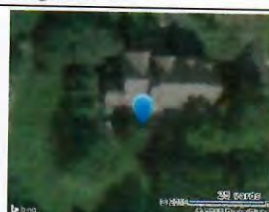
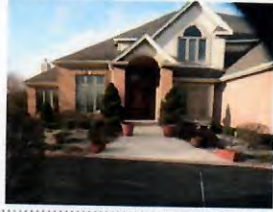


Subject Property

Neighbor 10

Neighbor 11

Neighbor 12



	SENIOR HEALTH PROPERTIES LLC	COVALT DAVID B	LEAHY SEAN P	FRITCHLEY MICHAEL L
Owner Name	SENIOR HEALTH PROPERTIES LLC	COVALT DAVID B	LEAHY SEAN P	FRITCHLEY MICHAEL L
Address	752 Saddle Rdg	50 Indian Hill Trl	744 Saddle Rdg	6312 Walkup Ln
Distance (miles)			0.07	0.08
Universal Land Use	SFR	SFR	SFR	SFR
County Land Use	Residential	Residential	Residential	Residential
Lot Sq Ft	45,838	24,427	30,147	10,890
Building Sq Ft	Tax: 5,255 MLS: 6,200	2,490	4,066	2,206
Bedrooms	5	3	4	4
Bathrooms (Total)	MLS: 6.1			Tax: 3 MLS: 2.1
Baths - Full	MLS: 6			2
Baths - Half	MLS: 1			1
Total Rooms	14	8	10	9
Stories	Tax: 1 MLS: 2	2	2	2
Parking - # Cars	MLS: 4			2
Total Assessment	\$223,323	\$90,297	\$152,975	\$81,927
Property Tax Amount	\$23,820	\$9,041	\$16,110	\$7,488
Recording Date		08/03/1998		12/19/2005
Sale Date				Tax: 12/14/2005 MLS: 12/16/2005
Sale Price		\$272,000		\$312,500
Style				
Year Built	Tax: 2000 MLS: 2001	1988	2000	Tax: 1969 MLS: 1970

Courtesy of Therese Feddersen, Midwest Real Estate Data, LLC

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Neighbors

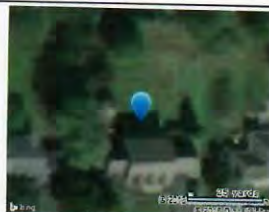
Generated on 06/27/2018
Page 4 of 7

Subject Property

Neighbor 13

Neighbor 14

Neighbor 15



Owner Name	SENIOR HEALTH PROPERTIES LLC	MIKOLAJCZEWSKI CHRISTOPHER J	JOINT JOSEPH T S & JUDY G S TR	NEW DIRECTIONS ADDICTION RECOV
Address	752 Saddle Rdg	60 Indian Hill Trl	741 Saddle Rdg	4612 Tile Line Rd
Distance (miles)		0.08	0.09	0.09
Universal Land Use	SFR	SFR	SFR	SFR
County Land Use	Residential	Residential	Residential	Residential
Lot Sq Ft	45,838	21,780	38,033	21,780
Building Sq Ft	Tax: 5,255 MLS: 6,200	2,733	3,695	Tax: 2,766 MLS: 3,000
Bedrooms	5	4	4	4
Bathrooms (Total)	MLS: 6.1	Tax: 3 MLS: 2.1	MLS: 4.1	Tax: 4 MLS: 3.1
Baths - Full	MLS: 6	2		3
Baths - Half	MLS: 1	1		1
Total Rooms	14	9	11	8
Stories	Tax: 1 MLS: 2	2	2	2
Parking - # Cars	MLS: 4	3		
Total Assessment	\$223,323	\$96,894	\$165,840	Tax: 3 MLS: 2
Property Tax Amount	\$23,820	\$9,963	\$17,520	\$88,339
Recording Date		11/28/2006	06/08/2011	\$8,712
Sale Date		11/22/2006	05/16/2011	01/08/2018
Sale Price		\$390,000	\$500,000	12/28/2017
Style				\$214,000
Year Built	Tax: 2000 MLS: 2001	Tax: 1987 MLS: 1988	2001	Cape Cod
				Tax: 1965 MLS: 1966

Courtesy of Therese Feddersen, Midwest Real Estate Data, LLC

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Neighbors

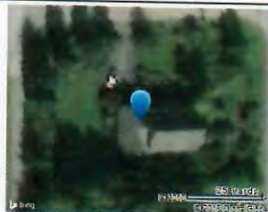
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Page 5 of 7

Subject Property

Neighbor 16

Neighbor 17

Neighbor 18



Owner Name	SENIOR HEALTH PROPERTIES LLC	LUDICKY	MCNUTT ALEXANDER	KIRCHHOFF RICHARD B
Address	752 Saddle Rdg	25 Indian Hill Trl	4616 Tile Line Rd	6316 Walkup Ln
Distance (miles)		0.10	0.10	0.10
Universal Land Use	SFR	SFR	SFR	SFR
County Land Use	Residential	Residential	Residential	Residential
Lot Sq Ft	45,838	21,833	19,357	30,777
Building Sq Ft	Tax: 5,255 MLS: 6,200	2,640	2,725	2,188
Bedrooms	5	4	3	
Bathrooms (Total)	MLS: 6.1			
Baths - Full	MLS: 6			
Baths - Half	MLS: 1			
Total Rooms	14	8	7	
Stories	Tax: 1 MLS: 2	2	1	1
Parking - # Cars	MLS: 4			
Total Assessment	\$223,323	\$91,296	\$89,882	\$71,919
Property Tax Amount	\$23,820	\$9,349	\$7,780	\$6,008
Recording Date		10/01/1998	04/03/1991	
Sale Date		09/30/1998		
Sale Price		\$255,000	\$240,500	
Style				
Year Built	Tax: 2000 MLS: 2001	1988	1996	1955

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Neighbors

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Subject Property

Neighbor 19

Neighbor 20



Owner Name	SENIOR HEALTH PROPERTIES LLC	TREDWELL JOHN A	REENS JEFFREY T
Address	752 Saddle Rdg	740 Saddle Rdg	4608 Tile Line Rd
Distance (miles)		0.10	0.10
Universal Land Use	SFR	SFR	SFR
County Land Use	Residential	Residential	Residential
Lot Sq Ft	45,838	24,132	33,541
Building Sq Ft	Tax: 5,255 MLS: 6,200	3,434	Tax: 2,404 MLS: 3,279
Bedrooms	5	4	4
Bathrooms (Total)	MLS: 6.1		3
Baths - Full	MLS: 6		3
Baths - Half	MLS: 1		
Total Rooms	14	10	10
Stories	Tax: 1 MLS: 2	2	
Parking - # Cars	MLS: 4		2
Total Assessment	\$223,323	\$128,179	\$80,197
Property Tax Amount	\$23,820	\$13,392	\$7,120
Recording Date		12/30/1993	11/03/2016
Sale Date			Tax: 10/28/2016 MLS: 10/31/2016
Sale Price		\$65,000	\$299,900
Style			Raised Ranch
Year Built	Tax: 2000 MLS: 2001	1996	1956

Section 5

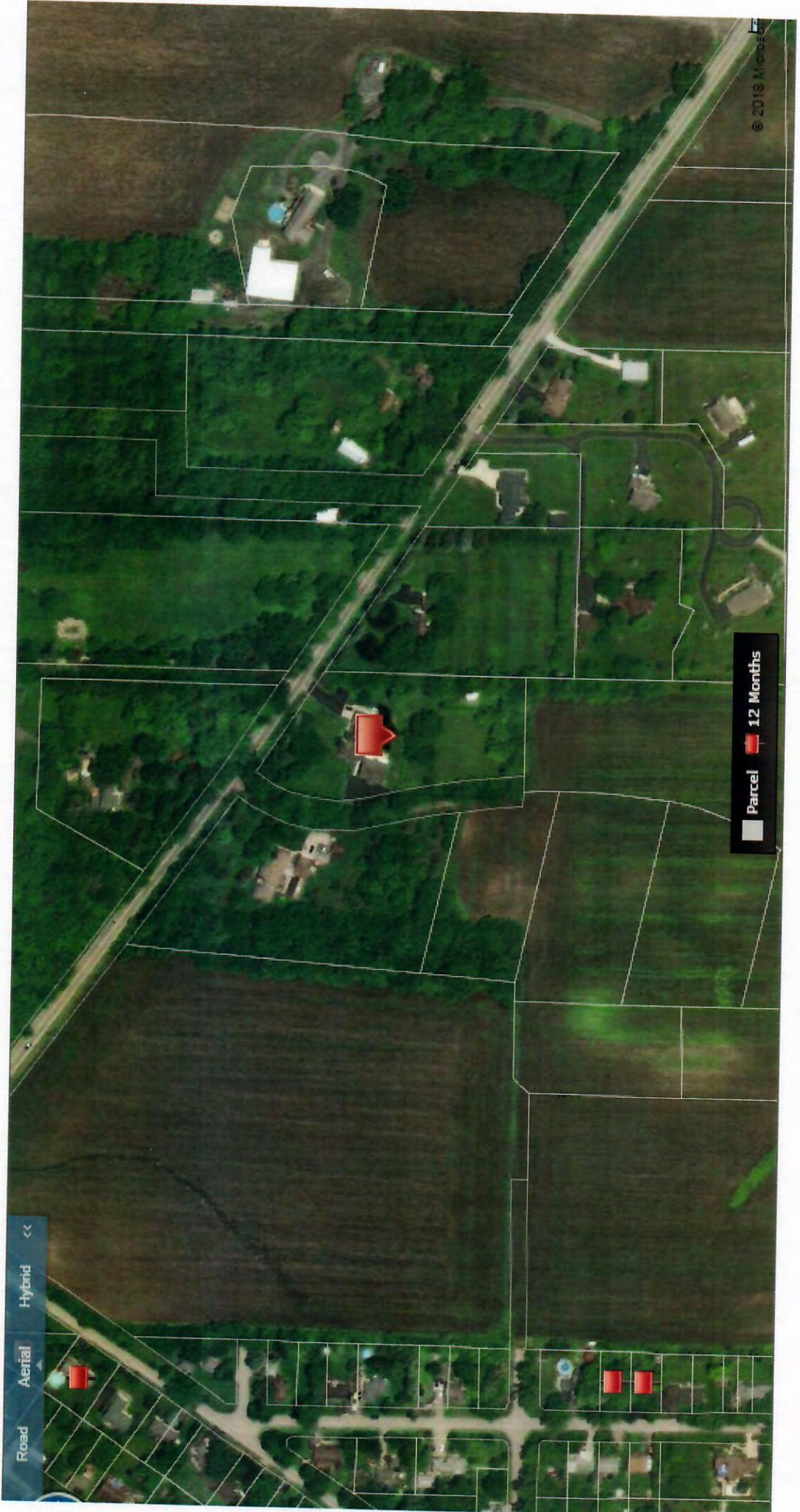
6809 Barnard Mill Rd. Shepherd Residential Home Care Assisted Living

INDEX

Description

- 1 Picture of 6809 Barnard Mill Rd.
- 2 Aerial - 6809 Barnard Mill Rd.
- 3 2015 Data Sheet-6809 Barnard Mill Rd.
- 4 2018 Data Facts- 6809 Barnard Mill Rd.
- 5 2018 Redfin's Statement of Value
- 6 Nearby Neighbors & Fact Sheets

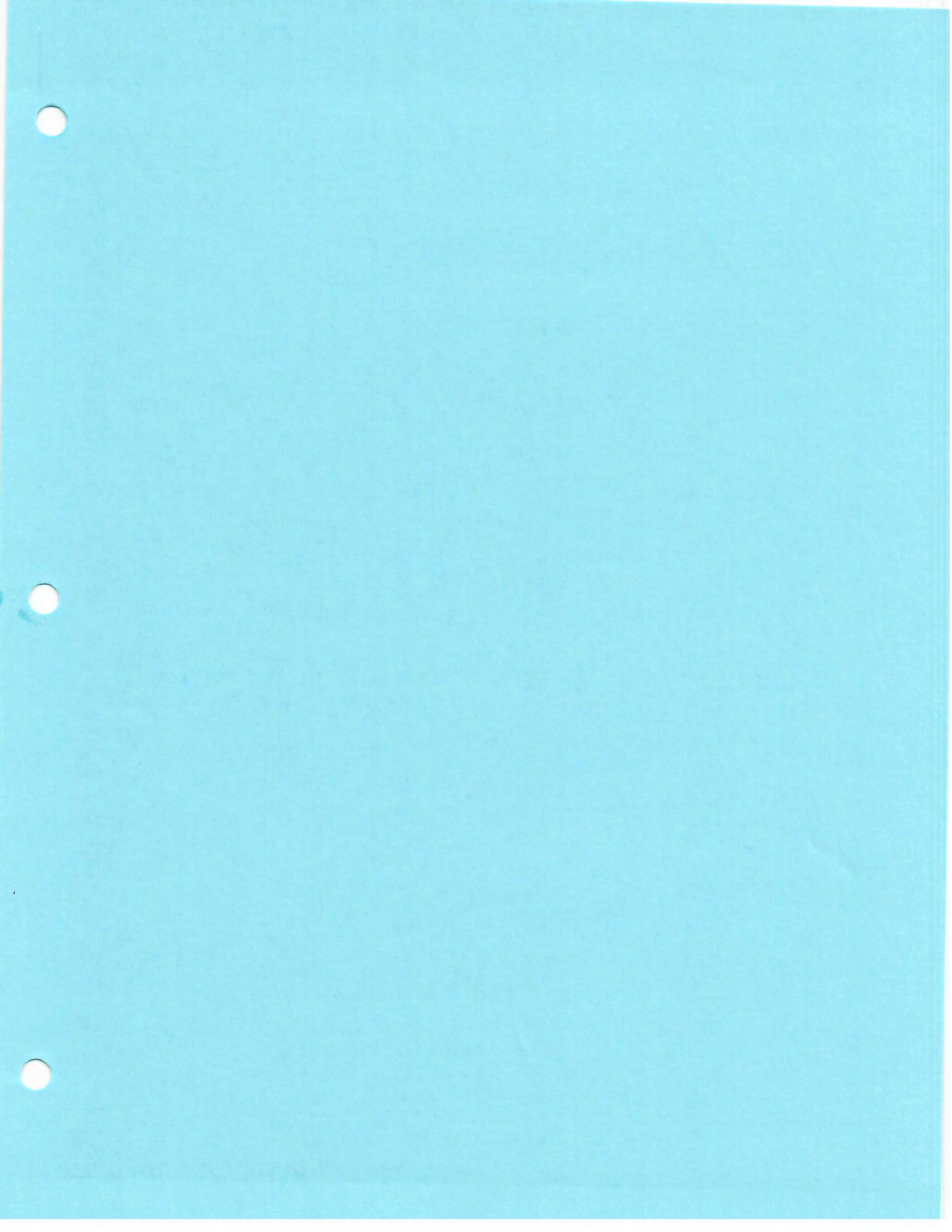




© 2016 Microsoft

Road Aerial Hybrid <<

Parcel 12 Months





Detached Single
 Status: **CANC**
 Area: 50
 Address: **6809 Barnard Mill Rd , Ringwood, Illinois 60072**
 Directions: **Route 31 / Barnard Mill Rd - West**
 Sold by:
 Closed:
 Off Market: **08/27/2014**
 Year Built: **1949**
 Dimensions: **240X400X195X**
 (117+206+50+50+75+50)
 Ownership: **Fee Simple**
 Corp Limits: **Ringwood**
 Coordinates: **N: S: E: W:**
 Rooms: **13**
 Bedrooms: **5**
 Basement: **Partial**

MLS #: **08657156**
 List Date: **06/26/2014**
 List Dt Rec: **06/27/2014**
 Orig List Price: **\$300,00**
 Sold Price:
 Lst. Mkt. Time: **63**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision:
 Township: **Mchenry**
 Model:
 County: **Mc Henr**
 # Fireplaces: **2**
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl: **Yes**
 In Price:

Remarks: **Country estate ranch is two houses as one! Original 3 br 3 bth home & 2 br 1 bth addition with its own lr, kitch & dr. Ideally situated on 2 1/2 acres of park like living. Main home has beautifully upgraded kitchen and laundry area, generous living spaces with 2 fireplaces, sitting room w/dry bar and large picture window overlooking the very private back yard. Have fresh eggs daily from your own chicken coop! See IT**

School Data	Assessments	Tax	Miscellaneous
Elementary: Harrison (36) Junior High: Harrison (36) High School: Mchenry-west Campus (156) Other:	Amount: \$0 Frequency: Not Applicable Special Assessments: No Special Service Area: No Master Association: No	Amount: \$14,343.48 PIN: 0905376001 Mult PINs: Tax Year: 2013 Tax Exmps: Homeowner	Waterfront: No Appx SF: 4880 SF Source: Assessor Acreage: 2.48

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	26X16	Main Level	Carpet		Master Bedroom	16X14	Main Level	Carpet	
Dining Room	15X14	Main Level	Carpet		2nd Bedroom	15X14	Main Level	Carpet	
Kitchen	22X13	Main Level	Hardwood		3rd Bedroom	14X12	Main Level	Carpet	
Family Room	23X17	Main Level	Carpet		4th Bedroom	13X11	Main Level	Carpet	
Laundry Room	13X8	Main Level	Hardwood						
5th Bedroom	13X11	Main Level	Carpet		2nd Kitchen	16X13	Main Level	Carpet	
Eating Area	13X12	Main Level	Carpet		Gallery	21X7	Main Level	Carpet	
Great Room	16X15	Main Level	Carpet		Sitting Room	16X12	Main Level	Parquet	
Foyer	8X7	Main Level	Parquet						

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Dry, Bar-Wet, Hardwood Floors, In-Law Arrangement**
 Exterior Property Features: **Patio, Storage Shed, 2 Houses**

Age: **61-70 Years, Recent Rehab**
 Type: **1 Story**
 Style: **Ranch**
 Exterior: **Vinyl Siding, Stone, Other**
 Air Cond: **Central Air, 1 (Window/Wall Unit)**
 Heating: **Gas, Forced Air, Hot Water/Steam, Baseboard, 2+ Sep Heating Systems, Zoned**
 Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space, Pantry-Closet**
 Appliances:
 Dining: **Separate**
 Attic:
 Basement Details: **Unfinished, Crawl**
 Bath Amn:
 Fireplace Details: **Wood Burning, Gas Logs**
 Fireplace Location: **Family Room, Living Room**
 Electricity:
 Equipment:

Additional Rooms: **2nd Kitchen, 5th Bedroom, Eating Area, Foyer, Gallery, Great Room, Sitting Room**
 Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Attached**
 Garage Details: **Garage Door Opener(s)**
 Parking Ownership:
 Parking On Site:
 Parking Details:
 Driveway: **Asphalt**
 Foundation: **Concrete**
 Exst Bas/Fnd:
 Disability Access: **No**
 Disability Details:
 Exposure:
 Lot Size: **2.0-2.99 Acres**
 Lot Desc: **Fenced Yard, Horses Allowed**

Roof: **Asphalt/Glass (Shingles)**
 Sewer: **Septic-Private**
 Water: **Well-Private**
 Const Opts:
 General Info: **School Bus Service**
 Amenities:
 Asmt Incl: **None**
 HERS Index Score:
 Green Discl:
 Green Rating Source:
 Green Feats:
 Sale Terms:
 Possession: **Closing**
 Occ Date:

Agent Remarks: **Great in-law or run your own buiness out of 2 bedroom unit.**

Internet Listing: All VOW AVM: Yes Listing Type: Exclusive Right to Sell Coop Comp: 2.5% -\$175 (on Net SP) Showing Inst:	Remarks on Internet?: Yes VOW Comments/Reviews: Yes Holds Earnest Money: Yes Addl. Sales Info.: None Cont. to Show?:	Addr on Internet?: Yes Agent Notices: Lock Box: Sentrilock Special Comp Info: Exception(s) Expiration Date:
---	--	--

Call 815-385-6770 for
appointment

Mgmt. Co: **Of Record**
Owner: **RE/MAX Plaza (5366)**
Broker: **RE/MAX Plaza (5366)**
List Agent: **Jim Humbard (50943)**
Co-lister:

Contact Name:
Ph #:
Ph #: **(815) 385-6770**
Ph #: **(815) 363-2451**
Ph #:

Phone:
Agent Owned/Interest: **No**
Team:
Email: **JimHumbard@remax.net**
More Agent Contact Info: **www.JimHumbard.com**

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MLS #: 08657156

Prepared By: Therese Feddersen, SFR | United Real Estate Chicago | 04/16/2015 03:10 PM

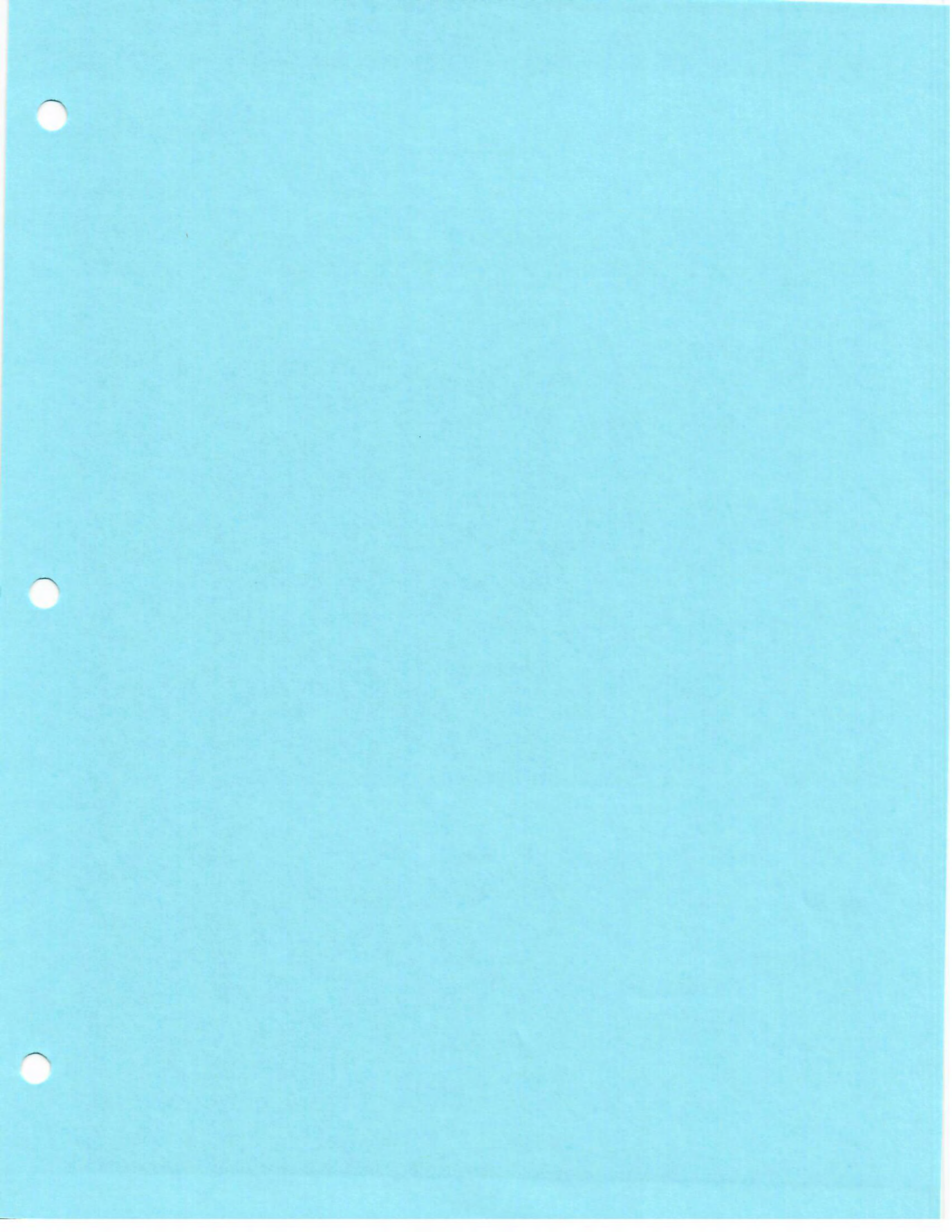


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Map

Generated on 04/16/2015
Page 1 of 1



Redfin's Estimate of Value

6809 Barnard Mill Rd
Ringwood, IL 60072

\$331,791

Redfin Estimate

6,557 Sq. Ft.

\$51 / Sq. Ft.

\$250,000

Last Sold Price

4

Beds

—

Baths

Built: 1949

Status: Sold Source: Public Records

NOT FOR SALE



Redfin's Estimate of Value

Redfin Estimate for 6809 Barnard Mill Rd

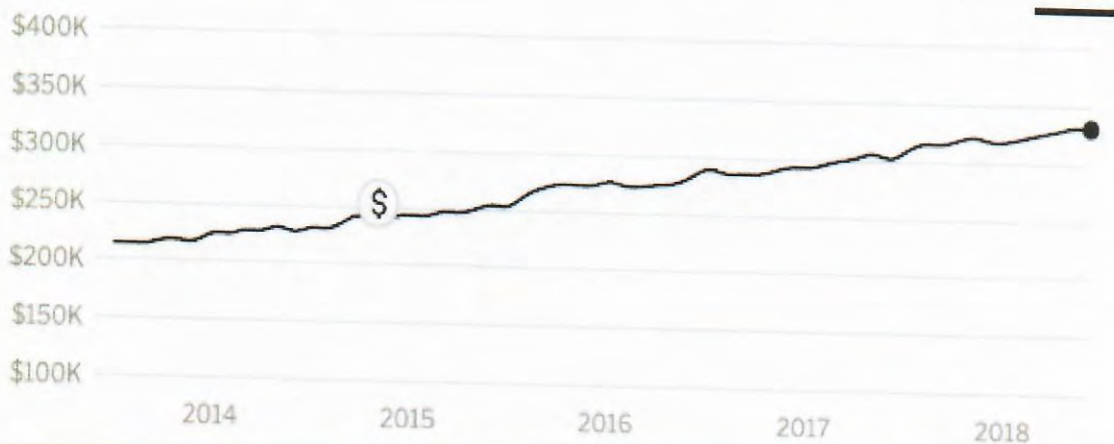
[Edit Home Facts](#) to improve accuracy.

\$331,791

+\$82K since sold in 2014

Track This Estimate

1 year 5 years



6809 Barnard Mill Rd is a house in Ringwood, IL 60072. This 6,557 square foot house features 4 bedrooms. This property was built in 1949 and last sold for \$250,000. Based on Redfin's Ringwood data, we estimate the home's value is \$331,791. Comparable nearby homes include [4515 W SHORE Dr](#), [4717 S Ridgeway Rd](#), and [4817 Inmans Way](#). The closest school is Harrison Elementary School. The closest grocery stores are Sunrise Food & Liquor and Wonder Foods. Nearby restaurants include Busy Bee, Dusty's Pizza and Grand Old Mill. This address can also be written as 6809 Barnard Mill Road, Ringwood, Illinois 60072.

Home facts updated by county records on Feb 13, 2017.

Listing Details for 6809 Barnard Mill Rd

Interior Features

Unit Information

- # of Units: 1

Room Information

- # of Rooms: 14

Fireplace Information

- Fireplace Type: Yes

Cooling Information

- Cooling Type: Central Air

<https://www.redfin.com/IL/Ringwood/6809-Barnard-Mill-Rd-60072/home/17851581>

5/2018

6809 Barnard Mill Rd, Ringwood, IL 60072 | Redfin

Heating Information

- Heat Type: Baseboard

Basement Information

- Unfinished Basement Sq. Ft.: 1,677

Bedroom Information

- # of Bedrooms: 4

Parking / Garage, Exterior Features, Taxes / Assessments

Parking / Garage Information

- Primary Garage Type: Yes
- Primary Garage Sq. Ft.: 600
- Parking Type: Garage
- # of Parking Spaces: 2

Exterior Information

- Structural Style: Ranch
- Patio Type: Porch - No step
- Exterior Material: Frame/Stone

Property Information

- Property Legal Description: DOC 2003R0113627 LT 10 PLEASANT VALLEY UNIT 1 MEMO: LIVING TRUST OF LETIZIA, PATRICK JAMES 50% INT/LIVING TRUST OF LETIZIA, VICTORIA LYNN 50% INT
- Building/Structure Sq.Ft.: 6,557
- Total Sq. Ft. of All Structures: 4,880
- Total Sq. Ft. of All Structures Description: Living Area

[s://www.redfin.com/IL/Ringwood/6809-Barnard-Mill-Rd-60072/home/17651581](https://www.redfin.com/IL/Ringwood/6809-Barnard-Mill-Rd-60072/home/17651581)

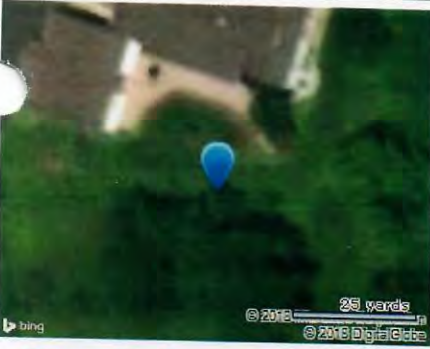
6/16

5/2018

6809 Barnard Mill Rd, Ringwood, IL 60072 | Redfin

- Total Finished Sq. Ft. of All Buildings on Property: 4,880
- Total Assessor Sq. Ft. of Buildings: 6,557
- Ground Floor Sq. Ft.: 4,880
- # of Structures on Property: 1

6809 Barnard Mill Rd, Ringwood, IL 60072-9657, Mc Henry County



5	4,880	108,028	N/A
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
N/A	1949	COM'L BLDG	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Pin High Prop LLC	Tax Billing Zip:	60010
Tax Billing Address:	21 Bighorn Ct	Tax Billing Zip+4:	1014
Tax Billing City & State:	South Barrington, IL	Owner Occupied:	No

Location Information

Township:	Mchenry Twp	High School District/School Name:	156 Mchenry Chsd
Township Range Sect:	45N-8E-5	Census Tract:	8705.00
Subdivision:	Pleasant Vly 01	Carrier Route:	R001
School District Name:	1718360	Flood Zone Code:	X
School District:	1718360	Flood Zone Panel:	17111C0089J
Elementary School District:	36 Harrison SD	Flood Zone Date:	11/16/2006

Tax Information

Parcel ID:	0905376001	Lot # :	10
County Assessor Link:	09-05-376-001	% Improved:	60%
Tax Area:	9031	Tax Year:	2017
Block # :	376	Property Tax Amount:	\$10,057
Legal Description:	DOC 2014R0037409 LT 10 PLEASANT VALLEY UNIT 1		
Improved Assessment:	\$57,275		

Assessment & Tax

Assessment Year	2017	2016	2015
Market Value - Total	\$287,292	\$268,497	\$249,999
Assessed Value - Total	\$95,764	\$89,499	\$83,333
Assessed Value - Land	\$38,489	\$35,971	\$33,493
Assessed Value - Improved	\$57,275	\$53,528	\$49,840
YOY Assessed Change (\$)	\$6,265	\$6,166	
YOY Assessed Change (%)	7%	7.4%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$10,639	2015		
\$9,943	2016	-\$696	-6.54%
\$10,057	2017	\$113	1.14%

Characteristics

Universal Land Use:	Tax: Commercial Building MLS: SFR	Other Rooms:	Dining Room, Family Room, Kitchen, Living Room, Other
County Use Code:	Commercial	Basement Type:	Tax: Full MLS: Concrete
Year Built:	1949	Basement Sq Ft:	1,677
Lot Frontage:	250	Fireplace Ind (Y/N):	Y
Lot Depth:	452	Fireplaces:	2
Lot Sq Ft:	108,028	Water:	Well
Lot Acres:	2.48	Sewer:	Septic Tank
Building Sq Ft:	Tax: 6,557 MLS: 4,880	Cooling Type:	Central
Gross Area:	6,557	Heat Type:	Baseboard

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Property Detail

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Page 1 of 3

of Buildings: **1**
 Building Above Grade Sq Ft: **4,880**
 Style: **Ranch**
 Total Rooms: **14**
 Bedrooms: **Tax: 4 MLS: 5**
 Bath - Number of Fixtures: **11**

Parking - # Cars: **2**
 Parking Type: **Garage**
 Parking Size Sq Ft (Garage #97): **600**
 Exterior: **Frame/Stone**
 Porch: **Open Frame Porch**
 Equipment: **Fan-Ceiling, Dishwasher, Oven-Double, Dryer, Microwave, Refrigerator, Security System, Sump Pump**

Listing Information

MLS Listing Number: **08657156**
 MLS Status: **Cancelled**
 MLS Area Name: **HOLIDAY HILLS / JOHNSBURG / MCHENRY / LAKEMOOR / MCCULLOM LAKE / SUNNYSIDE / RINGWOOD**
 MLS Listing Date: **06/26/2014**
 MLS Off Market Date: **08/27/2014**
 MLS Orig. List Price: **\$300,000**
 MLS Listing Price: **\$300,000**
 Listing Broker Name: **RE/MAX PLAZA**
 Listing Agent Name: **50943-Jim Humbard**

MLS Listing # 06092075
 MLS Status Cancelled
 MLS Listing Date 04/02/2006
 MLS Off Market Date 08/18/2006
 MLS Orig Listing Price \$575,000
 MLS Listing Price \$575,000

Last Market Sale & Sales History

Recording Date 11/03/2014
 Sale Date 10/23/2014
 Sale Price \$250,000
 Nominal Y
 Buyer Name Pin High Properties LLC
 Seller Name Letizia P Living Trust
 Document Number 37409
 Document Type Trustee Deed

Mortgage History

Mortgage Date	01/16/2018	10/13/2015	10/13/2015	11/03/2014	01/09/2004
Mortgage Amount	\$89,043	\$100,000	\$100,000	\$200,000	\$176,000
Mortgage Lender	Heartland Bk&Tr Co	Heartland Bk&Tr Co	Heartland Bk&Tr Co	Heartland Bk&Tr Co	Fifth Third Bk/Chicago
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Term	5	1	5	5	20
Mortgage Term Code	Years	Years	Years	Years	Years
Mortgage Purpose	Refi	Refi	Refi	Resale	Refi
Mortgage Int Rate Type		Adjustable Int Rate Loan			Fixed Rate Loan
Mortgage Doc #	1694	38587	38586	37410	2358
Borrower Name	Pin High Properties LLC	Pin High Properties LLC	Pin High Properties LLC	Pin High Properties LLC	Letizia Patrick J & V L Trust

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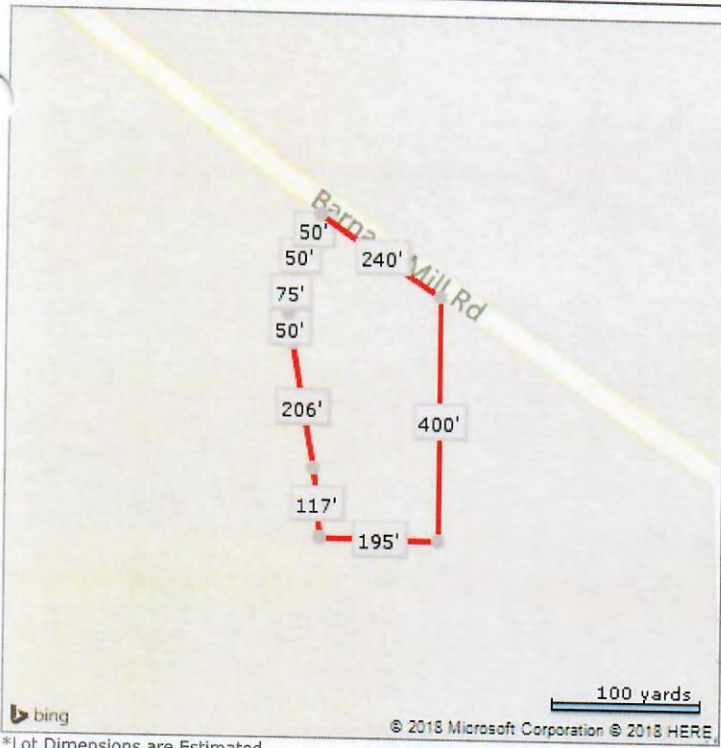
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Property Detail

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Property Map



*Lot Dimensions are Estimated

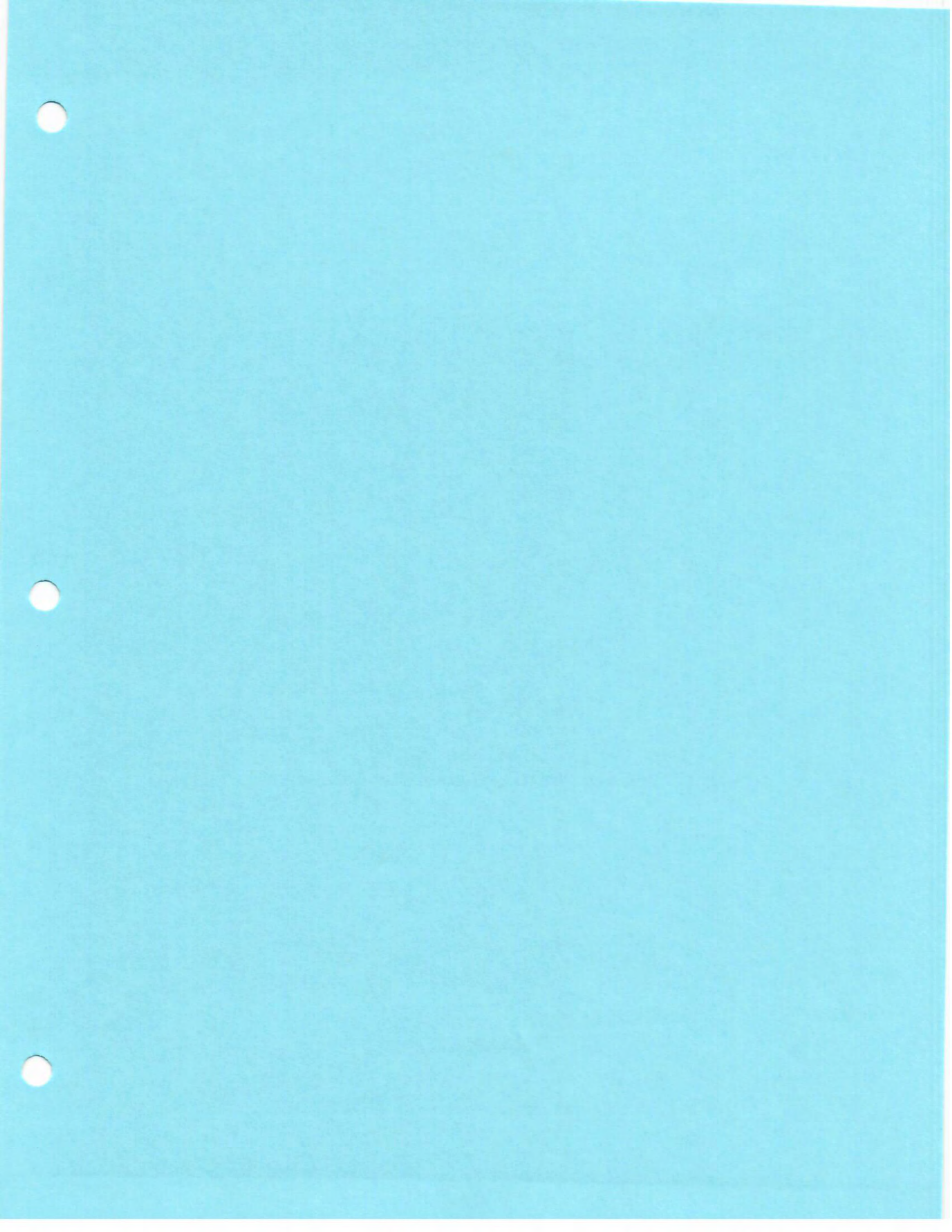
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Property Detail



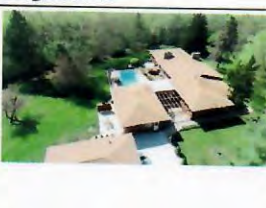

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6809 Barnard Mill Rd, Ringwood, IL 60072-9657, Mc Henry County







Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
			
Owner Name	PIN HIGH PROP LLC	ELBERSEN ELIZABETH P	SHALEK SCOTT KATHLEEN
Address	6809 Barnard Mill Rd	6725 Barnard Mill Rd	6817 Barnard Mill Rd
Distance (miles)		0.06	0.07
Universal Land Use	Tax: Commercial Building MLS: SFR	SFR	SFR
County Land Use	Commercial	Residential	Residential
Lot Sq Ft	108,028	130,680	144,983
Building Sq Ft	Tax: 6,557 MLS: 4,880	1,335	Tax: 4,194 MLS: 4,648
Bedrooms	Tax: 4 MLS: 5		MLS: 5
Bathrooms (Total)	MLS: 4		MLS: 4.1
Baths - Full			MLS: 4
Baths - Half			MLS: 1
Total Rooms	14		
Stories			MLS: 1
Parking - # Cars	2		MLS: 3
Total Assessment	\$95,764	\$83,469	\$100,245
Property Tax Amount	\$10,057	\$4,542	\$9,372
Recording Date	11/03/2014		
Sale Date	10/23/2014		10/23/2001
Sale Price	\$250,000		10/22/2001 \$312,500
School District	1718360	1725320	1725320
Style	Ranch		
Year Built	1949	1954	1950

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Neighbors

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	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Owner Name	PIN HIGH PROP LLC	GERSTAD BLDRS INC	BRENNER DANIEL M	MORGAN KAREN LEE
Address	6809 Barnard Mill Rd		6710 Whispering Meadow Ln	6818 Barnard Mill Rd
Distance (miles)		0.10	0.10	0.10
Universal Land Use	Tax: Commercial Building MLS: SFR	Farms	SFR	SFR
County Land Use	Commercial	Farm Land Without Buildings	Residential	Residential
Lot Sq Ft	108,028	126,760	65,340	125,017
Building Sq Ft	Tax: 6,557 MLS: 4,880		Tax: 3,292 MLS: 3,300	2,074
Bedrooms	Tax: 4 MLS: 5		4	
Bathrooms (Total)	MLS: 4		Tax: 3 MLS: 2.1	
Baths - Full			2	
Baths - Half			1	
Total Rooms	14		11	
Stories			1	
Parking - # Cars	2		4	1
Total Assessment	\$95,764	\$774	\$112,674	\$132,888
Property Tax Amount	\$10,057	\$81	\$9,607	\$11,428
Recording Date	11/03/2014		06/29/2005	
Sale Date	10/23/2014		Tax: 06/14/2005 MLS: 06/17/2005	
Sale Price	\$250,000		\$363,000	
School District	1718360			1720490
Style	Ranch		Colonial	
Year Built	1949		Tax: 1980 MLS: 1981	1855

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Neighbors

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Subject Property

Neighbor 7

Neighbor 8

Neighbor 9



	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
Owner Name	PIN HIGH PROP LLC	GRITMACKER DA KL	STORLIE RYAN S	LEZON LAWRENCE M
Address	6809 Barnard Mill Rd	6711 Barnard Mill Rd	6714 Barnard Mill Rd	6706 Whispering Meadow Ln
Distance (miles)	0.10	0.10	0.13	0.13
Universal Land Use	Tax: Commercial Building MLS: SFR	SFR	SFR	SFR
County Land Use	Commercial	Residential	Residential	Residential
Lot Sq Ft	108,028	43,560	140,263	66,305
Building Sq Ft	Tax: 6,557 MLS: 4,880	2,047	2,381	3,583
Bedrooms	Tax: 4 MLS: 5		MLS: 4	MLS: 3
Bathrooms (Total)	MLS: 4		MLS: 2	MLS: 3.1
Baths - Full			MLS: 2	MLS: 3
Baths - Half				MLS: 1
Total Rooms	14			
Stories				
Parking - # Cars	2		Tax: 1 MLS: 2	Tax: 1 MLS: 2
Total Assessment	\$95,764	\$81,134	MLS: 3	MLS: 3
Property Tax Amount	\$10,057	\$6,131	\$30,751	\$95,265
Recording Date	11/03/2014		\$2,688	\$8,039
Sale Date	10/23/2014		08/05/2016	12/28/2007
Sale Price	\$250,000		Tax: 07/30/2016 MLS: 08/03/2016	12/06/2007
School District	1718360	1725320	\$86,216	\$320,000
Style	Ranch			
Year Built	1949	2010	1886	2004

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Neighbors

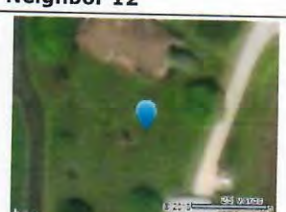
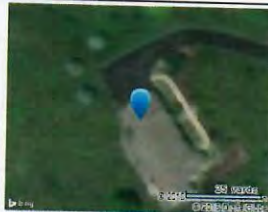
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Subject Property

Neighbor 10

Neighbor 11

Neighbor 12



	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
Owner Name	PIN HIGH PROP LLC	HOGAN HARRY J	GERSTAD BLDRS INC	VAN EVERY
Address	6809 Barnard Mill Rd	6708 Whispering Meadow Ln		6705 Barnard Mill Rd
Distance (miles)		0.13	0.14	0.15
Universal Land Use	Tax: Commercial Building MLS: SFR	SFR	Farms	SFR
County Land Use	Commercial	Residential	Farm Land Without Buildings	Residential
Lot Sq Ft	108,028	58,669	60,113	47,916
Building Sq Ft	Tax: 6,557 MLS: 4,880	1,973		1,371
Bedrooms	Tax: 4 MLS: 5	MLS: 3		
Bathrooms (Total)	MLS: 4	MLS: 2		
Baths - Full				
Baths - Half				
Total Rooms	14			
Stories				
Parking - # Cars	2			
Total Assessment	\$95,764	\$90,028	\$346	\$71,745
Property Tax Amount	\$10,057	\$7,117	\$36	\$5,471
Recording Date	11/03/2014	08/12/2011		12/04/1992
Sale Date	10/23/2014	08/03/2011		
Sale Price	\$250,000	\$290,000		\$140,000
School District	1718360			1725320
Style	Ranch			
Year Built	1949	Tax: 2004 MLS: 2005		1956

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Neighbors

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Subject Property

Neighbor 13

Neighbor 14

Neighbor 15



	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
Owner Name	PIN HIGH PROP LLC	HOGAN HARRY J	VONBERGEN ROGER J	HOGAN MICHAEL SR
Address	6809 Barnard Mill Rd		6707 Whispering Meadow Ln	6616 Barnard Mill Rd
Distance (miles)	/	0.17	0.17	0.19
Universal Land Use	Tax: Commercial Building MLS: SFR	Farms	SFR	SFR
County Land Use	Commercial	Farm Land Without Buildings	Residential	Residential
Lot Sq Ft	108,028	725,710	64,904	71,874
Building Sq Ft	Tax: 6,557 MLS: 4,880		2,553	
Bedrooms	Tax: 4 MLS: 5		3	
Bathrooms (Total)	MLS: 4		Tax: 3 MLS: 2.1	
Baths - Full			2	
Baths - Half			1	
Total Rooms	14		9	
Stories			1	
Parking - # Cars	2		3	
Total Assessment	\$95,764	\$7,244	\$103,527	\$154,140
Property Tax Amount	\$10,057	\$742	\$9,324	\$11,435
Recording Date	11/03/2014		06/28/2006	
Sale Date	10/23/2014		Tax: 06/23/2006 MLS: 10/20/2014	
Sale Price	\$250,000		\$402,000	
School District	1718360			
Style	Ranch		Unknown	
Year Built	1949		2004	

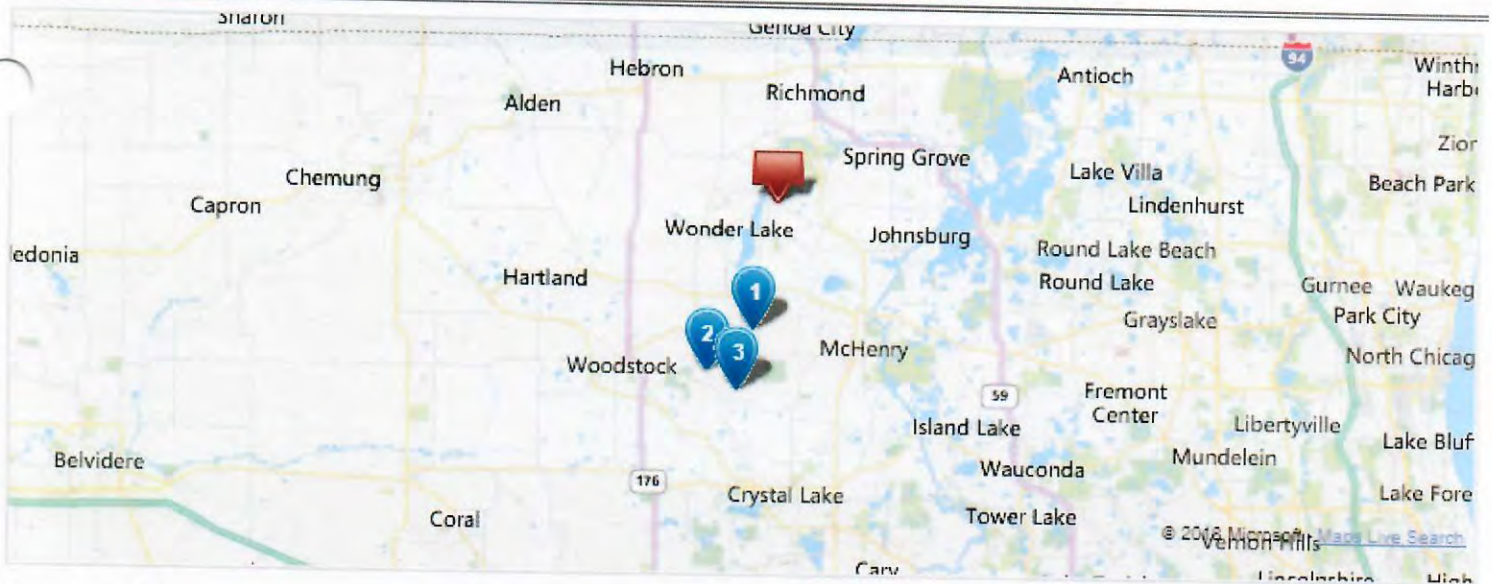
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Neighbors

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6817 Barnard Mill Rd, Ringwood 60072-9657, Mc Henry County



Search Criteria

Number of Comparables:	3	Site Influence:	No Preference
Sort Method:	Distance From Subject (Closest)	Search Period:	06/25/2017 - 06/25/2018
Pool:	No Preference	Living/Building Area:	3,565 - 4,823 Sq Ft
Distance from Subject:	10 miles	Lot Area:	123,236 - 166,730 Sq Ft
Sale Price:	\$250,000 - \$400,000	Land Use:	Same As Subject

Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price	\$312,500	\$335,000	\$305,100	\$320,000	\$320,033
Price Per Sq Ft	\$74.51	\$84.03	\$70.10	\$80.06	\$78.06
Lot Sq Ft	144,983	135,036	130,680	132,858	132,858
Building Sq Ft	4,194	4,779	3,808	3,811	4,133
Bedrooms		6	4	4	5
Year Built	1950	1987	1838	1978	1934
Stories		2	2	2	2
Distance (miles)		7.21	4.83	6.87	6.30
Total Assessment	\$100,245	\$162,714	\$106,656	\$129,455	\$132,942
RealAVM™ (1)	\$485,338	\$594,408	\$319,643	\$350,671	\$421,574
Value Projected by Assessment	\$247,803				
Value Projected by Sq Ft	\$327,398				
Baths - Full		3	2	2	2

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

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Comparables

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Subject Property

Comparable 1

Comparable 2

Comparable 3



	6817 Barnard Mill Rd	7816 Bennington Ct	1114 S Fleming Rd	8503 Mason Hill Rd
Address	6817 Barnard Mill Rd	7816 Bennington Ct	1114 S Fleming Rd	8503 Mason Hill Rd
Distance (miles)		4.83	6.87	7.21
City	Ringwood	Bull Valley	Bull Valley	Bull Valley
Recording Date	10/23/2001	05/18/2015	05/31/2018	10/17/2017
Sale Date	10/22/2001	Tax: 04/30/2015 MLS: 06/02/2018	05/25/2018	09/27/2017
Sale Price	\$312,500	\$305,100	\$335,000	\$320,000
Price Per Sq Ft	\$74.51	\$80.06	\$70.10	\$84.03
Building Sq Ft	Tax: 4,194 MLS: 4,648	3,811	Tax: 4,779 MLS: 5,015	Tax: 3,808 MLS: 3,436
Lot Sq Ft	144,983	130,680	132,858	135,036
County Land Use	Residential	Residential	Residential	Residential
Universal Land Use	SFR	SFR	SFR	SFR
Stories	MLS: 1	2	Tax: 2 MLS: 3	2
Bedrooms	MLS: 5	4	Tax: 6 MLS: 5	4
Total Rooms		12	13	10
Parking - # Cars	MLS: 3	3	3	Tax: 2 MLS: 2.5
Fireplaces	2	2	4	1
Heat Type		Forced Air	Forced Air	Forced Air
Cooling Type		Central	Central	Central
Property Tax Amount	\$9,372	\$14,464	\$17,315	\$10,711
Building Tot Sq Ft	5,871	5,134	6,809	5,149
Community Name	Rural S	Ur1		
Parking Type	Garage	Garage	Garage	Garage
School District	1725320		1743330	1743330
Style		Colonial	Unknown	Colonial
Subdivision	Plesant Vly Sub #1	Pine Ridge Sub	Fleming Road Homestead	Springridge North
Year Built	1950	1978	1838	1987
Zip	60072	60098	60098	60098
Baths - Full	MLS: 4	3	2	2
Baths - Half	MLS: 1	1	2	1

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Comparables

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6817 Barnard Mill Rd, Ringwood, IL 60072-9657, Mc Henry County



5	4,648	144,983	\$549,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price
4	1950	SFR	06/05/2018
MLS Baths	Yr Built	Type	MLS List Date

Active Listing

Owner Information

Owner Name:	Shalek Scott Kathleen	Tax Billing Zip:	60072
Tax Billing Address:	6817 Barnard Mill Rd	Tax Billing Zip+4:	9657
Tax Billing City & State:	Ringwood, IL	Owner Occupied:	Yes

Location Information

Township:	Mchenry Twp	High School District/School Name:	156 Mchenry Chsd
Township Range Sect:	45N-8E-5	Census Tract:	8705.00
Subdivision:	Plesant Vly Sub #1	Carrier Route:	R001
School District Name:	Mc Henry Chsd 156	Flood Zone Code:	X
School District:	1725320	Flood Zone Panel:	17111C0089J
Elementary School District:	36 Harrison SD	Flood Zone Date:	11/16/2006

Tax Information

Parcel ID:	0905351004	% Improved:	57%
County Assessor Link:	09-05-351-004	Exemption(s):	Homestead, Senior
Tax Area:	9031	Tax Year:	2017
Block # :	351	Property Tax Amount:	\$9,372
Lot # :	5		
Legal Description:	DOC 2001R0079130 LT 5 PLEASANT VALLEY UNIT 1		
Improved Assessment:	\$57,628		

Assessment & Tax

Assessment Year	2017	2016	2015
Market Value - Total	\$300,735	\$281,061	\$333,240
Assessed Value - Total	\$100,245	\$93,687	\$111,080
Assessed Value - Land	\$42,617	\$39,829	\$37,085
Assessed Value - Improved	\$57,628	\$53,858	\$73,995
YOY Assessed Change (\$)	\$6,558	-\$17,393	
YOY Assessed Change (%)	7%	-15.66%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$12,777	2015		
\$9,186	2016	-\$3,591	-28.1%
\$9,372	2017	\$186	2.02%

Characteristics

Universal Land Use:	SFR	Bath - Number of Fixtures:	13
County Use Code:	Residential	Basement Type:	Tax: Basement MLS: Concrete
Year Built:	1950	Basement Sq Ft:	1,677
Lot Sq Ft:	144,983	Fireplace Ind (Y/N):	Y
Lot Acres:	3.3283	Fireplaces:	2
Building Sq Ft:	Tax: 4,194 MLS: 4,648	Parking - # Cars:	MLS: 3
Gross Area:	5,871	Parking Type:	Garage
# of Buildings:	1	Parking Size Sq Ft (Garage #97):	576
Building Above Grade Sq Ft:	4,194	Exterior:	Frame/Vinyl

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Property Detail

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Stories: **MLS: 1**
 Bedrooms: **MLS: 5**
 Baths - Full: **MLS: 4**
 Baths - Half: **MLS: 1**

Porch:
 Patio/Deck:
 Pool:
 Pool Size:

**Enclosed Frame Porch
 Deck
 Vinyl
 512**

Estimated Value

RealAVM™ (1): **\$485,338** Confidence Score (2): **82**
 RealAVM™ Range: **\$431,951 - \$538,725** Forecast Standard Deviation (3): **11**
 Value As Of: **06/14/2018**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) 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.

Listing Information

MLS Listing Number: **09973912** MLS Orig. List Price: **\$549,000**
 MLS Status: **Active** MLS Listing Price: **\$549,000**
 MLS Area Name: **HOLIDAY HILLS /
 JOHNSBURG / MCHENRY /
 LAKEMOOR / MCCULLOM
 LAKE / SUNNYSIDE /
 RINGWOOD** Listing Broker Name: **RE/MAX AMERICAN DREAM**

MLS Listing Date: **06/05/2018** Listing Agent Name: **38149-Luigui Corral**

MLS Listing #	09736556	08916624
MLS Status	Cancelled	Cancelled
MLS Listing Date	08/30/2017	05/08/2015
MLS Off Market Date	10/19/2017	07/07/2015
MLS Orig Listing Price	\$569,900	\$559,000
MLS Listing Price	\$569,900	\$497,000

Last Market Sale & Sales History

Recording Date	10/23/2001
Sale Date	10/22/2001
Sale Price	\$312,500
Buyer Name	Shalek Scott & Kathleen
Buyer Name 2	Aiello Carl J/Ann H
Seller Name	Aiello Ann H
Seller Name	Aiello Carl J & Ann H
Document Number	79130
Document Type	40406
	Warranty Deed
	Deed (Reg)

Mortgage History

Mortgage Date	10/28/2016	11/08/2012	01/09/2007	03/11/2005	06/04/2002
Mortgage Amount	\$150,000	\$240,505	\$300,000	\$350,000	\$240,000
Mortgage Lender	State Bk/Lakes	Citibank Na	Westamerica Mtg Co	Greater N Bk	State Bk/The Lakes
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Term	20	15	30	10	5
Mortgage Term Code	Years	Years	Years	Years	Years
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Int Rate				5.5	
Mortgage Int Rate Type	Adjustable Int Rate Loan			Adjustable Int Rate Loan	Adjustable Int Rate Loan
Mortgage Doc #	42028	53084	2129	18487	49485
Borrower Name	Shalek Scott A	Shalek Scott	Shalek Scott	Shalek Scott	Shalek Scott A
Borrower Name 2	Shalek Kathleen E	Shalek Kathleen	Shalek Kathleen	Shalek Kathleen	Shalek Kathleen E

Mortgage Date	10/23/2001
Mortgage Amount	\$185,000
Mortgage Lender	Great Nrthn Bk
Mortgage Type	Conventional

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Property Detail

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Mortgage Term	5
Mortgage Term Code	Years
Mortgage Purpose	Resale
Mortgage Int Rate	
Mortgage Int Rate Type	Adjustable Int Rate Loan
Mortgage Doc #	79131
Borrower Name	Shalek Scott & Kathleen
Borrower Name 2	

Property Map



*Lot Dimensions are Estimated

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Property Detail

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6706 Whispering Meadow Ln, Ringwood, IL 60072-9681, Mc Henry County



3	3,583	66,305	\$319,900
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price
3	2004	SFR	06/01/2018
MLS Baths	Yr Built	Type	MLS List Date

Active Listing

Owner Information

Owner Name:	Lezon Lawrence M	Tax Billing Zip:	60072
Tax Billing Address:	6706 Whispering Meadow Ln	Tax Billing Zip+4:	9681
Tax Billing City & State:	Ringwood, IL	Owner Occupied:	Yes

Location Information

Township:	Mchenry Twp	Carrier Route:	R001
Township Range Sect:	45N-8E-5	Flood Zone Code:	X
Subdivision:	Whispering Meadow Estates Sub	Flood Zone Panel:	17111C0089J
Census Tract:	8705.00	Flood Zone Date:	11/16/2006

Tax Information

Parcel ID:	0905376008	% Improved:	77%
County Assessor Link:	09-05-376-008	Exemption(s):	Homestead
Tax Area:	9024	Tax Year:	2017
Lot # :	1	Property Tax Amount:	\$8,039
Legal Description:	DOC 2007R0083428 LT 1 WHISPERING MEADOW ESTS SUB		
Improved Assessment:	\$72,929		

Assessment & Tax

Assessment Year	2017	2016	2015
Market Value - Total	\$285,795	\$267,099	\$248,697
Assessed Value - Total	\$95,265	\$89,033	\$82,899
Assessed Value - Land	\$22,336	\$20,875	\$19,437
Assessed Value - Improved	\$72,929	\$68,158	\$63,462
YOY Assessed Change (\$)	\$6,232	\$6,134	
YOY Assessed Change (%)	7%	7.4%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$7,852	2015		
\$7,956	2016	\$104	1.32%
\$8,039	2017	\$84	1.05%

Characteristics

Universal Land Use:	SFR	Bath - Number of Fixtures:	15
County Use Code:	Residential	Basement Type:	Basement
Year Built:	2004	Basement Sq Ft:	1,317
Lot Sq Ft:	66,305	Basement Improvements:	Finished
Lot Acres:	1.5221	Basement - Unfinished Sq Ft:	102
Building Sq Ft:	3,583	Basement - Finished Sq Ft:	1,215
Gross Area:	3,685	Cooling Type:	Central
# of Buildings:	1	Parking - # Cars:	MLS: 3
Building Above Grade Sq Ft:	2,368	Parking Type:	Garage
Stories:	Tax: 1 MLS: 2	Parking Size Sq Ft (Garage #97):	735
Bedrooms:	MLS: 3	Exterior:	Masonry

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Property Detail

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Baths - Full:	MLS: 3	Porch:	Open Porch
Baths - Half:	MLS: 1	Patio/Deck:	Deck

Estimated Value

RealAVM™ (1):	\$301,492	Confidence Score (2):	82
RealAVM™ Range:	\$268,328 - \$334,656	Forecast Standard Deviation (3):	11
Value As Of:	06/14/2018		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

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Listing Information

MLS Listing Number:	09971065	MLS Orig. List Price:	\$319,900
MLS Status:	Active	MLS Listing Price:	\$319,900
MLS Area Name:	HOLIDAY HILLS / JOHNSBURG / MCHENRY / LAKEMOOR / MCCULLOM LAKE / SUNNYSIDE / RINGWOOD	Listing Broker Name:	SHALEH HOMES INC.
MLS Listing Date:	06/01/2018	Listing Agent Name:	55596-Stephanie Buchenberger

MLS Listing #	09772231	06462858
MLS Status	Expired	Closed
MLS Listing Date	10/06/2017	04/02/2007
MLS Closed Date		12/17/2007
MLS Off Market Date	06/01/2018	11/28/2007
MLS Orig Listing Price	\$330,000	\$379,500
MLS Listing Price	\$324,900	\$319,900
MLS Sold Price		\$320,000

Last Market Sale & Sales History

Recording Date	12/28/2007	12/28/2007	03/08/2007	08/06/2004
Sale Date	12/06/2007	06/26/2007	01/18/2007	07/29/2004
Sale Price	\$320,000		\$387,914	\$349,000
Nominal		Y		
Buyer Name	Lezon Lawrence M	Mortgage Guaranty Ins Corp	Federal National Mortgage Assn	Grant Scott D & Mary D
Buyer Name 2				Grant Mary D
Seller Name	Mortgage Guaranty Ins Corp	Federal National Mortgage Assn	Sheriff Of Mchenry County	Keystone Corp
Document Number	83428	83427	15696	71459
Document Type	Special Warranty Deed	Special Warranty Deed	Foreclosure Deed	Special Warranty Deed

Mortgage History

Mortgage Date	04/16/2010	12/28/2007	12/28/2007	08/06/2004
Mortgage Amount	\$253,200	\$256,000	\$32,000	\$331,550
Mortgage Lender	Citimortgage	Abn Amro Mtg Grp Inc	Harris Na	Guaranty Resid'l Lndg Inc
Mortgage Type	Conventional	Conventional	Conventional	Conventional
Mortgage Term	20	30	20	30
Mortgage Term Code	Years	Years	Years	Years
Mortgage Purpose	Refi	Resale	Resale	1st Time Sale
Mortgage Int Rate			7.5	
Mortgage Int Rate Type			Adjustable Int Rate Loan	Fixed Rate Loan
Mortgage Doc #	17054	83429	83430	71460
Borrower Name	Lezon Lawrence M	Lezon Lawrence M	Lezon Lawrence M	Grant Scott D
Borrower Name 2				Grant Mary D

Foreclosure History

Courtesy of Therese Feddersen, Midwest Real Estate Data, LLC

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Property Detail

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Document Type	Lis Pendens
Recording Date	05/26/2006
Document Number	38090
Buyer 1	Grant Scott D & Mary D
Original Document Number	71460
Lien Type	Mtg

Property Map



*Lot Dimensions are Estimated

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6711 Barnard Mill Rd, Ringwood, IL 60072-9656, Mc Henry County



N/A	2,047	43,560	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	2010	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Gritmacker Da KI	Tax Billing Zip:	60072
Tax Billing Address:	6711 Barnard Mill Rd	Tax Billing Zip+4:	9656
Tax Billing City & State:	Ringwood, IL	Owner Occupied:	Yes

Location Information

Township:	Mchenry Twp	Census Tract:	8705.00
Township Range Sect:	45N-8E-5	Carrier Route:	R001
School District Name:	Mc Henry Chsd 156	Flood Zone Code:	X
School District:	1725320	Flood Zone Panel:	17111C0089J
Elementary School District:	36 Harrison SD	Flood Zone Date:	11/16/2006
High School District/School Name:	156 Mchenry Chsd		

Tax Information

Parcel ID:	0905376004	% Improved:	81%
County Assessor Link:	09-05-376-004	Exemption(s):	Homestead, Senior
Tax Area:	9010	Tax Year:	2017
Block # :	376	Property Tax Amount:	\$6,131
Legal Description:	DOC 2007R0062854 PT W1/2 SE1/4 SW1/4 MEMO: GRITMACKER, DONALD A TR DTD 9/6/2007 - 1/2 INT/ GRITMACKER, KAREN L TR DTD 9/6/2007 - 1/2 INT		
Improved Assessment:	\$65,484		

Assessment & Tax

Assessment Year	2017	2016	2015
Market Value - Total	\$243,402	\$227,478	\$211,803
Assessed Value - Total	\$81,134	\$75,826	\$70,601
Assessed Value - Land	\$15,650	\$14,626	\$13,618
Assessed Value - Improved	\$65,484	\$61,200	\$56,983
YOY Assessed Change (\$)	\$5,308	\$5,225	
YOY Assessed Change (%)	7%	7.4%	

Tax Amount	Tax Year	Change (\$)	Change (%)
\$5,239	2015		
\$5,353	2016	\$114	2.17%
\$6,131	2017	\$778	14.54%

Characteristics

Universal Land Use:	SFR	Bath - Number of Fixtures:	12
County Use Code:	Residential	Basement Type:	Basement
Year Built:	2010	Basement Sq Ft:	2,047
Lot Sq Ft:	43,560	Cooling Type:	Central
Lot Acres:	1	Parking Type:	Garage
Building Sq Ft:	2,047	Parking Size Sq Ft (Garage #97):	1,466
Gross Area:	4,094	Exterior:	Frame/Vinyl
# of Buildings:	1	Porch:	Enclosed Frame Porch
Building Above Grade Sq Ft:	2,047		

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Estimated Value

RealAVM™ (1):	\$237,848	Confidence Score (2):	72
RealAVM™ Range:	\$197,414 - \$278,282	Forecast Standard Deviation (3):	17
Value As Of:	06/14/2018		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) 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.

Last Market Sale & Sales History

Recording Date	09/17/2007
Sale Date	09/06/2007
Nominal	Y
Buyer Name	Gritmacker Donald A Trust
Buyer Name 2	Gritmacker Karen L Trust
Seller Name	Gritmacker Donald A & Karen L
Document Number	62854
Document Type	Warranty Deed

Mortgage History

Mortgage Date	08/14/2006
Mortgage Amount	\$75,000
Mortgage Lender	Harvard St Bk
Mortgage Type	Conventional
Mortgage Term	20
Mortgage Term Code	Years
Mortgage Purpose	Refi
Mortgage Int Rate	8.25
Mortgage Int Rate Type	Adjustable Int Rate Loan
Mortgage Doc #	59209
Borrower Name	Gritmacker Donald
Borrower Name 2	Gritmacker Karen

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