



# Home Value Explorer

AMERICAN REPORTING COMPANY

<b>REPORT NUMBER</b>	32	<b>PROVIDED FOR</b>	AMERICAN REPORTING COMPANY
<b>REPORT DATE</b>	4/23/2009 10:16 AM	<b>LOAN IDENTIFIER</b>	
<b>APPLICANT</b>	John Consumer - 425.368.0500		
<b>PROPERTY ADDRESS</b>	8208 SW 39TH AV, SEATTLE, WA 98136		
<b>COUNTY</b>	KING		

### SUGGESTED PROPERTY VALUE

<b>MARKET VALUE</b>	<b>CONFIDENCE</b>	<b>HIGH VALUE</b>	<b>LOW VALUE</b>
\$332,331.00	HIGH	\$364,869.00	\$302,695.00

### PROPERTY DETAIL

#### 8208 39TH AVE SW, SEATTLE, WA 981362307

Sale Date: 01/26/2007	Sale Price: \$397,950.00	Assessed Value: \$254,999.00
Floors:	Year Built: 1942	Year Assessed:
Living Area (sq.ft.): 1,059	Tax Year:	County:
Lot Size: 4,134	Tax Amount: \$0	FIPS: 33
Bedrooms: 3	Tax City:	Census Tract:
Bathrooms: 1.00	Tax County:	Book:
Garage:	Tax Parcel #: 9842300087	Page:
Legal Description:		

### COMPARABLE PROPERTIES

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	FLOORS	BDRMS	BATHS	YEAR BUILT	DISTANCE
3957 SW ELMGROVE ST	10/14/2008	\$250,000.00	1,469	8,747		2	1.00	1919	0.1412
3902 SW HOLDEN ST	09/18/2008	\$410,000.00	1,299	5,099		3	1.00	1941	0.2771
8027 CALIFORNIA AVE SW	11/07/2008	\$490,000.00	1,319	7,239		1	1.00	1942	0.2897
8309 CALIFORNIA AVE SW	07/16/2008	\$710,000.00	2,659	4,319		3	3.00	1941	0.2942
8248 NORTHROP PL SW	09/24/2008	\$617,021.00	1,939	5,249		3	1.00	1956	0.3016
4018 SW TRENTON ST	10/27/2008	\$440,000.00	1,379	8,777		3	1.00	1953	0.3493
4435 SW ROSE ST	07/24/2008	\$620,000.00	1,989	6,249		4	2.00	1981	0.3845
4036 SW HENDERSON ST	11/11/2008	\$625,000.00	1,819	9,023		3	1.00	1952	0.5153
4052 SW HENDERSON ST	11/06/2008	\$689,000.00	1,519	10,299		3	1.00	1955	0.5529

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