

Property Address: 7888 PAPER FLOWER CT, LAS VEGAS, NV 89128-7208
 County: CLARK, NV
 Owner Name: TURNAY MATTHEW
 Report ID: 1446683716109400

SUMMARY

▶ **SUCCESS** - VP4 VALUATION SUCCESSFULEstimated Value: **\$247,000**Value as of: **11/04/2015**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$235,000 - \$276,000	11/05/2015	90	6

SUBJECT PROPERTY INFORMATION

Property Address: 7888 PAPER FLOWER CT, LAS VEGAS, NV 89128-7208

SALES HISTORY

Sale Price:	\$235,000	Prior Sale Price:	\$175,000
Rec / Sale Date:	/ 09/05/2014	Prior Rec / Sale Date:	/ 01/19/2000
Sale Type:		Prior Sale Type:	Full
1st Mtg Amount:	\$136,000	Prior 1st Mtg Amount:	\$140,000
1st Mtg Type:	C	Prior 1st Mtg Type:	C
2nd Mtg Amount:			
Seller Name:			

LOCATION INFORMATION

PROPERTY INFORMATION

TAX INFORMATION

APN:	138-21-812-053	Living Area:	2,406	Lot Area:	4,792	Assessed Value:	\$194,354
Land Use:	SFR	Year Built:	1993	Total Rooms:	8	Assessed Year:	2015
Census Tract:	32.19	Bedrooms:	4	Bath (F/H):	3 /	Land Value:	\$41,000
Township:	LAS VEGAS	No. of Stories:	2	A/C:	Y	Improvement Value:	\$153,277
Absentee Owner:	Y	Pool:		Fireplace:	1		
		Parking:	2				

COMPARABLE SALES

Comp A

Distance from Subject: 0.06

Address: 7807 DESERT CANDLE WAY, LAS VEGAS, NV 89129-7807

Owner:	BICKERS DAVID H & SCHMIDT M		Seller:	KEEP IT REAL ESTATE INC	
APN:	138-21-812-039	Living Area:	1,632	Lot Area:	4,792
Year Built:	1994	Total Rooms:	6	Bedrooms:	3
Census Tract:	32.19	No. of Stories:	1	Bath (F/H):	2 /
Land Use:	SFR	Parking:	2	A/C:	Y
Assessed Value:	\$158,166	Pool:		Fireplace:	1
				Sale Price:	\$237,000
				Sale Date:	06/26/2015
				1st Mtg Amt:	\$189,600
				Prior Sale Price:	\$180,000
				Prior Sale Date:	03/26/2015

Comp B

Distance from Subject: 0.37

Address: 7808 WANDERING WINDS WAY, LAS VEGAS, NV 89129-7878

Owner:	TOTTEN FAMIL Y TRUST		Seller:	WALKER ADAM R TRUST	
APN:	138-21-413-016	Living Area:	2,409	Lot Area:	4,792
Year Built:	1994	Total Rooms:	7	Bedrooms:	4
Census Tract:	32.19	No. of Stories:	2	Bath (F/H):	3 /
Land Use:	SFR	Parking:	2	A/C:	Y
Assessed Value:	\$214,843	Pool:		Fireplace:	1
				Sale Price:	\$262,500
				Sale Date:	06/17/2015
				1st Mtg Amt:	
				Prior Sale Price:	\$213,000
				Prior Sale Date:	05/29/2002

Comp C

Distance from Subject: 0.09

Address: 7809 DESERT BELL AVE, LAS VEGAS, NV 89129-7888

Owner:	JORDAN NICHOL S		Seller:	WILLIAM BRYAN R III & ANNETTE M	
APN:	138-21-816-004	Living Area:	2,191	Lot Area:	3,920
Year Built:	1994	Total Rooms:	7	Bedrooms:	3
Census Tract:	32.19	No. of Stories:	2	Bath (F/H):	3 /
Land Use:	SFR	Parking:	2	A/C:	Y
Assessed Value:	\$187,294	Pool:		Fireplace:	1
				Sale Price:	\$250,000
				Sale Date:	05/01/2015
				1st Mtg Amt:	
				Prior Sale Price:	\$160,000
				Prior Sale Date:	11/04/2011

Comp D

Distance from Subject: 0.09

Address: 7809 CALICO FLOWER AVE, LAS VEGAS, NV 89129-7878

Owner:	POLITO BRIAN S		Seller:	GRANER JOHN J	
APN:	138-21-812-023	Living Area:	2,357	Lot Area:	6,098
Year Built:	1994	Total Rooms:	8	Bedrooms:	4
Census Tract:	32.19	No. of Stories:	2	Bath (F/H):	2 / 1
Land Use:	SFR	Parking:	3	A/C:	Y
Assessed Value:	\$199,460	Pool:		Fireplace:	1
				Sale Price:	\$250,000
				Sale Date:	02/17/2015
				1st Mtg Amt:	\$245,471
				Prior Sale Price:	\$145,000
				Prior Sale Date:	10/31/2011

Comp E

Distance from Subject: 0.47

Address: 7809 ROYAL CANYON DR, LAS VEGAS, NV 89129-7888

Owner:	JIMENEZ BRITAN		Seller:	TURNER KAREL S & CARMEN S	
APN:	138-21-415-011	Living Area:	2,080	Lot Area:	4,792
Year Built:	1994	Total Rooms:	7	Bedrooms:	4
Census Tract:	32.19	No. of Stories:	2	Bath (F/H):	2 / 1
Land Use:	SFR	Parking:	2	A/C:	Y
Assessed Value:	\$181,446	Pool:		Fireplace:	1
				Sale Price:	\$235,000
				Sale Date:	11/13/2014
				1st Mtg Amt:	\$230,743
				Prior Sale Price:	\$127,000
				Prior Sale Date:	06/00/1994

LEGEND

Sale



This property has transferred ownership more than once within two years from the valuation date.

FSD Definition:

The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Confidence Score:

The ValuePoint4 confidence score is specifically designed to address issues of over-valuation. The ValuePoint4 confidence score represents the probability that the value is no more than 10 percent greater than the true value of the property. For example, a score of 80 indicates that there is an 80 percent probability that the AVM value is no more than 10 percent greater than the property value. The confidence score range is 66-100.

VP4™:

The VP4® employs multiple valuation methodologies recursively for each valuation. VP4® utilizes property comparables, appraiser emulation artificial intelligence, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.

Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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