Intelligent Property Report

Subject 1424 LAGUNA ST UNIT B, SANTA BARBARA CA 93101-1265
Value Type: PV
Creation Date: 05/13/2009
As Of Date:

Subject Valuation

Estimated Value: $655,400
Confidence Score: 73%
Value Range: $524,300 to $786,500

Est. Value Change - Last Yr:	-$136,857
Est. Value Change - Next Qtr:	-$79,702

Neighborhood Area Intel

Total Property Count: 10,128

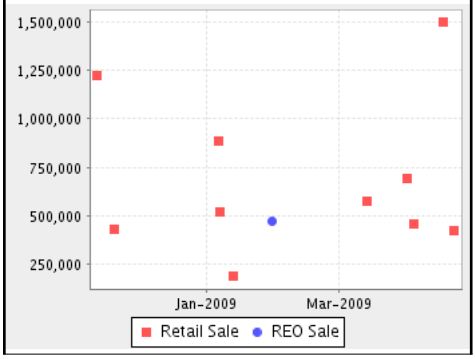
Area Analysis

(Based upon CND type properties in the subject's neighborhood area over the previous 1 year)

Property Sales Count: 333
Percent Company Owned: 0.00%
Percent Non-Owner Occupied: 41.44%

	Subject	Min	Avg	Max
Sale Price	$655,400	$43,479	$309,754	$1,222,50
Main Sq Ft	0	442	1,054	1,730
Year Built		1930	1953	1984
Lot Area		0.01	0.11	1.00
Price per Sq Ft		$26.00	$337.00	$1,069.00
Bedrooms	0	1	2.00	27
Bathrooms	0.00	1.00	1.00	3.00
Bsmnt Sq Ft	0			
Basement Finished Sq Ft	0			

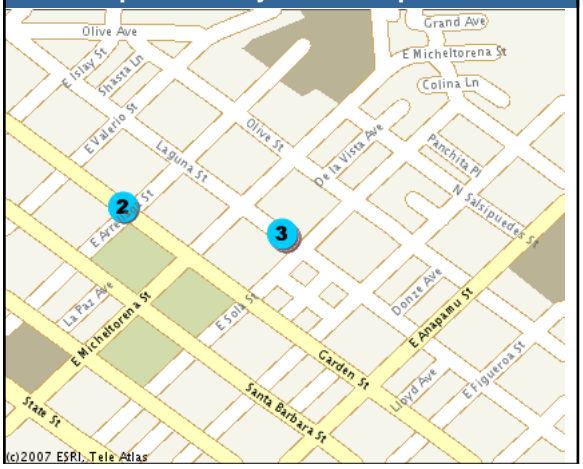
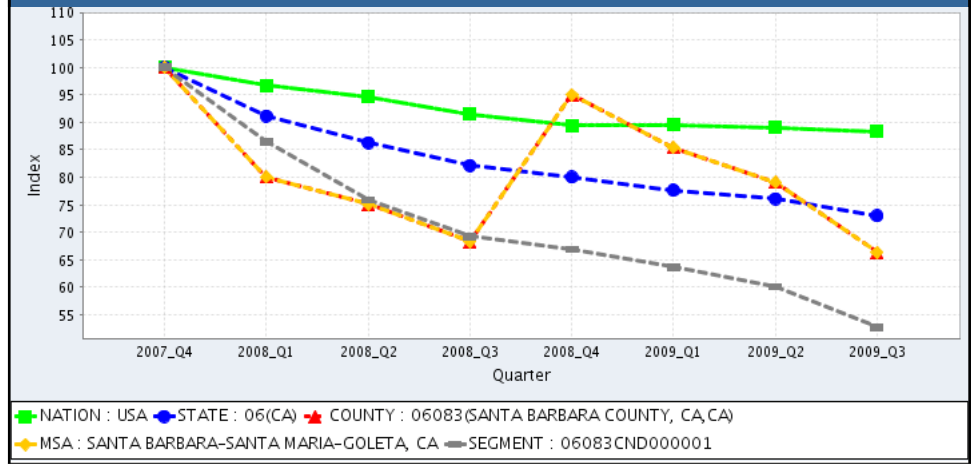
Area Sales Chart - OTH style properties



Comparable Sales

		Subject	Comparable 1	Comparable 2	Comparable 3
Address		1424 LAGUNA ST UNIT B, SANTA BARBARA CA 93101-1265	1600 GARDEN ST APT 35, SANTA BARBARA, CA 93101	1600 GARDEN ST APT 26, SANTA BARBARA, CA 93101	1430 LAGUNA ST UNIT D, SANTA BARBARA, CA 93101
Distance (miles)			0.20	0.20	0.00
Subdivision		SANTA BARBARA	MISSION GARDENS	MISSION GARDENS	SANTA BARBARA
APN		02958002	02729020	02729011	02958012
Census Tract		06083000400	06083000400	06083000400	06083000400
Distressed Flags					
Value History					
Time-adjusted Value			$450,500	$462,500	$884,000
Total Adjustments			$0	$0	$0
Last Sale Price		$1,015,000	$450,500	$462,500	$884,000
Last Sale Date		03/10/2006	08/21/2008	06/03/2008	01/06/2009
Prior Sale Price			$595,000		$889,500
Prior Sale Date			11/15/2005		02/08/2007
List Price					
List Date					
Days on Market		0	0	0	0
PSF (current)					
PSF (list)					
Assessor Details					
Assessed Value		$883,000	$605,000	$174,334	$907,290
Year		2007	2007	2007	2007
Land Value		$348,000	$305,000	$68,217	$408,000
Property Improvements		$535,000	$300,000	$106,117	$499,290
Property Details					
Style	Property Type	CND	CND	CND	CND
	Design Style	OTH	OTH	OTH	OTH
	Manufactured				
Interior	Finished Square Feet	0	0	0	0
	Basement SqFt	0	0	0	0
	Bsmt Fnsh SqFt	0	0	0	0
	Bedrooms	0	0	0	0
	Bathrooms	0.00	0.00	0.00	0.00
Exterior	Lot Size (acres)				
Amenities	Fireplaces	0	0	0	0
	Pool	No	No	No	No
Garage	Garage Spaces	0	0	0	0
	Garage Type				
Year Built					
Owner		EVERGERBER TRUST 11/30/05	US BANK NA ARMT 2006-1 TR	YORK, TRACY	KRAUSKOPF, STEVEN M TRUST

Area Map With Subject & Comps



iMVI Chart - Median Price Movement