



## GeoAVM Report

**REPORT NUMBER**  
**REPORT DATE** 4/5/2017 6:50 PM  
**PROPERTY ADDRESS** 1234 W. Gumdrop LN, Candy Land, AZ, 85212  
**PROVIDED FOR**  
**LOAN IDENTIFIER**

### SUGGESTED PROPERTY VALUE

| MARKET VALUE | CONFIDENCE | FSD | HIGH VALUE   | LOW VALUE    |
|--------------|------------|-----|--------------|--------------|
| \$257,100.00 | 84         | 7   | \$276,200.00 | \$238,100.00 |

### PROPERTY DETAIL

#### 1234 W. Gumdrop LN, 85212

|                                |                          |                              |
|--------------------------------|--------------------------|------------------------------|
| Sale Date: 04/21/2016          | Sale Price: \$259,000.00 | Assessed Value: \$216,700.00 |
| Floors: 2                      | Year Built: 1976         | Year Assessed: 2016          |
| Living Area (sq.ft.): 1,656.00 | Tax Year: 2016           | County:                      |
| Lot Size: 15,495               | Tax Amount:              | FIPS:                        |
| Bedrooms: 3                    | Bathrooms: 2.0           | Census Tract:                |
| Garage:                        | Tax Parcel #:            |                              |
| Legal Description:             |                          |                              |

### COMPARABLE PROPERTIES

| ADDRESS                                   | SALE DATE  | PRICE        | LIVING AREA | LOT SIZE | FLOORS | BDRMS | BATHS | YEAR BUILT | DISTANCE |
|---|------------|--------------|-------------|----------|--------|-------|-------|------------|----------|
| 12345 W Gumdrop LN, Candy Land, 85212     | 08/31/2016 | \$250,000.00 | 1,400.00    | 9,311    | 1      | 3     | 2.0   | 1991       | 0.24     |
| 123456 E Candy Cane ST, Candy Land, 85212 | 07/07/2016 | \$187,000.00 | 1,608.00    | 8,566    | 1      | 3     | 2.0   | 1980       | 0.37     |
| 3016 E Candy Cane ST, Candy Land, 85212   | 04/22/2016 | \$237,950.00 | 1,734.00    | 15,602   | 2      | 4     | 2.0   | 1910       | 0.17     |
| 409 N Lollipop LN, Candy Land, 85212      | 03/31/2016 | \$259,000.00 | 1,572.00    | 10,890   | 1      | 3     | 2.0   | 2004       | 0.17     |
| 303 N Lollipop LN, Candy Land, 85212      | 02/05/2016 | \$261,250.00 | 1,880.00    | 8,712    | 2      | 4     | 3.0   | 2002       | 0.13     |
| 510 Gumpdrop LN, Candy Land, 85212        | 11/25/2015 | \$265,000.00 | 1,653.00    | 17,135   | 1      | 3     | 2.0   | 1975       | 0.50     |

### DISCLAIMER

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