



VeroVALUE Valuation Report

SUBJECT PROPERTY:

3719 STARR KING CIR
PALO ALTO, CA 94306

OWNER OF RECORD:

IRLANDA EDWARD AND KATHRYN L

| | | |
|--------------------|-----------------------------------|-------------------------|
| VEROVALUE | \$1,296,000 | CONFIDENCE SCORE |
| VALUE RANGE | \$1,121,000 to \$1,470,000 | 89 |

SUBJECT PROPERTY INFORMATION

| | | | | | |
|----------------------------|-----------|---------------|-------------|------------|---|
| APN: | 13230007 | YEAR BUILT: | 1952 | POOL: | N |
| LIVING SF: | 1,382 | BEDROOMS: | 3 | FIREPLACE: | 0 |
| LOT SF: | 6,180 | BATHROOMS: | 1.00 | GARAGE: | 1 |
| ASS'D VALUE: TOTAL: | \$466,693 | COUNTY: | SANTA CLARA | STORIES: | 1 |
| ASS'D VALUE: IMPROVEMENTS: | \$143,595 | LAND USE: | SFR | A/C: | |
| ASS'D VALUE: LAND: | \$323,098 | CENSUS TRACT: | 510803 | VIEW: | |

SUBJECT SALES HISTORY

| | SALE DATE | SALE PRICE | LOAN AMOUNT | SELLER | BUYER |
|---|-------------|------------|-------------|-----------------|--------------------------|
| 1 | 29-MAY-1992 | \$325,000 | \$260,000 | EIGNER EDWARD B | IRLANDA EDWARDANDKATHRYN |
| 2 | 29-JUL-1988 | \$276,500 | \$221,000 | JOHNS | EIGNER EDWARDANDAM |
| 3 | 19-MAY-1988 | \$259,500 | \$ | GOLD | JOHNSON TERRELLAND |

MARKET DATA SUMMARY

| | ADDRESS | DIST (MI) | SALE PRICE | SALE DATE | LIVING SF | LOT SF | BED | BATH | YR BUILT |
|---|---------------------|-----------|-------------|-------------|-----------|--------|-----|------|----------|
| 1 | 3784 REDWOOD CIR | 0.18 | \$1,610,000 | 03-JAN-2014 | 1,489 | 6,076 | 3 | 2.00 | 1952 |
| 2 | 439 SAN ANTONIO RD | 0.80 | \$1,530,000 | 15-NOV-2013 | 1,697 | 8,322 | 4 | 2.00 | 1956 |
| 3 | 298 E CHARLESTON RD | 0.24 | \$1,510,000 | 04-SEP-2013 | 1,295 | 7,200 | 3 | 2.00 | 1953 |
| 4 | 3797 ROSS RD | 0.85 | \$1,500,000 | 25-JUL-2013 | 1,247 | 6,500 | 3 | 2.00 | 1955 |
| 5 | 272 CAROLINA LN | 0.13 | \$1,450,000 | 21-JUN-2013 | 1,635 | 6,325 | 3 | 2.00 | 1950 |
| 6 | 50 ROOSEVELT CIR | 0.23 | \$1,231,000 | 26-APR-2013 | 1,198 | 6,372 | 3 | 2.00 | 1951 |

Detailed property information is provided on the next page.

1 3784 REDWOOD CIR OWNER: WANG YI DISTANCE (MI): 0.18

| | | | | | | | |
|-------------------|-------------|---------------|----------|-----------|-------------|----------|---|
| SALE PRICE: | \$1,610,000 | APN: | 13230048 | YR BUILT: | 1952 | POOL: | N |
| SALE DATE: | 03-JAN-2014 | LIVING SF: | 1,489 | BED: | 3 | FP: | 0 |
| PRIOR SALE PRICE: | | LOT SF: | 6,076 | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | | ASS'D TOTAL: | \$90,931 | COUNTY: | SANTA CLARA | STORIES: | 1 |
| | | ASS'D IMPROV: | \$59,060 | LAND USE: | SFR | A/C: | |
| | | ASS'D LAND: | \$31,871 | CENSUS: | 510803 | VIEW: | |

2 439 SAN ANTONIO RD OWNER: HARIHARAN ANAND DISTANCE (MI): 0.80

| | | | | | | | |
|-------------------|-------------|---------------|-----------|-----------|-------------|----------|---|
| SALE PRICE: | \$1,530,000 | APN: | 14715040 | YR BUILT: | 1956 | POOL: | Y |
| SALE DATE: | 15-NOV-2013 | LIVING SF: | 1,697 | BED: | 4 | FP: | 0 |
| PRIOR SALE PRICE: | \$417,500 | LOT SF: | 8,322 | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | 28-AUG-1991 | ASS'D TOTAL: | \$117,408 | COUNTY: | SANTA CLARA | STORIES: | 1 |
| | | ASS'D IMPROV: | \$85,537 | LAND USE: | SFR | A/C: | |
| | | ASS'D LAND: | \$31,871 | CENSUS: | 510802 | VIEW: | |

3 298 E CHARLESTON RD OWNER: WANG HAOYI DISTANCE (MI): 0.24

| | | | | | | | |
|-------------------|-------------|---------------|-----------|-----------|-------------|----------|---|
| SALE PRICE: | \$1,510,000 | APN: | 14719003 | YR BUILT: | 1953 | POOL: | N |
| SALE DATE: | 04-SEP-2013 | LIVING SF: | 1,295 | BED: | 3 | FP: | 0 |
| PRIOR SALE PRICE: | \$569,000 | LOT SF: | 7,200 | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | 15-JAN-1999 | ASS'D TOTAL: | \$724,382 | COUNTY: | SANTA CLARA | STORIES: | 1 |
| | | ASS'D IMPROV: | \$215,146 | LAND USE: | SFR | A/C: | |
| | | ASS'D LAND: | \$509,236 | CENSUS: | 510802 | VIEW: | |

4 3797 ROSS RD OWNER: LI WEI DISTANCE (MI): 0.85

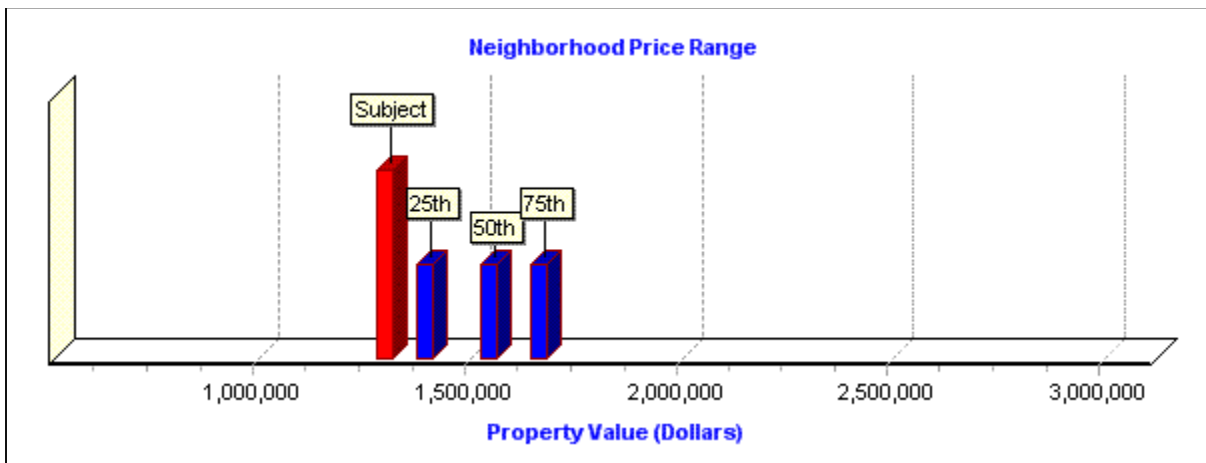
| | | | | | | | |
|-------------------|-------------|---------------|----------|-----------|-------------|----------|---|
| SALE PRICE: | \$1,500,000 | APN: | 12713044 | YR BUILT: | 1955 | POOL: | N |
| SALE DATE: | 25-JUL-2013 | LIVING SF: | 1,247 | BED: | 3 | FP: | 0 |
| PRIOR SALE PRICE: | | LOT SF: | 6,500 | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | | ASS'D TOTAL: | \$78,001 | COUNTY: | SANTA CLARA | STORIES: | 1 |
| | | ASS'D IMPROV: | \$44,252 | LAND USE: | SFR | A/C: | |
| | | ASS'D LAND: | \$33,749 | CENSUS: | 510801 | VIEW: | |

5 272 CAROLINA LN OWNER: TAYLOR LAIRD E DISTANCE (MI): 0.13

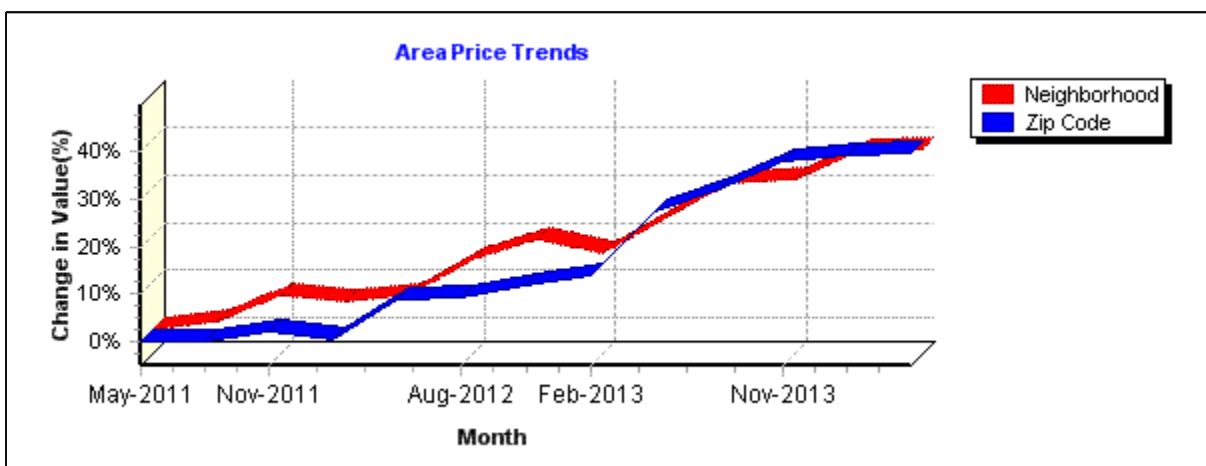
| | | | | | | | |
|-------------------|-------------|---------------|-----------|-----------|-------------|----------|---|
| SALE PRICE: | \$1,450,000 | APN: | 13245039 | YR BUILT: | 1950 | POOL: | N |
| SALE DATE: | 21-JUN-2013 | LIVING SF: | 1,635 | BED: | 3 | FP: | 0 |
| PRIOR SALE PRICE: | | LOT SF: | 6,325 | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | | ASS'D TOTAL: | \$168,443 | COUNTY: | SANTA CLARA | STORIES: | 1 |
| | | ASS'D IMPROV: | \$103,923 | LAND USE: | SFR | A/C: | |
| | | ASS'D LAND: | \$64,520 | CENSUS: | 510700 | VIEW: | |

6 50 ROOSEVELT CIR OWNER: SIGDEL TARA K AND SHARMILA DISTANCE (MI): 0.23

| | | | | | | | |
|-------------------|-------------|---------------|-----------|-----------|-------------|----------|---|
| SALE PRICE: | \$1,231,000 | APN: | 13229053 | YR BUILT: | 1951 | POOL: | N |
| SALE DATE: | 26-APR-2013 | LIVING SF: | 1,198 | BED: | 3 | FP: | 0 |
| PRIOR SALE PRICE: | | LOT SF: | 6,372 | BATH: | 2.00 | GARAGE: | 1 |
| PRIOR SALE DATE: | | ASS'D TOTAL: | \$636,492 | COUNTY: | SANTA CLARA | STORIES: | 1 |
| | | ASS'D IMPROV: | \$143,205 | LAND USE: | SFR | A/C: | |
| | | ASS'D LAND: | \$493,287 | CENSUS: | 510803 | VIEW: | |



The price range of single family residences in the subject property's neighborhood is from a low of \$522,000 to a high of \$3,118,000, with a median price of \$1,542,000. The subject property is valued at \$1,296,000 and is ranked at the 16 percentile, meaning that 16% of the single family residences in the subject's neighborhood are valued less than the subject property.



Price changes for single family residences in the subject property's zip code (94306) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

VeroValue Terminology

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

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

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. VeroValue 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: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

THE VALUATION REPORTS, INCLUDING BUT NOT LIMITED TO THE EMV, FVA, TQS AND OTHER ANALYTICS, ARE PROVIDED "AS IS" AND VEROS SOFTWARE, INC. MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THEIR ACCURACY, COMPLETENESS OR CURRENTNESS. VEROS SOFTWARE, INC. 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 VEROS SOFTWARE, INC. BE LIABLE FOR THE RESULTS OF YOUR USE OR MISUSE OF THE VALUATION REPORTS, INCLUDING BUT NOT LIMITED TO THE EMV, FVA, TQS OR OTHER ANALYTICS, 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.

Copyright 2002 Veros Software Inc. All rights reserved.
www.verovalue.com info@verovalue.com