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HPA Report

REPORT NUMBER: 5491
REPORT DATE: 9/13/2007 11:40 AM
FOR PROPERTY: 1600 SUNFLOWER AVE, COSTA MESA, CA 92626
PROVIDED FOR: PARK CITY
LOAN IDENTIFER: Test100

SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE	DISTRESS
$671,000	50	$738,000	$604,000	$510,000

TREND IN VALUE

	6 MONTHS	1 YEAR	2 YEARS	3 YEARS	4 YEARS	5 YEARS	10 YEARS
Zipcode	-3.1 %	-8.0 %	5.7 %	27.4 %	60.3 %	86.7 %	228.5 %
County	-4.1 %	-7.1 %	2.5 %	18.7 %	56.9 %	85.4 %	223.0 %

PROPERTY DETAIL

1600 SUNFLOWER AVE, COSTA MESA, CA 92626

APN:	Sale Date:	Sale Price:
Year Built:	Property Type:	Owner1:
Living Area:	County: ORANGE	Owner2:

COMPARISON SUMMARY

	ADDRESS	SALE DATE	PRICE	PROP TYPE	LIVING AREA	DISTANCE
1	3328 MARYLAND CIR	07/2006	$670,000	SFD	1,291	.37
2	3202 DAKOTA AVE	06/2006	$850,000	SFD	1,639	.37
3	1687 NEW HAMPSHIRE DR	05/2006	$700,000	SFD	1,774	.26
4	1699 NEW HAMPSHIRE DR	04/2006	$730,000	SFD	1,805	.26
5	3214 DAKOTA AVE	04/2006	$770,000	SFD	1,617	.37
6	3232 COLORADO PL	03/2006	$715,000	SFD	1,600	.33
7	3332 MARYLAND CIR	02/2006	$677,000	SFD	1,404	.37
8	3210 COLORADO PL	01/2006	$765,000	SFD	1,572	.33

DISCLAIMER

This Enhanced Property Valuation is the product of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership and the property condition as average for the neighborhood. This Enhanced Property Valuation is intended for use only for extensions of credit applicable with home equity lending or as a screening tool for collateral risk exception management. Enhanced Property Valuations are not suitable for complex properties. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold.

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