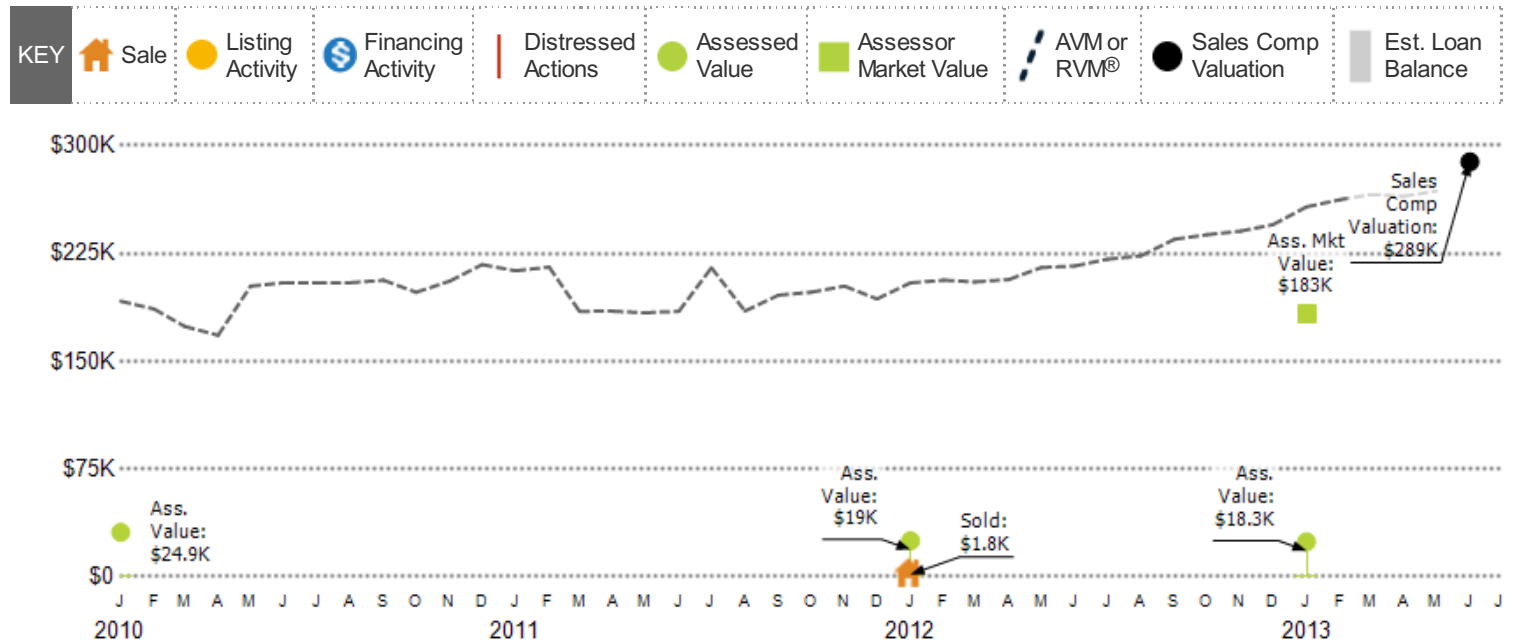
Data Source: Public records and proprietary data from Lender Processing Services (LPS); listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

6/11/2013

Estimated Home Values

<$100k — $450k — $20m
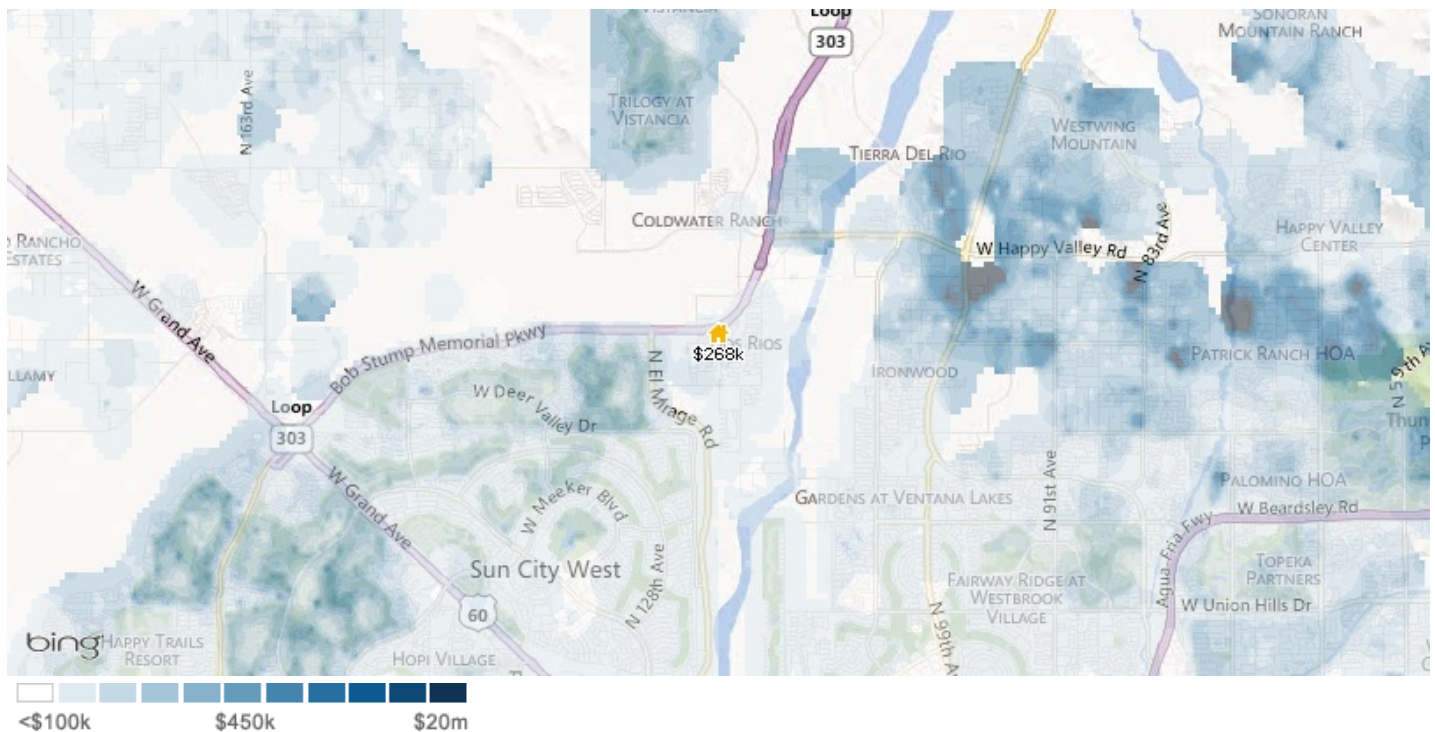
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

12-Month Change in Estimated Value

-15% — 2.5% — +20%
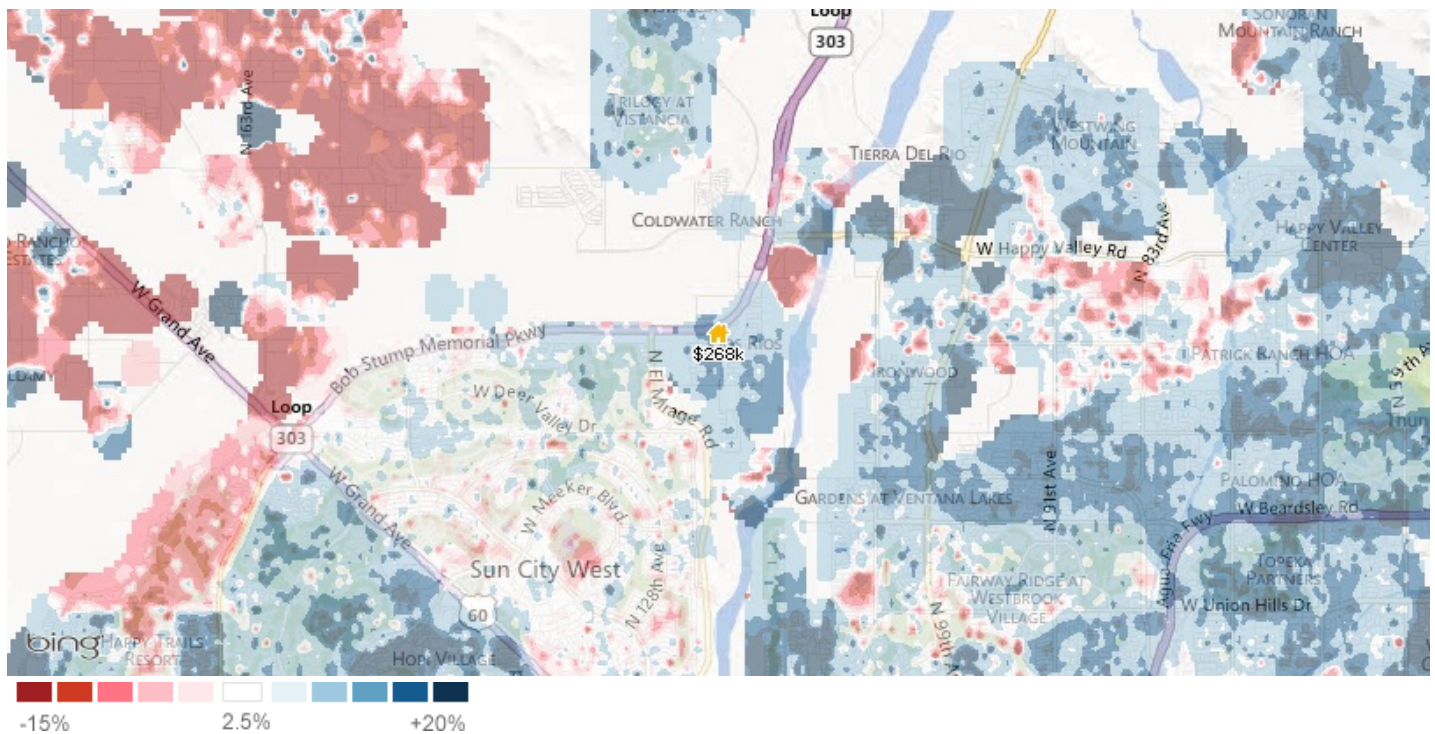
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

6/11/2013

Estimated Value per Square Foot

<$25 $200   >$1,000

This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

Flood Zone

Low Risk   High Risk   Coastal
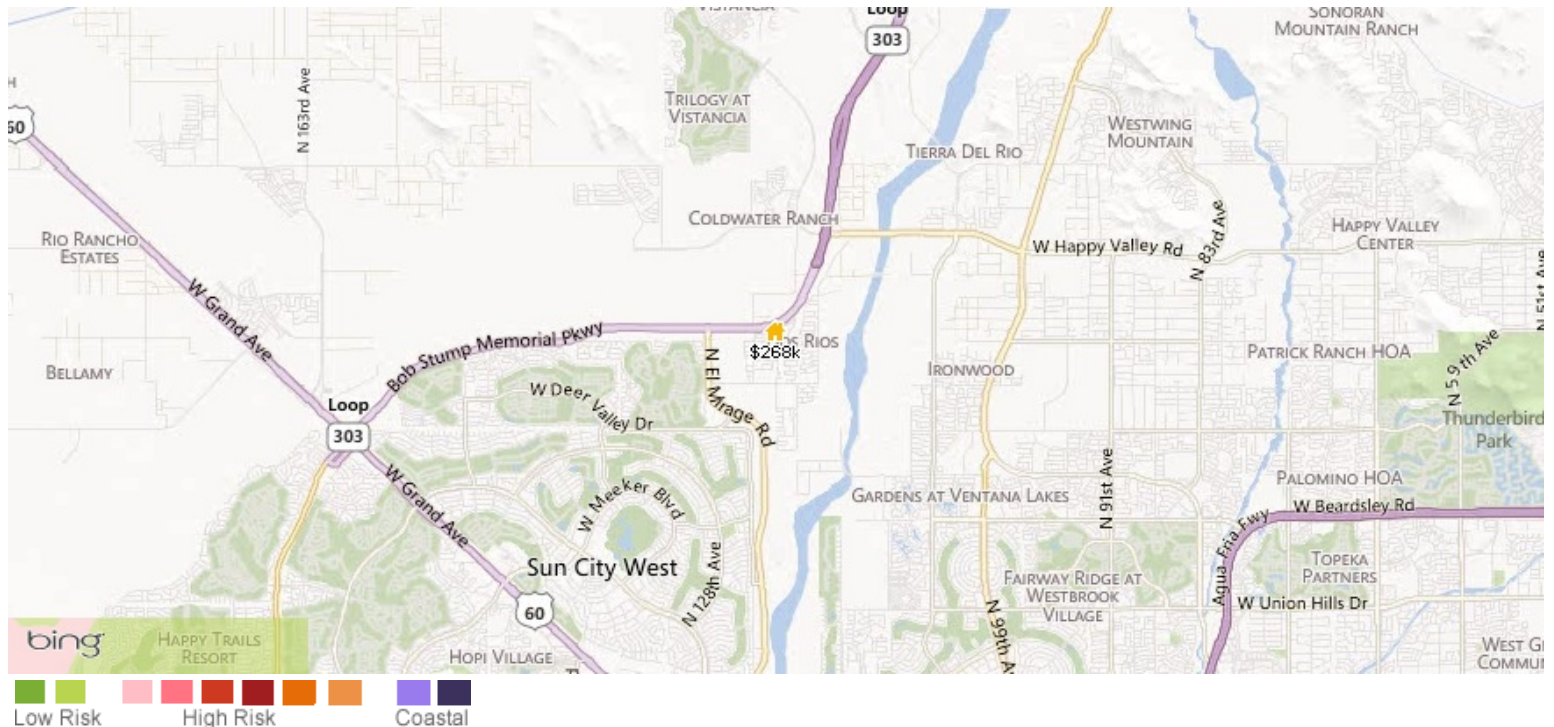
This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk are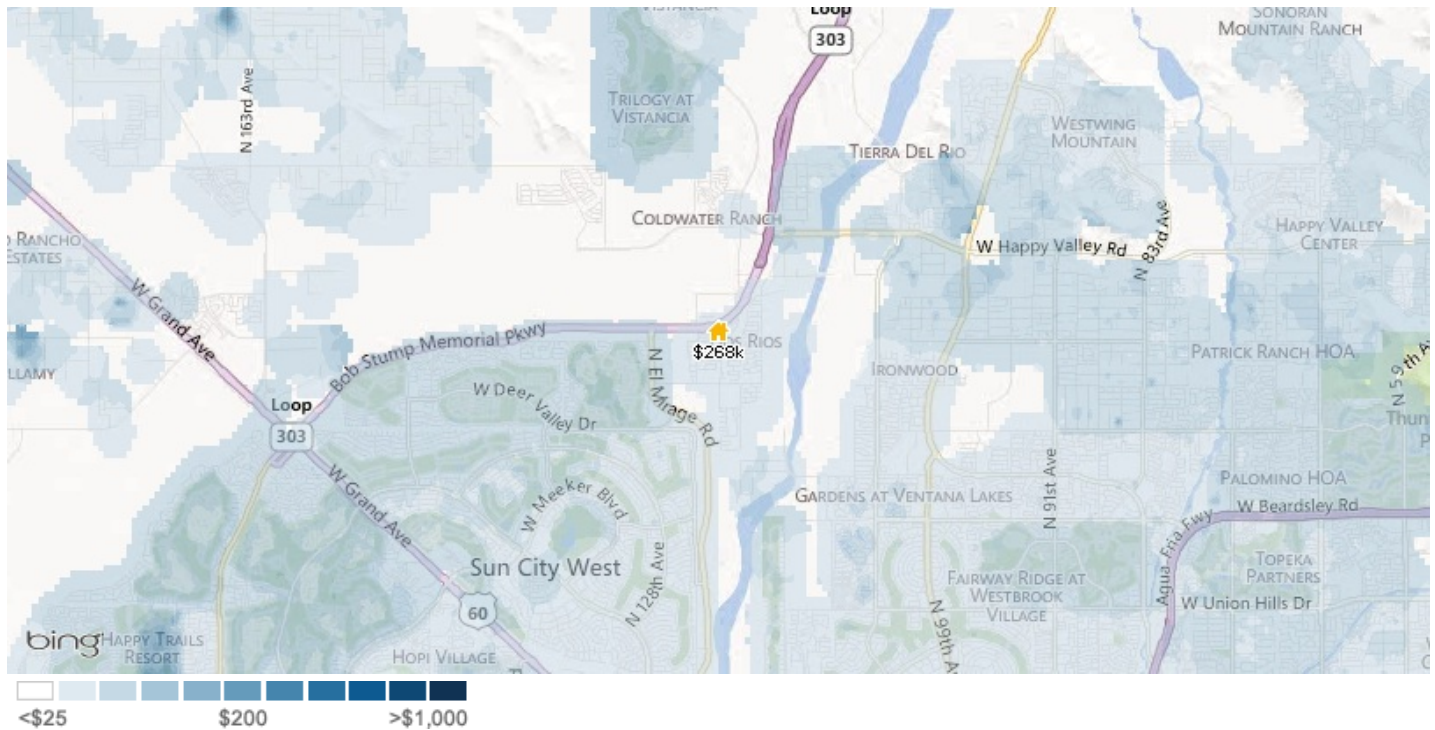a has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see http://support.narrpr.com/entries/319901-what-is-the-flood-zone-heat-map. Source(s): FEMA; updated Annually.

RPR™

6/11/2013

Neighborhood: Housing Stats and Charts

	85373	Sun City	Maricopa County	Arizona
Median Estimated Home Value	$148,000	$114,480	$173,580	$155,750
12-Month Change	22%	19%	29%	23%
Median List Price	139,900	107,000	161,100	150,000
List Price 1-Month Change	4%	2%	1%	0%
List Price 12-Month Change	27%	26%	20%	16%
Median Home Age	27	38	26	26
Own	88%	83%	65%	67%
Rent	12%	17%	35%	33%
Vacancy	4%	8%	–	–

Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data from Lender Processing Services (LPS); listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price
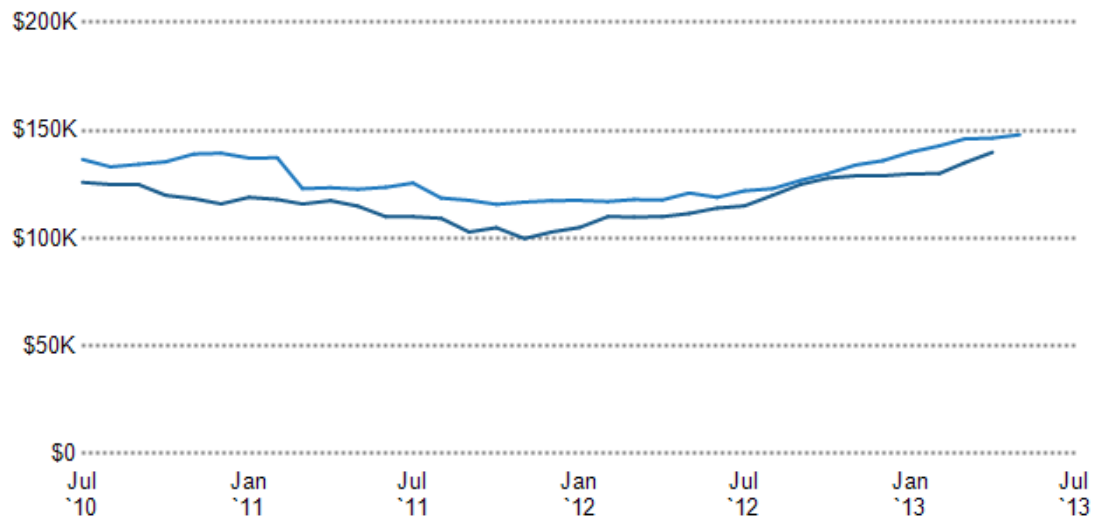
Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data where licensed from Lender Processing Services (LPS)

Update Frequency: Monthly

- Median Sales Price
- Sales Volume

6/11/2013
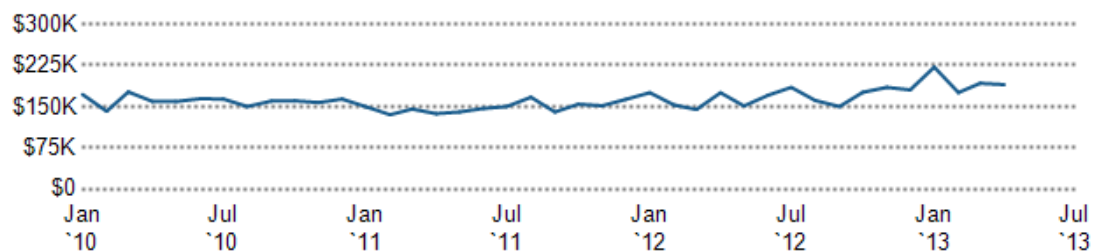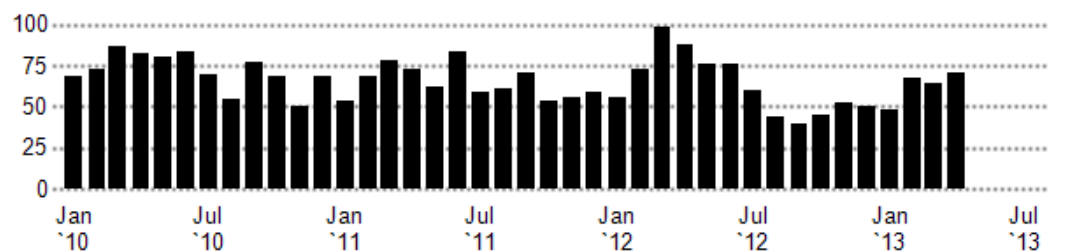
Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

▬ Median List Price
▬ Listing Volume

Median List Price

$200K
$150K
$100K
$50K
$0

Jan `10  Jul `10 Jan `11  Jul `11 Jan `12  Jul `12 Jan `13  Jul `13

Listing Volume

500
375
250
125
0

Jan `10  Jul `10 Jan `11  Jul `11 Jan `12  Jul `12 Jan `13  Jul `13
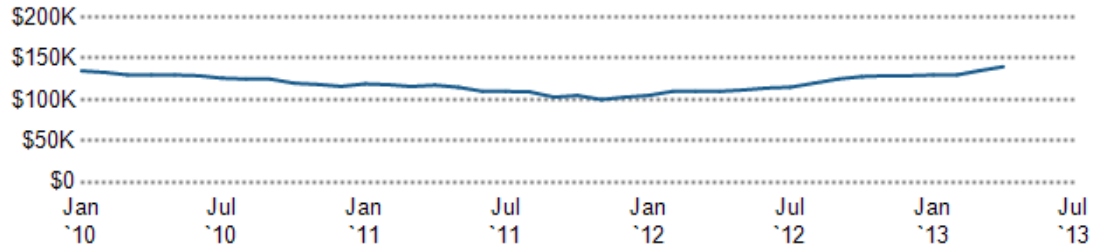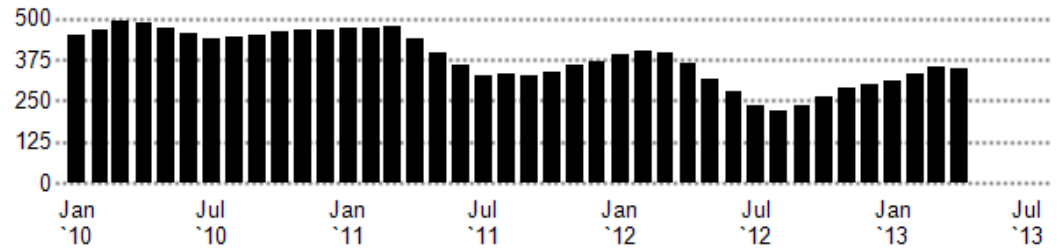
Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

▬ ZIP Count Listings by PropertyType

Property Type	Count
Single Family Residence	183
Multifamily/Multiplex	27
Mobile/Manufactured	4
Condo/Townhouse	37
Lot/Land	1

Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Daily

▬ Inventory of Distressed Properties

Type	Count
Short Sale	16
Pre-Foreclosure	6

RPR

6/11/2013

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

■ This House
■ Comps
■ 85373

This House

4,001 sq. ft. $252,000

Comps

> 2,400 sq. ft. $260,240

85373

> 2,400 sq. ft. $189,193
2,200 - 2,400 sq. ft. $186,714
2,000 - 2,200 sq. ft. $160,151
1,800 - 2,000 sq. ft. $142,270
1,600 - 1,800 sq. ft. $129,244
1,400 - 1,600 sq. ft. $101,126
1,200 - 1,400 sq. ft. $294,997
1,000 - 1,200 sq. ft. $86,030
< 1,000 sq. ft. $55,753

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

■ Comps

$80K - $90K 1
$50K - $60K 6
< $50K 3

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

- 🟨 This House
- ⬛ Comps
- 🟦 85373

This House

$62	1

Comps

$80 - $90	2
$70 - $80	5
$60 - $70	1
$50 - $60	2

85373

> $110	33
$100 - $110	26
$90 - $100	40
$80 - $90	53
$70 - $80	75
$60 - $70	61
$50 - $60	54
$40 - $50	19
< $40	43

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

- 🟨 This House
- ⬛ Comps
- 🟦 85373

This House

$252K	1

Comps

> $225K	8
$200K - $225K	2

85373

> $225K	69
$200K - $225K	39
$175K - $200K	53
$150K - $175K	62
$125K - $150K	50
$100K - $125K	61
$75K - $100K	52
$50K - $75K	36
< $50K	52

6/11/2013

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

- **This House**
- **Comps**
- **85373**

This House

8 yrs	1

Comps

< 15 yrs	10

85373

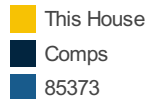|	
35 - 40 yrs	238
30 - 35 yrs	17
25 - 30 yrs	3
20 - 25 yrs	3
15 - 20 yrs	23
< 15 yrs	127

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

- **Sales Count By Living Area**

> 2400 sq. ft.	36
2200 - 2400 sq. ft.	27
2000 - 2200 sq. ft.	26
1800 - 2000 sq. ft.	60
1600 - 1800 sq. ft.	45
1400 - 1600 sq. ft.	63
1200 - 1400 sq. ft.	42
< 1200 sq. ft.	28

6/11/2013

Neighborhood: People Stats and Charts

	85373	Sun City	Maricopa County	Arizona
Population	12,840	38,329	3,798,374	6,337,373
Pop Density per Sq Mi	2,329.91	2,668.3	412.86	55.79
Pop Change since 2000	6%	0%	24%	24%
Median Age	71	73	34	36
Male / Female Ratio	43.46 / 57%	41.73 / 58%	49.55 / 50%	49.74 / 50%
Some High School	5%	7%	8%	8%
Ninth Grade	2%	3%	7%	7%
High School Graduate	31%	35%	23%	25%
2 Year Degree	37%	35%	33%	34%
4 Year Degree	16%	12%	19%	17%
Post Graduate	9%	8%	10%	10%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 85373

Toddlers	0
Elementary School	104
Middle School	173
High School	55

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 85373

18-20	44
21-24	119
25-34	180
35-54	974
55-64	1,954
65-74	3,832
75 or Older	5,405

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 85373

Married with Children	104
Married without Children	3,829
Single with Children	31

6/11/2013

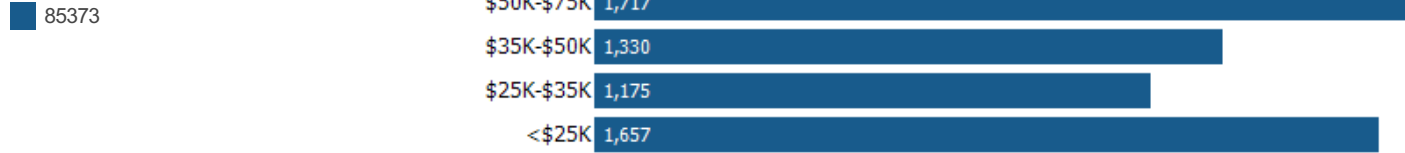## Household Income Brackets

This chart shows annual household
income levels within an area.
Data Source: U.S. Census
Update Frequency: Annually

■ 85373

Income Bracket	Count
>$150K	121
$125K-$150K	218
$100K-$125K	353
$75K-$100K	882
$50K-$75K	1,717
$35K-$50K	1,330
$25K-$35K	1,175
<$25K	1,657

6/11/2013

Neighborhood: Economic Stats and Charts

|	85373	Sun City	Maricopa County	Arizona
Income per Capita	$30,759	$27,786	$27,841	$25,784
Median Hosehold Income	$45,088	$36,117	$55,099	$50,752
Unemployment Rate	–	–	7%	8%
Total Building Permits	–	–	5,685	10,883
Building Permits Change	–	–	–12%	–16%
Value of Building Permits	–	–	1,457,765,660	2,424,190,000
Value of Building Permits Change	–	–	–10%	–11%

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.
Data Source: Bureau of Labor Statistics
Update Frequency: Monthly
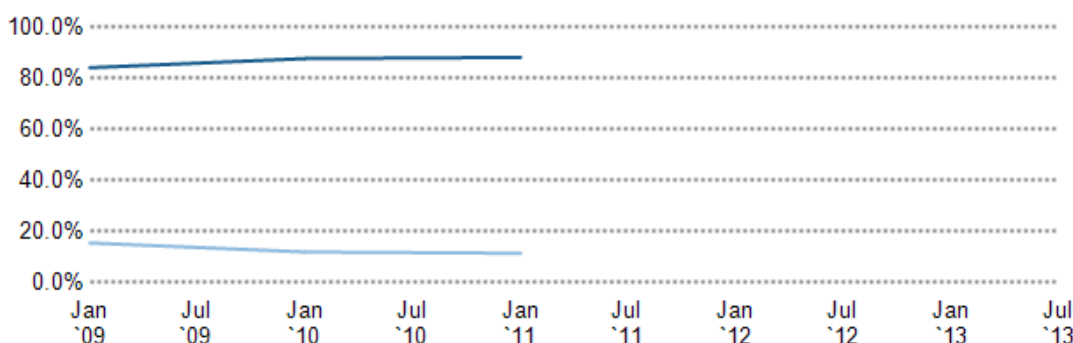
Maricopa County
Arizona
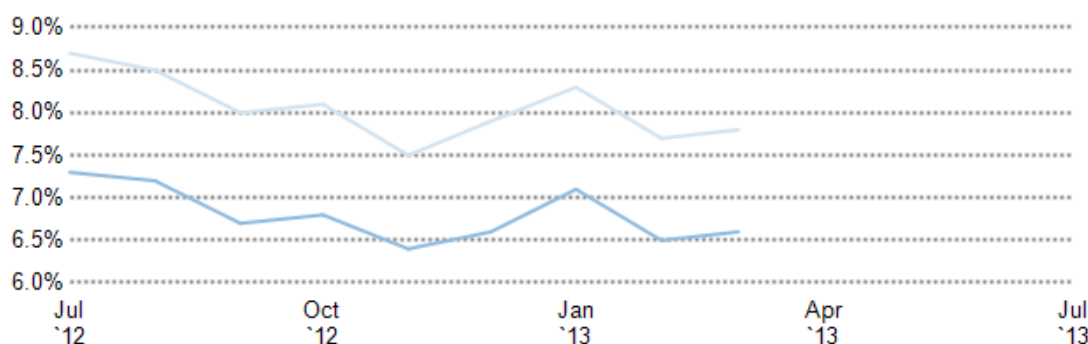
Renter-Occupied vs. Owner Occupied Households

This chart shows the number of rental vacancies in the area of your search.
Data Source: USPS Vacancy Quarterly
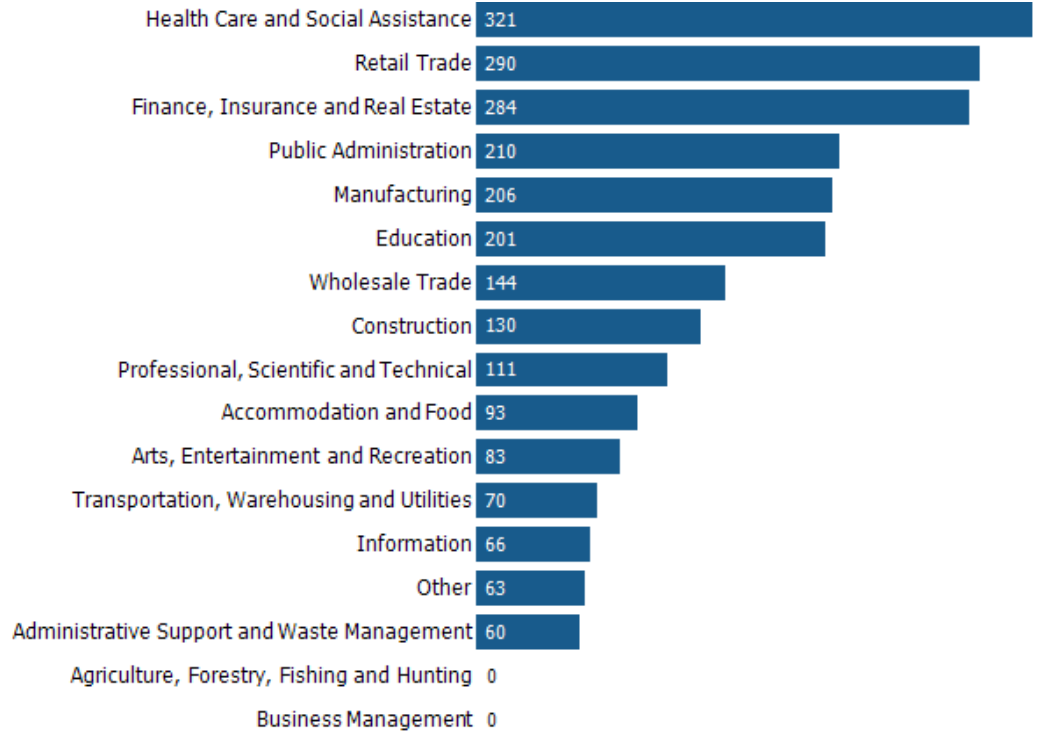Update Frequency: Annually

Owner Occupied
Rental Occupied

Occupational Categories

This chart shows categories of
employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 85373

Category	Value
Health Care and Social Assistance	321
Retail Trade	290
Finance, Insurance and Real Estate	284
Public Administration	210
Manufacturing	206
Education	201
Wholesale Trade	144
Construction	130
Professional, Scientific and Technical	111
Accommodation and Food	93
Arts, Entertainment and Recreation	83
Transportation, Warehousing and Utilities	70
Information	66
Other	63
Administrative Support and Waste Management	60
Agriculture, Forestry, Fishing and Hunting	0
Business Management	0

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85373

	85373	Sun City	Maricopa County	Arizona
Altitude	1,285	1,183	1,635	–
Rainfall	8.51	8.51	10.1	13.09
Snowfall	–	–	0.76	13.3
Sunny Days	180	180	180	172
Average Travel Time to Work	–	25	26	25

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.
Data Source: U.S. Census
Update Frequency: Annually

■ 85373

- <15 Minutes 18.4%
- 15-30 Minutes 29.6%
- 30-45 Minutes 30.1%
- 45-60 Minutes 12.5%
- >1 Hour 9.4%
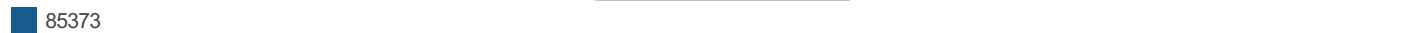
How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.
Data Source: U.S. Census
Update Frequency: Annually

- Drove Alone/Carpool/Motorcycle 1,926
- Work at Home 61
- Bicycle 33
- Walk 21
- Public Transit 0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.
Data Source: NOAA
Update Frequency: Annually

- Avg. January Min. Temp 36
- Avg. January Max. Temp 65
- Avg. July Min. Temp 70
- Avg. July Max. Temp 100

6/11/2013