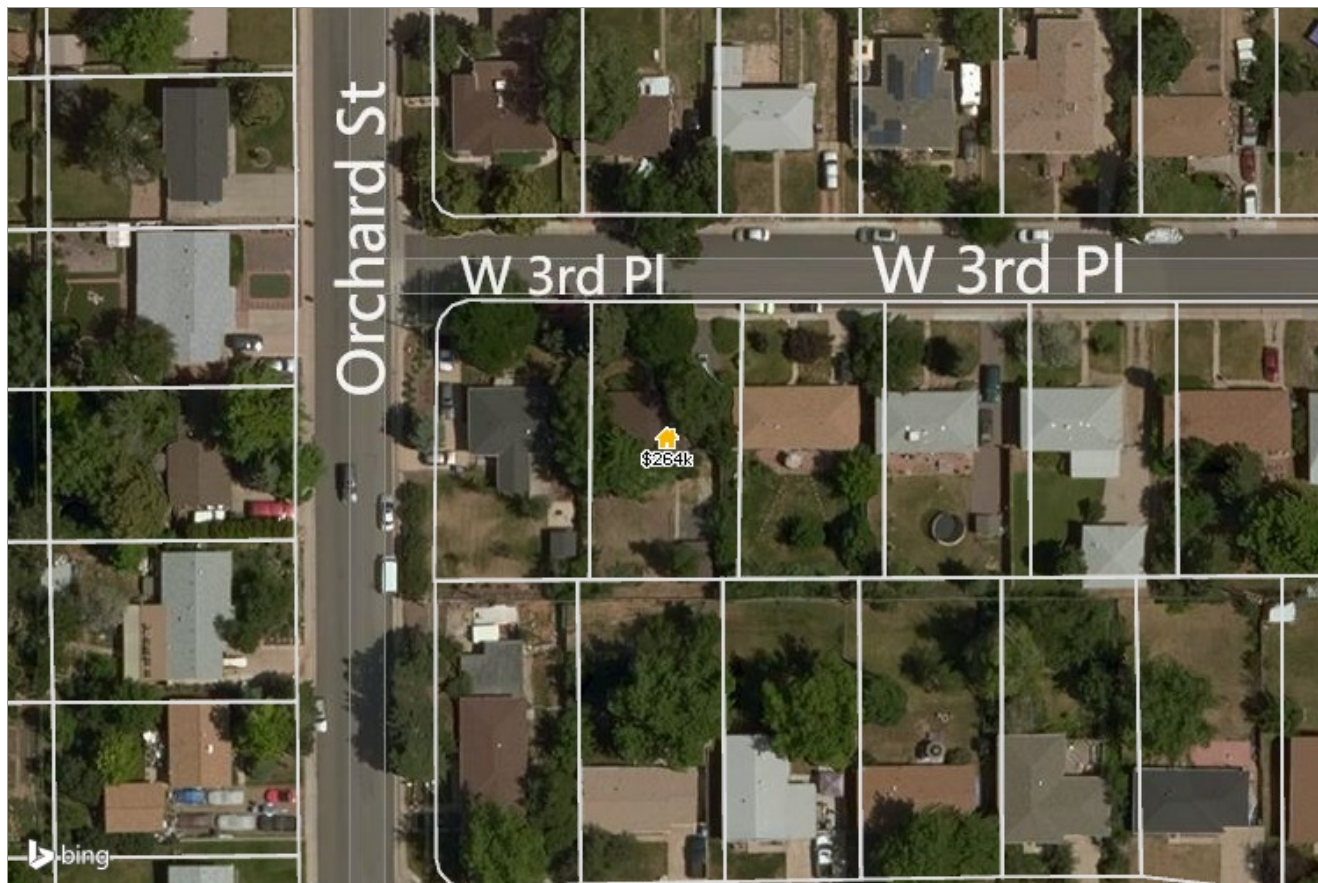


PROPERTY REPORT

15960 W 3rd PL, Golden, CO 80401

Prepared for Your Name Here

*Sample Property Report*

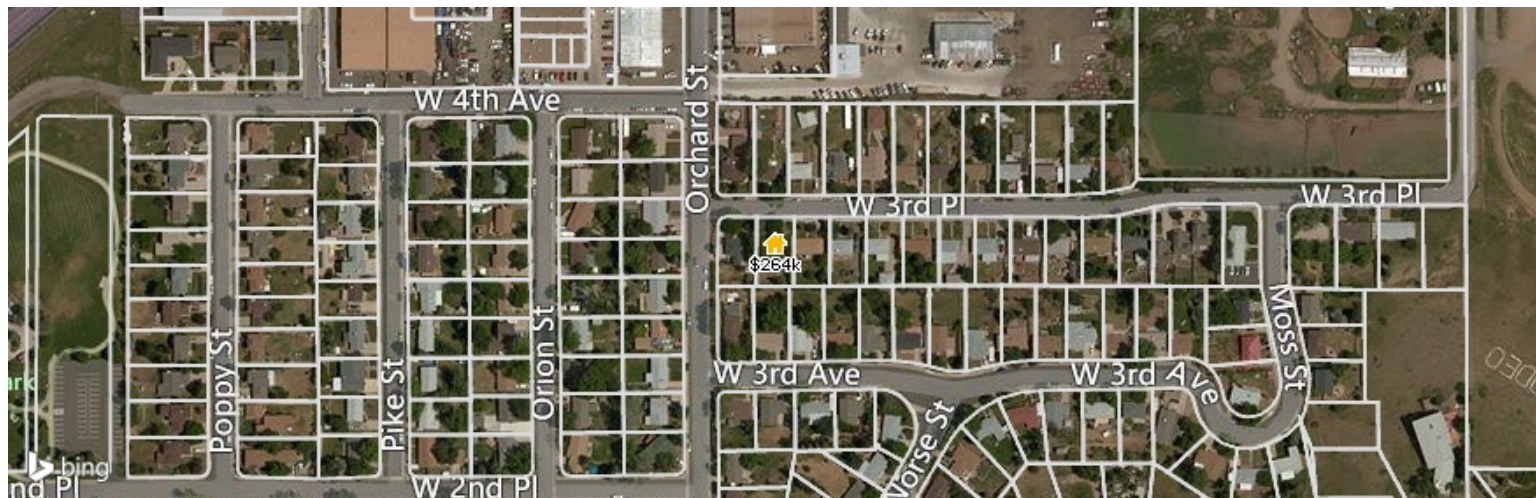
Presented by

Ginger Matney

Mobile: (303) 881-9127 | Office: (303) 834-1151 x3 | Fax: (909) 474-8845 | Fax: (303) 279-8782

GingerMatney@gmail.com
<http://www.gingermatney.com>Elevate Real Estate
15330 W. Archer Dr.
Golden, CO 80401

15960 W 3rd PL, Golden, CO 80401



Legend: 🏠 Subject Property

OFF MARKET

• Public Record

Current Estimated Value

\$226,550

Last RVM® Update: 12/8/2014

RVM® Est. Range: \$197,099 – \$256,001

RVM® Confidence: ★★★★★

⬆ RVM® Change - Last 1 Month: \$1,700

⬆ RVM® Change - Last 12 Months: 5.86%

Your Refined Value

\$263,706

Your Comp Analysis

\$250,000

Last Edited: 12/29/2014

\$260 Price per Sq. Ft.

Your Comp Analysis Range

\$235,000 – \$265,000

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	—	Single Family Residence
Property Subtype	Single Family	—	
Bedrooms	5	—	
Total Baths	2	—	
Full Baths	1	—	
Partial Baths	1	—	
Living Area (sq ft)	960	—	960
Lot Size	7,650 sq ft	—	
Lot Dimensions	7650 SF	—	
Basement (sq ft)	—	—	960
Garage	—	—	No
Pool	—	—	No
Year Built	1963	—	
Style	Ranch\ Rambler	—	
Basement	Partial Basement	—	
Construction	Masonry	—	
Number of Buildings	0	—	
Number of Units	1	—	

Homeowner Facts

Owner Name	Matney Ginger R; Grissom Brad A
Mailing Address	15330 W Archer Dr Golden CO 80401-5094
Current Lender	JPMORGAN CHASE BANK NA
Original Loan Amt.	\$139,808

Refined Value

Original Estimated Value	See page 2 of report for details	\$226,550
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Home Facts	See Home Facts for details	\$0
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Home Improvements	See Home Improvements for details	+\$18,620
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Market Conditions	See Market Conditions for details	+\$18,536
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Changes to Estimated Value based on all refinements	\$263,706 <hr style="border: 0; border-top: 1px dotted #000;"/> +\$37,156
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Refined Value: Market Conditions

Local Market Conditions



+\$9,886

Home Exterior Condition (relative to other properties)



+\$4,119

Home Interior Condition (relative to other properties)



+\$2,060

Lot Size (relative to other properties)



\$0

View (relative to other properties)



\$0

Privacy (relative to other properties)



+\$2,471

Changes to Estimated Value
based on market conditions

+\$18,536

Refined Value: Home Improvements

Roofing Replacement (MID-RANGE)

Completed: December, 2012
Cost: \$5,600

+\$2,636

Basement Remodel (MID-RANGE)

Completed: January, 1994
Cost: \$120,000

+\$15,984

Changes to Estimated Value
based on home improvements

+\$18,620

Comparative Analysis

1 Confirm the Property Facts

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



2 Average of Comps

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

\$166,695

Range: \$120,513 – \$249,678

(or \$174 per sq. ft.)

3 Adjustments

Your agent has some insight into how your home relates to these comps that have adjusted the result.

-\$1,987

4 Recommended Price

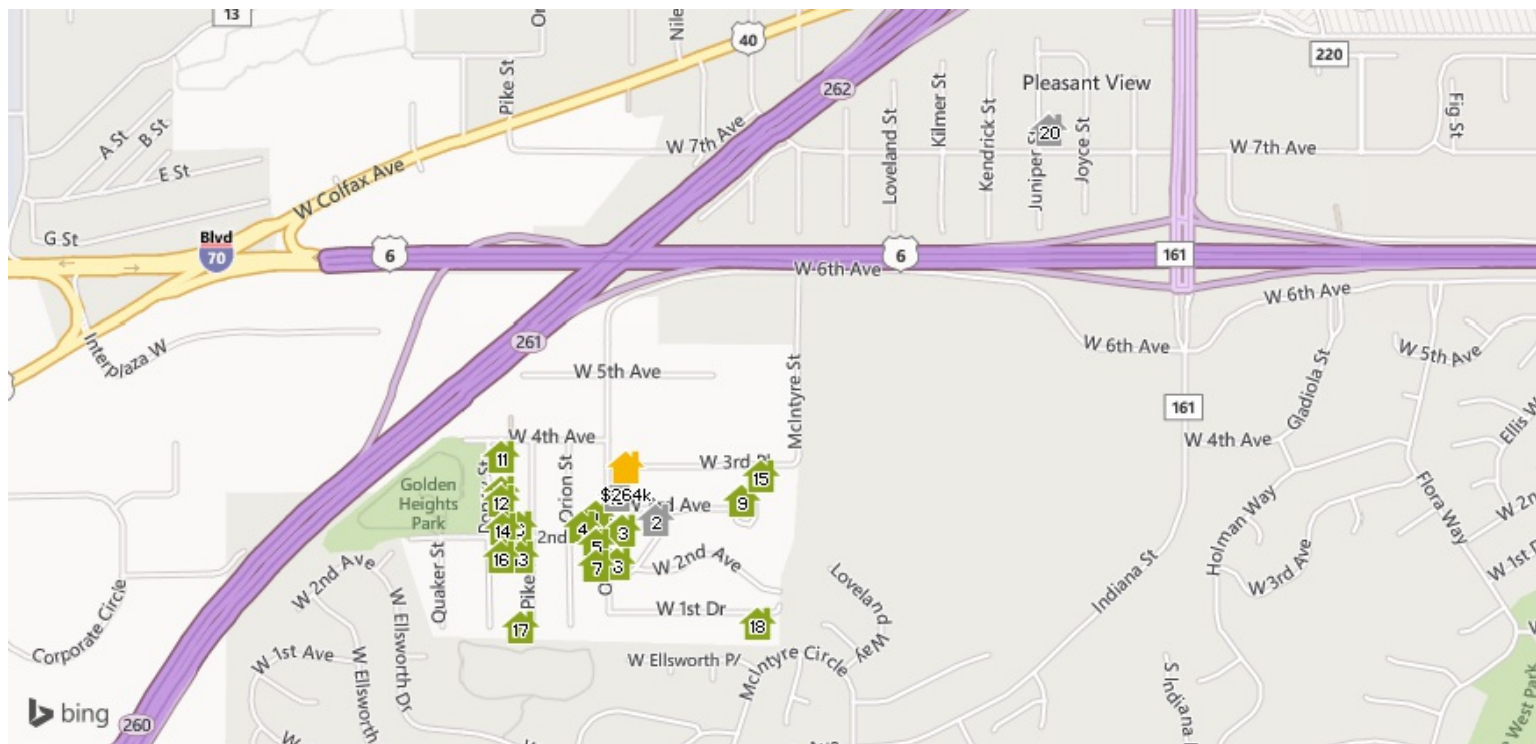
\$250,000

Range: \$235,000 – \$265,000

(or \$260 per sq. ft.)

Last Updated: 12/29/2014


Comps and Adjustments












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

This Property



 OFF MARKET	Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds Baths Built
15960 W 3rd PL Golden, CO 80401	—	—	—	\$263,706 Refined Value	\$236	960 sq ft	7,650 sq ft 5 2 1963

Recently Sold

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds Baths Built	Comp vs Subject
  RECENTLY SOLD 211 Orchard ST Golden, CO 80401	.07 Mi. SW	202 days	9/3/2014 Sold Date	\$248,165 Sold Amount	\$191	1,300 sq ft	6,987 sq ft 4 2 1975	Worse 
  RECENTLY SOLD 280 Orchard ST Golden, CO 80401	.07 Mi. S	209 days	6/27/2014 Sold Date	\$270,000 Sold Amount	\$138	1,950 sq ft	8,223 sq ft 4 2 1969	Same 
  RECENTLY SOLD 181 Orchard ST Golden, CO 80401	.1 Mi. SW	271 days	5/9/2014 Sold Date	\$245,000 Sold Amount	\$144	1,696 sq ft	7,762 sq ft 3 2 1971	Better 


RECENTLY SOLD

200 Orchard ST
Golden, CO 80401

.11 Mi. S 262 days 5/9/2014
Sold Date

\$245,000
Sold Amount

\$145 1,684 sq ft 6,766 sq ft 3 2 1970 Same ➡


RECENTLY SOLD

205 Pike St
Golden, CO 80401

.15 Mi. W 220 days 6/21/2014
Sold Date

\$236,000
Sold Amount

\$145 1,632 sq ft 7,614 sq ft 4 2 1970 Same ➡


RECENTLY SOLD

301 Moss ST
Golden, CO 80401

.15 Mi. E 218 days 6/30/2014
Sold Date

\$269,000
Sold Amount

\$138 1,950 sq ft 7,270 sq ft 4 2 1970 Better ⬆


RECENTLY SOLD

304 Poppy ST
Golden, CO 80401

.16 Mi. W 199 days 7/24/2014
Sold Date

\$245,000
Sold Amount

\$172 1,428 sq ft 8,407 sq ft 4 2 1983 Better ⬆


RECENTLY SOLD

234 Poppy ST
Golden, CO 80401

.17 Mi. W 96 days 10/24/2014
Sold Date

\$238,762
Sold Amount

\$170 1,408 sq ft 8,407 sq ft 3 2 1984 Better ⬆


RECENTLY SOLD

175 Pike St
Golden, CO 80401

.17 Mi. SW 70 days 11/21/2014
Sold Date

\$243,000
Sold Amount

\$162 1,500 sq ft 7,589 sq ft 3 2 1970 Worse ⬇


RECENTLY SOLD

16291 W 2nd PL
Golden, CO 80401

.17 Mi. W 189 days 8/4/2014
Sold Date

\$255,000
Sold Amount

\$186 1,373 sq ft 9,365 sq ft 3 2 1982 Better ⬆


RECENTLY SOLD

15658 W 3rd PL
Golden, CO 80401

.18 Mi. E 222 days 6/30/2014
Sold Date

\$260,000
Sold Amount

\$159 1,632 sq ft 0.25 acres 3 2 1964 Same ➡


RECENTLY SOLD

15692 W 1st Dr
Golden, CO 80401

.26 Mi. SE 125 days 11/7/2014
Sold Date

\$250,000
Sold Amount

\$134 1,872 sq ft 7,419 sq ft 3 2 1970 Same ➡

Properties Off Market

Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft Living Area	Lot Size	Beds Baths Built	Comp vs Subject
---------	---------	----------------	------	--------	----------------------	----------	------------------	--------------------


SOLD LISTING

295 Norse ST
Golden, CO 80401

.07 Mi. SE 397 days 2/14/2014
Sold Date

\$235,000
Sold Amount

\$126 1,872 sq ft 6,785 sq ft 3 2 1969 Same ➔


RECENTLY SOLD

200 Orion ST
Golden, CO 80401

.09 Mi. SW — 7/25/2014
Sold Date

— Sold Amount

— 1,040 sq ft — 3 1 1964 Same ➔


RECENTLY SOLD

161 Orchard ST
Golden, CO 80401

.12 Mi. SW — 5/2/2014
Sold Date

— Sold Amount

— 1,598 sq ft 7,162 sq ft 2 2 1971 Same ➔


RECENTLY SOLD

344 Poppy ST
Golden, CO 80401

.16 Mi. W — 6/24/2014
Sold Date

\$272,500
Sold Amount

\$194 1,408 sq ft 8,407 sq ft 3 2 1984 Same ➔


RECENTLY SOLD

184 Poppy ST
Golden, CO 80401

.19 Mi. SW — 5/16/2014
Sold Date

\$212,000
Sold Amount

\$256 828 sq ft 8,551 sq ft 2 1 1970 Same ➔


RECENTLY SOLD

105 Pike St
Golden, CO 80401

.24 Mi. SW — 9/18/2014
Sold Date

\$180,000
Sold Amount

\$180 1,000 sq ft 8,309 sq ft 2 1 1970 Same ➔


OFF MARKET

300 Orchard ST
Golden, CO 80401

.03 Mi. SW — 12/8/2014
Estimate Date

\$259,410
Est. Value

\$227 1,144 sq ft 8,019 sq ft 5 3 1969 Same ➔


OFF MARKET

720 Juniper ST
Golden, CO 80401

.71 Mi. NE — 12/8/2014
Estimate Date

\$256,700
Est. Value

\$260 987 sq ft 9,451 sq ft 4 2 1997 Same ➔

Property History

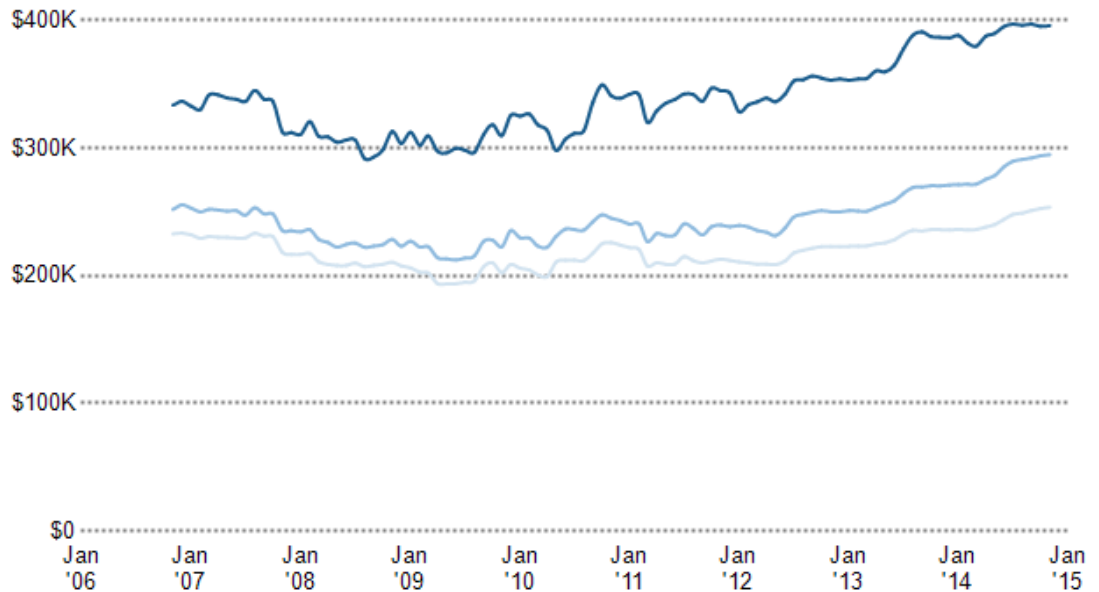
Median Estimated Home Value

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 and MLS sources where licensed

Update Frequency: Monthly

- 80401
- Jefferson County
- Colorado



Sales History

Sales Date	Sales Amount	Price per sq. ft.
6/29/2000	\$160,000	\$167

Assessed Values

Date	Improvements	Land	Total	Tax
2014	—	—	—	\$1,125
2013	\$7,737	\$4,871	\$12,608	\$1,125
2012	\$9,942	\$3,556	\$13,498	\$1,187
2011	\$9,942	\$3,556	\$13,498	\$1,161
2008	\$10,290	\$5,470	\$15,760	—
2006	\$10,480	\$5,590	\$16,070	—

Legal Description

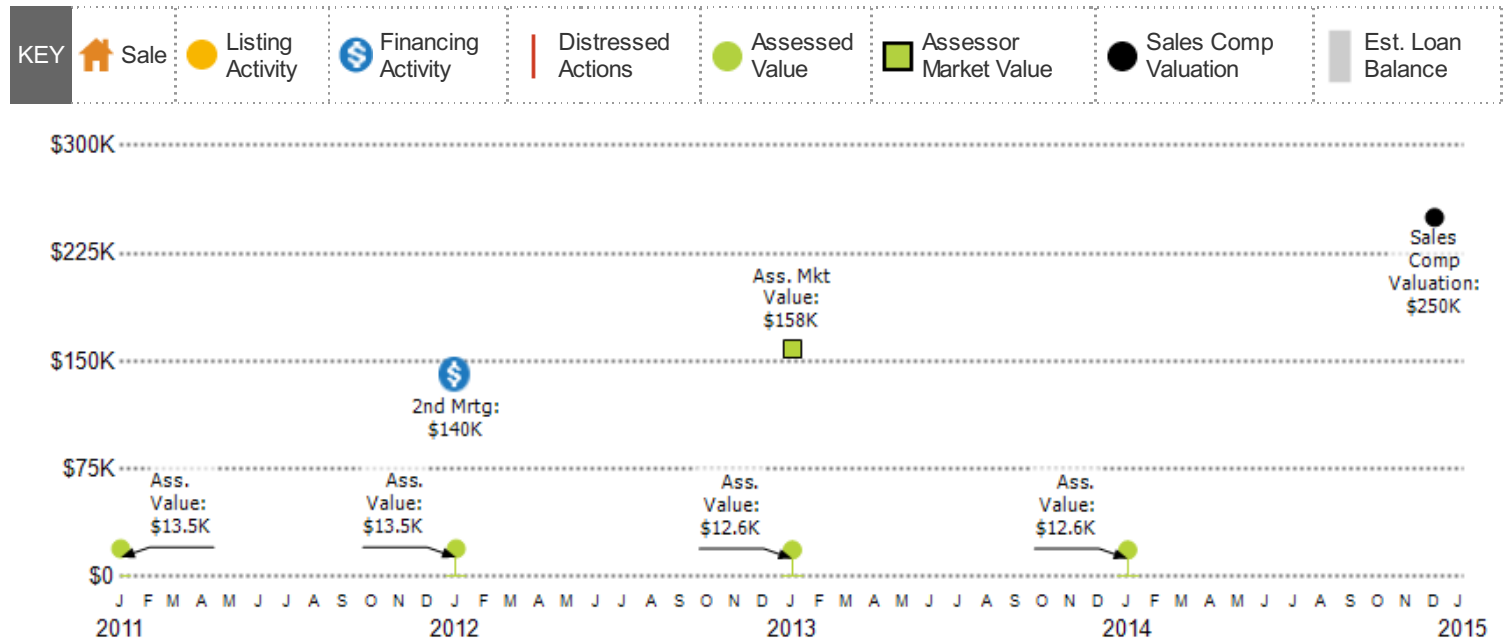
Parcel Number:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
40-122-12-013	—	080590117.201017	LOT:2 BLK:2 CITY/MUNI/TWP:GOLDEN SUBD:GOLDEN HEIGHTS SEC/TWN/RNG/MER:SEC 12 TWN 4S RNG 70W	Golden, CO 80401

Mortgage Records

Recording Date	1/18/2012	2/24/2003	12/2/2002
Borrower Name	Brad A Grissom, Ginger R Matney	Brad A Grissom, Ginger R Matney	Ginger R Matney, Brad A Grissom
Lender Name	JPMORGAN CHASE BANK NA	BANK ONE NA	CTX MTG
Lender Type	Bank	Bank	Mortgage company
Loan Amount	\$139,808	\$52,000	\$159,000
Document Number	2012005389	F1682341	F1618899
Loan Type	New Conventional	E	Unknown
Contract Date	1/3/2012	—	—
TD Due Date	2/1/2027	2/7/2018	12/1/2032
Finance Type	—	Other	—

Sales and Financing Activity

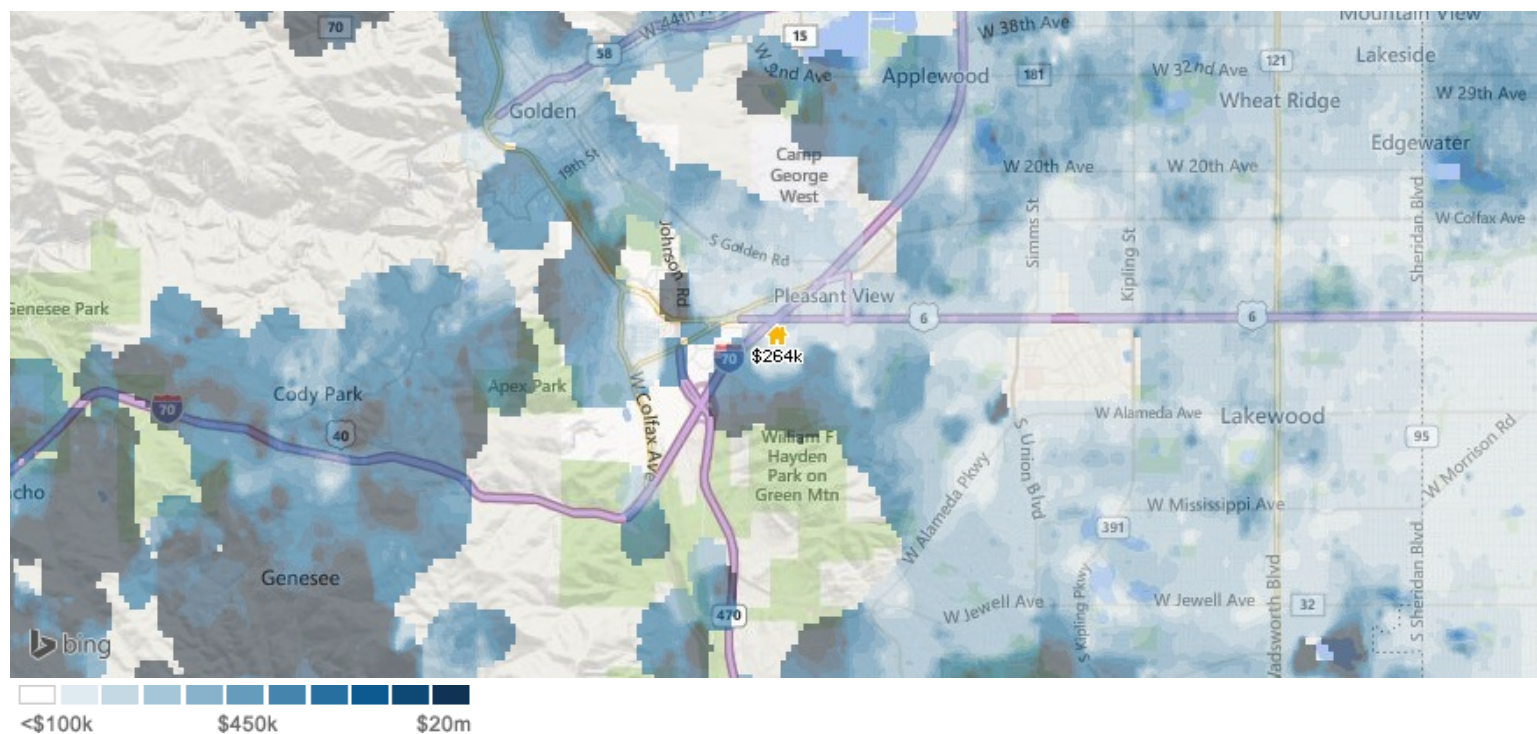
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity,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



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

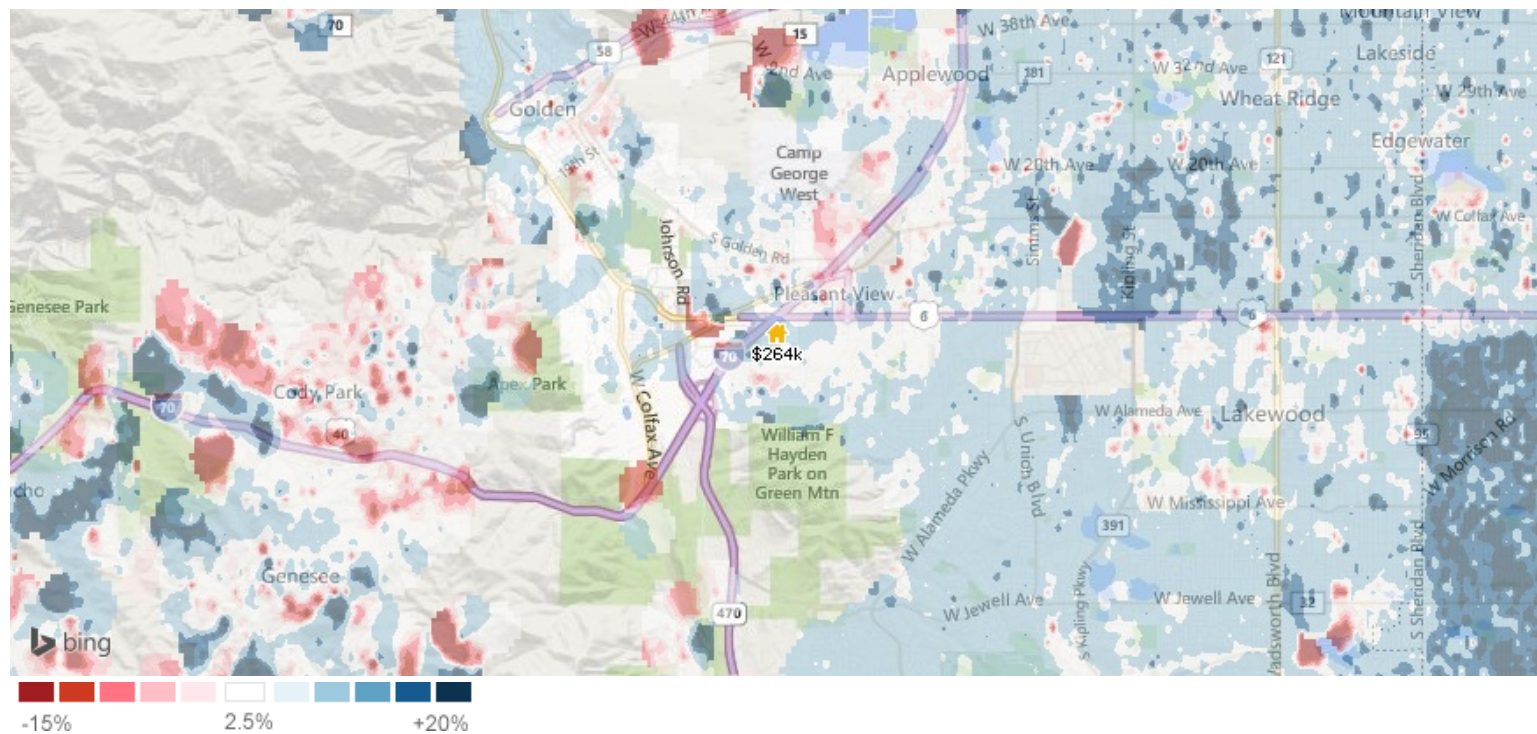
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



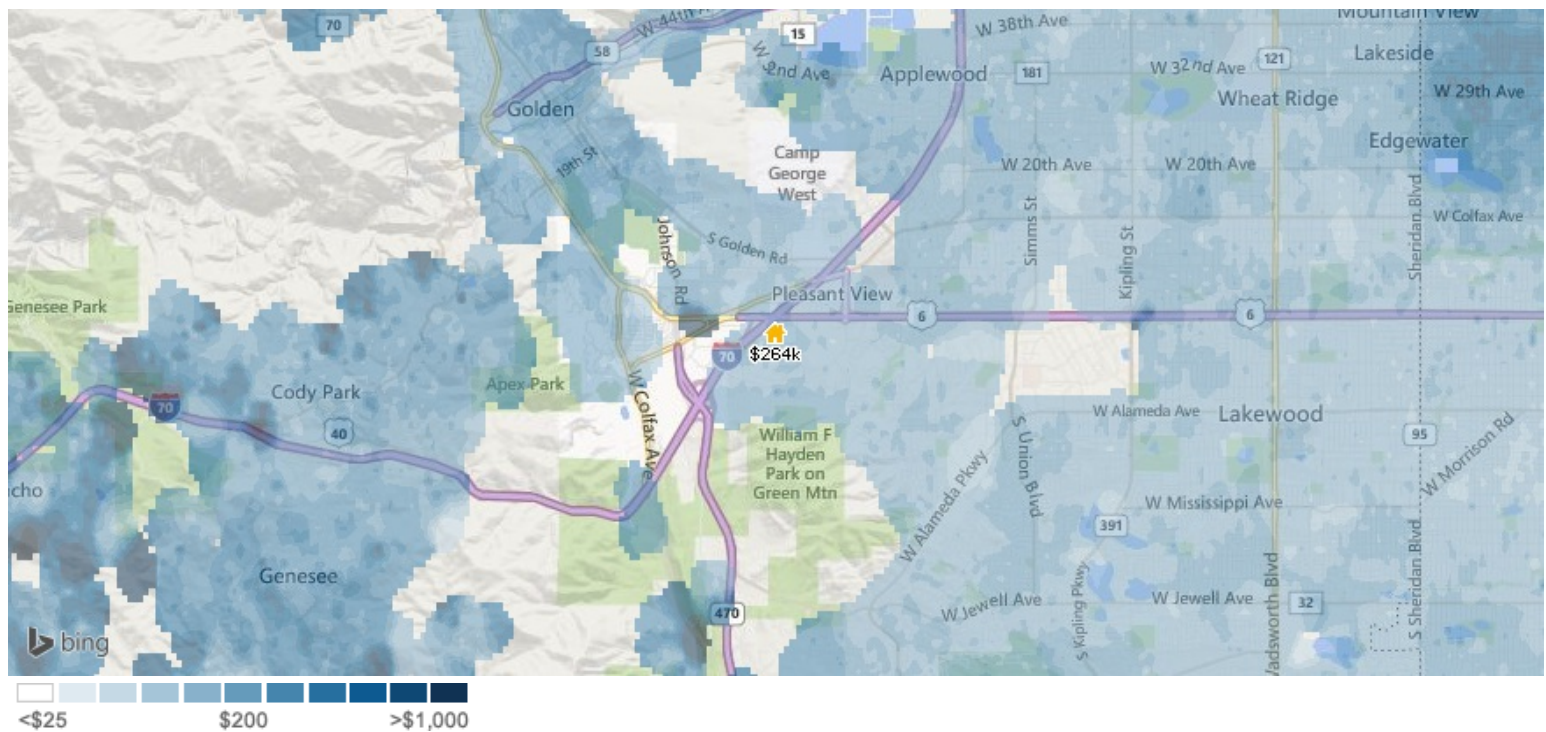
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



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): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot

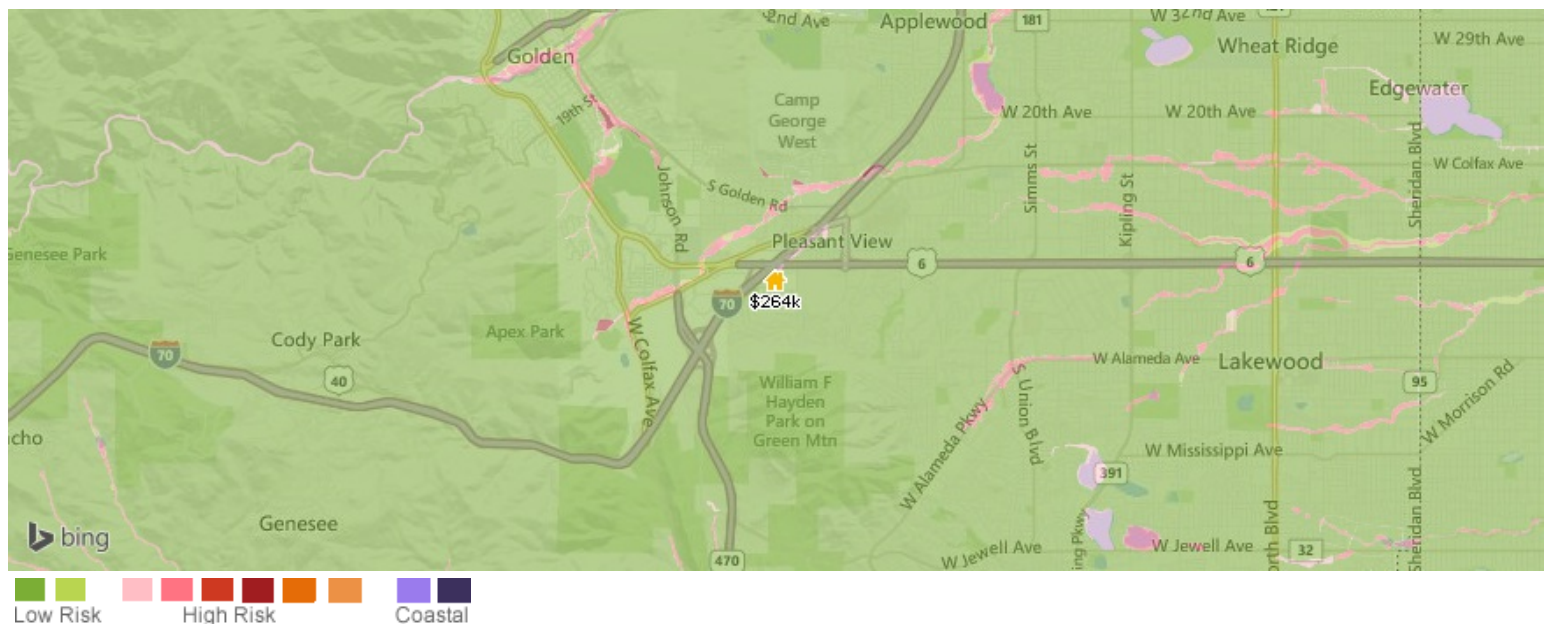


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area 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.narpr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Neighborhood: Housing Stats and Charts



	80401	Jefferson County	Colorado
Median Estimated Home Value	\$396K	\$295K	\$254K
Estimated Home Value 12-Month Change	2.4%	9%	7.4%
Median List Price	\$520K	\$359K	\$280K
List Price 1-Month Change	—	1.1%	0.1%
List Price 12-Month Change	10.7%	20.1%	9.8%
Median Home Age	41	37	36
Own	65%	71%	66%
Rent	35%	29%	34%
Vacancy	3.41%	2.38%	—
\$ Value of All Buildings for which Permits Were Issued	—	\$143M	\$2.61B
% Change in Permits for All Buildings	—	57%	22%
% Change in \$ Value for All Buildings	—	46%	26%

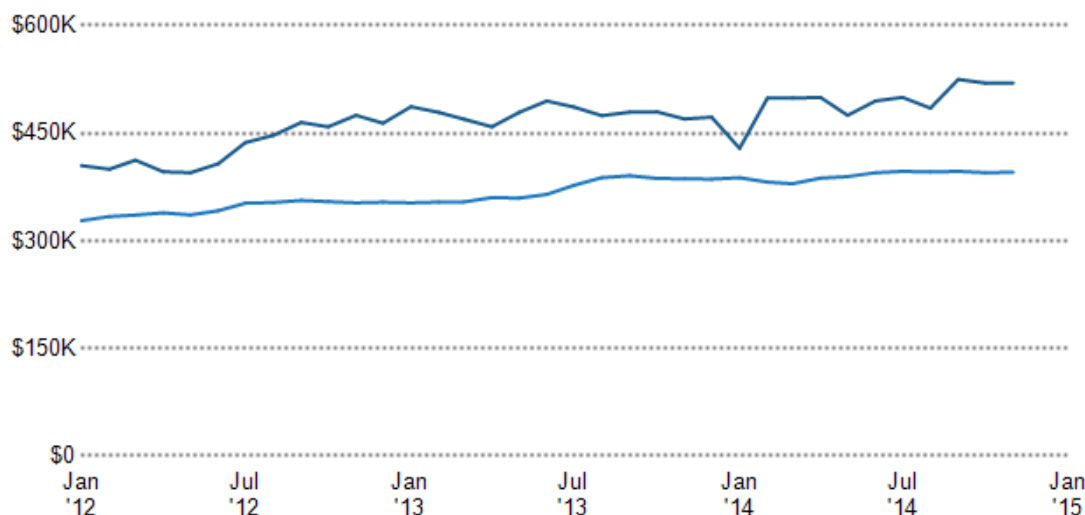
Median Estimated Home Value vs. Median Listing Price

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; 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

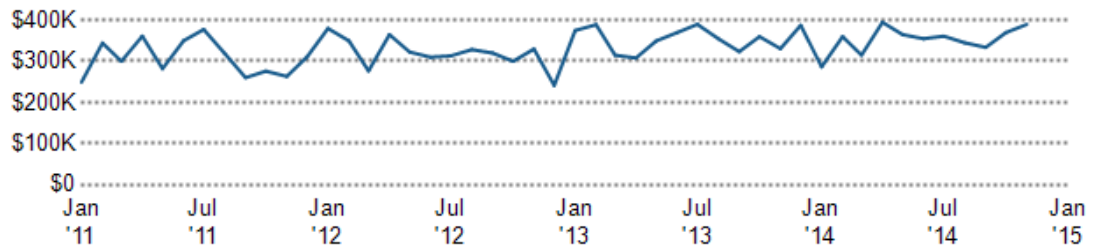
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

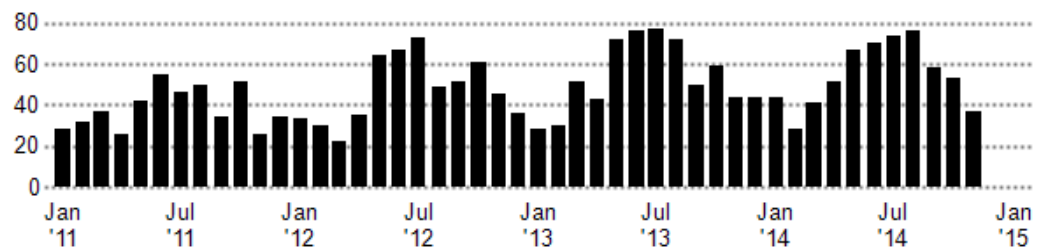
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

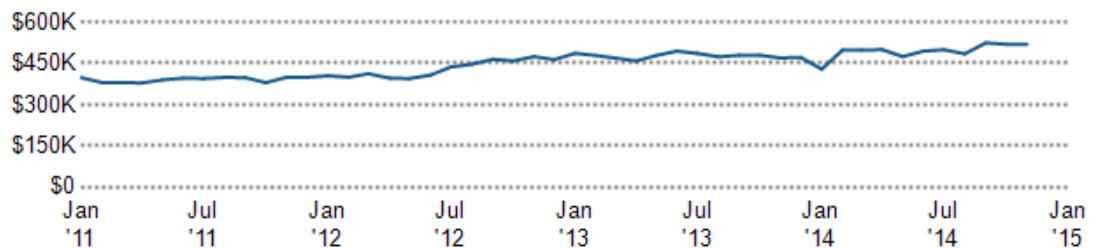
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

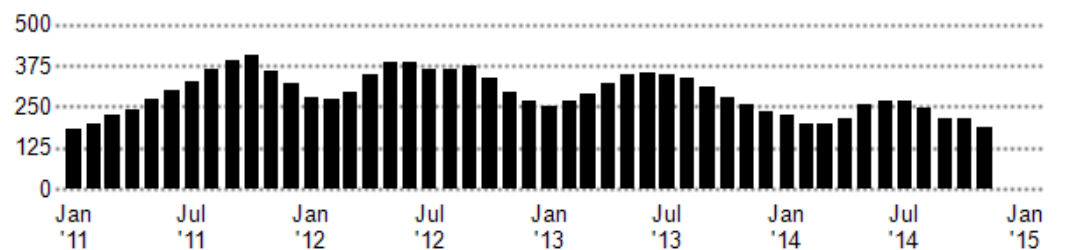
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



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

Single Family Residence 71

Multifamily/Multiplex 1

Other 2

Inventory of Distressed Properties

None 1

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

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Properties

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: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps
80401

This House

960 sq. ft. \$263,706

Comps

2,000 - 2,200 sq. ft. \$245,000

1,800 - 2,000 sq. ft. \$256,000

1,600 - 1,800 sq. ft. \$241,250

1,400 - 1,600 sq. ft. \$241,610

1,200 - 1,400 sq. ft. \$244,950

1,000 - 1,200 sq. ft. \$246,955

< 1,000 sq. ft. \$239,153

80401

> 2,400 sq. ft. \$666,209

2,200 - 2,400 sq. ft. \$449,000

2,000 - 2,200 sq. ft. \$596,750

1,800 - 2,000 sq. ft. \$393,333

1,600 - 1,800 sq. ft. \$320,469

1,400 - 1,600 sq. ft. \$361,254

1,200 - 1,400 sq. ft. \$275,357

1,000 - 1,200 sq. ft. \$326,166

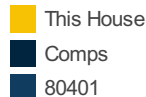
< 1,000 sq. ft. \$228,080

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.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



This House

\$53K 1

Comps



80401

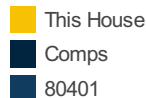


Price per Square Foot of Homes Sold

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: Public records data

Update Frequency: Monthly



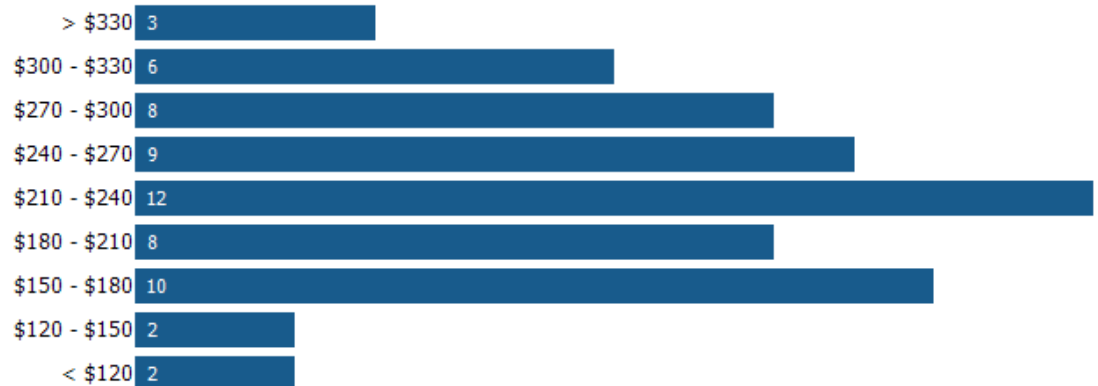
This House

\$274 1

Comps



80401

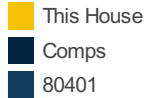


Price Range of Homes Sold

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: Public records data

Update Frequency: Monthly



This House

\$264K 1

Comps

\$240K - \$300K 18

\$180K - \$240K 14

80401

> \$600K 11

\$540K - \$600K 6

\$480K - \$540K 7

\$420K - \$480K 4

\$360K - \$420K 12

\$300K - \$360K 9

\$240K - \$300K 9

\$180K - \$240K 13

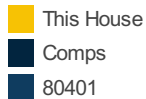
< \$180K 2

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: Public records data

Update Frequency: Monthly



This House

51 yrs 1

Comps

50 - 55 yrs 14

45 - 50 yrs 3

40 - 45 yrs 9

35 - 40 yrs 1

30 - 35 yrs 4

15 - 20 yrs 1

80401

> 60 yrs 7

55 - 60 yrs 4

50 - 55 yrs 2

45 - 50 yrs 4

40 - 45 yrs 9

35 - 40 yrs 6

30 - 35 yrs 8

25 - 30 yrs 3

20 - 25 yrs 3

15 - 20 yrs 2

< 15 yrs 12

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: Public records data

Update Frequency: Monthly

 Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

 Sales Count by Bedroom



Neighborhood: People Stats and Charts

	80401	Jefferson County	Colorado
Population	36.7K	536K	5.04M
Population Density per Sq Mi	657	702	48.7
Population Change since 2000	0%	1.7%	17.2%
Median Age	39	40	36
Male / Female Ratio	53%	50%	50%
High School Graduate	18%	21%	22%
2-Year Degree	28%	32%	31%
Bachelor Degree	28%	26%	23%
Post-graduate Degree	21%	14%	13%

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

80401

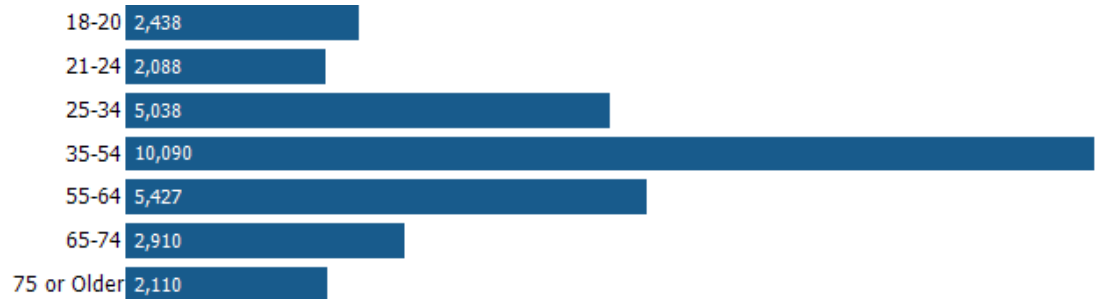


Population of Adults by Age Group

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

80401



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

80401



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

80401



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



Neighborhood: Economic Stats and Charts

	80401	Jefferson County	Colorado
Income Per Capita	\$43,504	\$36,069	\$31,039
Median Household Income	\$67,422	\$68,748	\$58,244
Unemployment Rate	—	3.4%	3.7%
Unemployment Number	—	10.8K	105K
Employment Number	—	304K	2.71M
Labor Force Number	—	315K	2.82M

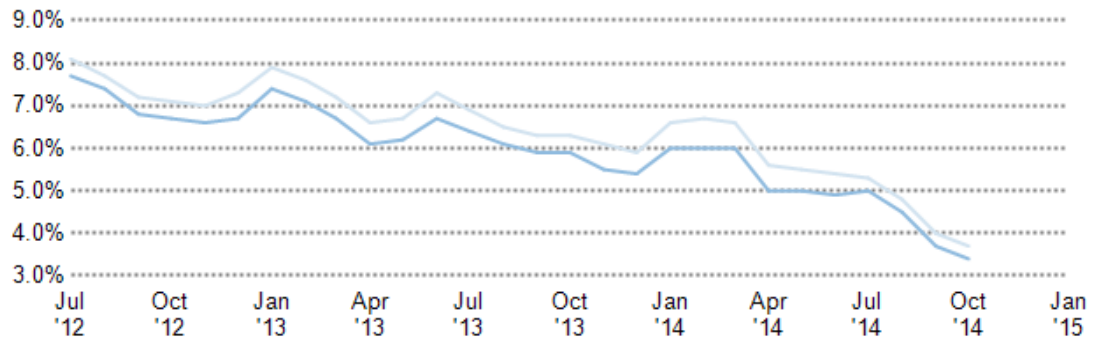
Unemployment Rate

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

■ Jefferson County
■ Colorado



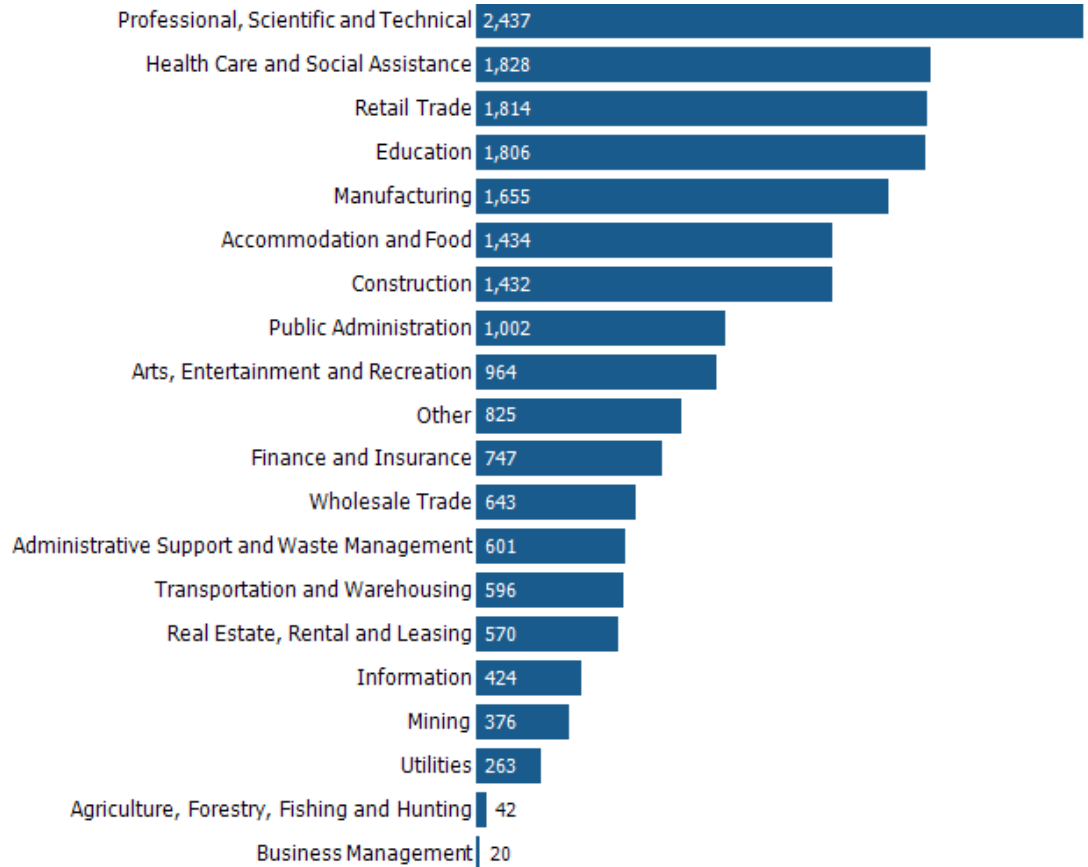
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

80401



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 80401

	80401	Jefferson County	Colorado
Elevation (in feet)	6,180	6,958	—
Annual Rainfall (in inches)	16	18.24	18.43
Annual Snowfall (in inches)	69.92	69.3	51.82
Annual Sunny Days	113	120	126
Avg Travel Time to Work (in minutes)	—	26	24
Water Quality - Health Violations	—	2	—
Water Quality - Monitoring and Report Violations	—	0	—
Superfund Sites	0	2	24
Brownfield Sites	Yes	Yes	Yes

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

80401



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



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA
Update Frequency: Annually

