Solutionstar Settlement Services, Inc

[Home] [Main Menu] [Logout]

Broker Price Opinion

Cubmit	Cave
Subillic	Save

Subject Property/Neighborhood/Comparable Properties

Property Address: 10464 ANACOS	TIA STREET		C	tity: LAS VEGAS	State: NV	Zip : 8	39123
APN: 177-26-413-084			Loan # :	611047804			
Order # : 12-02301167		Order Type: App	oraisal		Vendor Order #:		
Borrower: FLORDELIZA SELDA		Owner of Public I			County: CL	ARK	
Client: NATIONSTAR CREDIT RI	SK FORWARD DEFAULT	Address: 350 HIGHLAND DR		LEWISVILLE		750	067
			•				
Property Type : SFR Cond					HOA \$: 0		per month
Property is New Construction :	Yes No		rrently impacted by disaster?		If yes, disaster date:	(8)	
Is the subject property currently liste	d or has it been listed in past 12	? mos.? Yes, Currently	Yes, in Last 12 Months	No		DOM:	
Has the subject property been sold in	the past 12 mos.? Yes	No Price \$:		Dat	te:		
Original List Price \$:		Date :		Last List Price \$:		Date :	
Listing Broker :		Listing Broker Comp	pany:		Listing Broker Phone :		
Occupancy : Owner Tena	nt Vacant Unknown	Ir	nspection Type : Exterior	Interior	Inspection Date :	08/09/2014	
Subject Property Comments :							
Subject is in an average condition cor	nforming to neighborhood with n	no adverse easements, economi	c/functional obsolescence, or re	epairs visible. Paint, roof, and lan	ndscaping also appear in average	e condition.	^
							₩
Neighborhood							
Location :	Suburban Rural	Property Value	s: Increasing St		Market Timing : 2.0 M	a walla a	Normal Days on Market
	Suburban 🖳 Rural			able 🔛 Declining	Market Timing: 3-6 Mo		Normal Days of Market
modian marriet rent :		REO Trend				Stable	
Predominant Occupancy:	Owner Tenant		Industry Within 0.		No Vacancy :	0-5% 5-10%	6 10-20% 20+%
Neighborhood is new construction :	Yes No	Is there	evidence of a disaster?	Yes No		If Yes, date :	
Number of Competitive Listings in the	e Subject Property's neighborhoo	od on the market : 12		Price Range \$	195000	To \$ 275	5000
Number of Comparable Sales in the S	Subject Property's neighborhood	the last 12 mos. : 11		Price Range \$	190000	To \$ 270	0000
Neighborhood Description :	ed is leasted poorby shapping as	shoole restaurants narks nubli	a transportation, and fragues a	person No personico external influ	ionaca antironmental concerna	or zaning issues noted	
Neighborhood conforms to subject ar	id is located nearby shopping, so	chools, restaurants, parks, publi	c transportation, and freeway a	access. No negative external inition	iences, environmental concerns,	or zoning issues noted.	Î
Market Conditions :							
The current market condition is one of	of decreased sales and increased	foreclosures. Due to the sub pr	rime market crisis property valu	ues have been steadily decreasing	g to record lows.		*
							*
Red Flags							*
-							
-	struction Er	nvironmental 🔲	Zoning	Market Activity	Boarded	Stigma	Other (See Comments)
Damaged Con	struction Er	nvironmental 🔲	Zoning	Market Activity	Boarded	Stigma	Other (See Comments)
Damaged Con	struction Er	nvironmental 🔲	Zoning	Market Activity	Boarded	Stigma	Other (See Comments)
Damaged Con	struction Er	nvironmental 🔲	Zoning	Market Activity	Boarded	Stigma	Other (See Comments)
Damaged Con	struction Er	nvironmental 🔲	Zoning	Market Activity	Boarded	Stigma	*
Damaged Con	struction Er	nvironmental	Zoning	Market Activity	Boarded	Stigma	*
Damaged Con Comments:	struction Er	nvironmental Sale #1	Zoning Sale #2	Market Activity Sale #3	Boarded Listing #1	Stigma Listing #2	*
Damaged Con Comments:							T
Damaged Con Comments: Comparable Properties	Subject	Sale #1	Sale #2	Sale #3	Listing #1	Listing #2	Listing #3
Damaged Con Comments: Comparable Properties Address	Subject 10464 ANACOSTIA STREET	Sale #1 9826 SILVER PEBBLE ST	Sale #2 1403 GLASSY POND AV	Sale #3 1527 PORTERFIELD LN	Listing #1 1405 HERRING RUN AV	Listing #2 10657 MEDICINE BOW ST	Listing #3 848 RIBBON GRASS AV
Comments: Comparable Properties Address City	Subject 10464 ANACOSTIA STREET Las Vegas	Sale #1 9826 SILVER PEBBLE ST Las Vegas	Sale #2 1403 GLASSY POND AV Las Vegas	Sale #3 1527 PORTERFIELD LN Las Vegas	Listing #1 1405 HERRING RUN AV Las Vegas	Listing #2 10657 MEDICINE BOW ST Las Vegas	Listing #3 848 RIBBON GRASS AV Las Vegas
Comments: Comparable Properties Address City Zipcode	Subject 10464 ANACOSTIA STREET Las Vegas 89183	Sale # 1 9826 SILVER PEBBLE ST Las Vegas 89183	Sale #2 1403 GLASSY POND AV Las Vegas 89183	Sale # 3 1527 PORTERFIELD LN Las Vegas 89183	Listing #1 1405 HERRING RUN AV Las Vegas 89183	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183	Listing #3 848 RIBBON GRASS AV Las Vegas 89183
Comments: Comparable Properties Address City Zipcode Data Source	Subject 10464 ANACOSTIA STREET Las Vegas 89183	Sale #1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS	Sale #3 1527 PORTERFIELD LN Las Vegas 89183 MLS	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS
Comments: Comparable Properties Address City Zipcode Data Source Proximity	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records	Sale #1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59	Sale #3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records	Sale #1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59	Sale #3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records	Sale #1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000	Sale #3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records	Sale #1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000	Sale # 3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$ Sale Date	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records	Sale #1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000 07/28/2014	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000	Sale #3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900 06/16/2014	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$ Sale Date Sale Price \$	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records	Sale # 1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000 07/28/2014 220000	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000 05/13/2014 237500	Sale # 3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900 06/16/2014 243000	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900 229900	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000 244000	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000 239000
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$ Sale Date Sale Price \$ DOM	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records	Sale #1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000 07/28/2014 220000 181	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000 05/13/2014 237500 103	Sale # 3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900 06/16/2014 243000 40	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900 229900	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000 244000	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000 239000
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$ Sale Date Sale Price \$ DOM Source of Fund	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records	Sale # 1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000 07/28/2014 220000 181 Conventional	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000 05/13/2014 237500 103 CASH	Sale #3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900 06/16/2014 243000 40 CASH	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900 229900 155 Conventional	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000 244000 102 Conventional	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000 239000 222 Conventional
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$ Sale Date Sale Price \$ DOM Source of Fund Sales Concessions	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records Conventional 0	Sale # 1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000 07/28/2014 220000 181 Conventional 0	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000 05/13/2014 237500 103 CASH 0	Sale #3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900 06/16/2014 243000 40 CASH 0	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900 229900 155 Conventional 0	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000 244000 102 Conventional 0	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000 239000 222 Conventional 0
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$ Sale Date Sale Price \$ DOM Source of Fund Sales Concessions Distressed Sale	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records Conventional 0 None	Sale # 1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000 07/28/2014 220000 181 Conventional 0	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000 05/13/2014 237500 103 CASH 0 None	Sale # 3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900 06/16/2014 243000 40 CASH 0 None	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900 229900 155 Conventional 0 None	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000 244000 102 Conventional 0	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000 239000 222 Conventional 0 None
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$ Sale Date Sale Price \$ DOM Source of Fund Sales Concessions Distressed Sale HOA Fees/mo. (0, if none) \$	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records Conventional 0 None 0	Sale #1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000 07/28/2014 220000 181 Conventional 0 None 0	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000 05/13/2014 237500 103 CASH 0 None 0	Sale # 3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900 06/16/2014 243000 40 CASH 0 None 0	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900 229900 155 Conventional 0 None 0	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000 244000 102 Conventional 0 None 0	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000 239000 22 Conventional 0 None 0
Comments: Comparable Properties Address City Zipcode Data Source Proximity Original Listing Date Original Listing Price \$ Last Listing Price \$ Sale Date Sale Price \$ DOM Source of Fund Sales Concessions Distressed Sale HOA Fees/mo. (0, if none) \$ GLA Above Grade	Subject 10464 ANACOSTIA STREET Las Vegas 89183 Tax Records Conventional 0 None 0 2037	Sale # 1 9826 SILVER PEBBLE ST Las Vegas 89183 MLS 0.42 09/05/2013 200000 220000 07/28/2014 220000 181 Conventional 0 None 0 2096	Sale #2 1403 GLASSY POND AV Las Vegas 89183 MLS 0.59 01/30/2014 249000 247000 05/13/2014 237500 103 CASH 0 None 0 1792	Sale # 3 1527 PORTERFIELD LN Las Vegas 89183 MLS 0.32 05/07/2014 249900 249900 06/16/2014 243000 40 CASH 0 None 0 2210	Listing #1 1405 HERRING RUN AV Las Vegas 89183 MLS 0.04 03/07/2014 229900 229900 155 Conventional 0 None 0 2018	Listing #2 10657 MEDICINE BOW ST Las Vegas 89183 MLS 0.75 04/29/2014 268000 244000 102 Conventional 0 None 0 2218	Listing #3 848 RIBBON GRASS AV Las Vegas 89183 MLS 0.77 07/08/2014 239000 239000 222 Conventional 0 None 0 1741

Solutionstar Settlement Services, Inc

Rooms/Beds/Full/Partial	7 3	3 0	8 4	2	1	7	3	2	0	10 5	3	0	8	4	2	1	8	4	2	1	8	4	2	1
Design	Colonial		Colonial	•	•	Ranch	1			Colonial	•	•	Color	nial	•		Colonia	al	•		Coloni	al	•	
View/ Comparison	Residential		Residential	Sim	nilar	Reside	ential	Similar	-	Residential	Simila	ar	Resid	dential	Similar		Reside	ntial	Similar		Reside	ential	Similar	r
Number of Units	1	•	1	•		1		•		1	-		1		•		1		•		1		•	
Basement Type	NA		NA NA			NA				NA			NA				NA				NA			
Basement SF/%	0	0	0	0		0		0		0	0		0		0		0		0		0		0	
Parking Type	Attached gara	ge	Attached g	arage		Attach	ed garaç	ge		Attached gar	age		Attac	ched garaç	ge		Attache	ed gara	ige		Attach	ied garaç	ge	
# Parking Stalls	2		2			2				2			2				2				2			
Pool/Spa	None		None			None				None			None	Э			None				None			
Other	Patio, Fireplac	e	Patio			Firepla	ace, Patio)		Fireplace, Pa	tio, Porcl	h	Patio)			None				Firepla	ace, Patio)	
Condition	Average		Average		~	Avera	ige			Average			Aver	rage			Averaç	ge		¥	Avera	ige		
Overall Comparability			Equal			Equal		•		Equal			Equa	al			Equal				Equal		•	

Overall Comparability		Equal	Equal	Equal	Equal	E	qual	Equal	
Comparable Property	Comments								
Sale #1 :	Spacious tri-level w/ island kitchen Hardwood downstairs and carpet.	overlooking huge family room, thr	ree large Secondary bedrooms-	great for growing households.	Master suite with Mirrored	d closet doors	s in bath. Large lot w	/covered patio in rear. All	^
	Gorgeous inside and out! Don't mis	ss out on this remodeled home wit	h new Granite, backsplash, plan	ntation shutters and flooring th	roughout the house. Home	e has a back	patio and mature lan	dscaping with a fenced backy	/ard
Sale #2 :	too.								-
Sale #3 :	Beautiful five bdm home - one bdn Landscaping in b/yard w/bbq stub	n & full ba downstairs, formal liv rr	m W/f.place, fam room w/f.place	e & tv niche, open kitchen witl	n island, solid Surface coun	nters, recesse	ed lighting, filtered wa	ater, water softener, fresh nev	w
									*
Listing #1 :	Nice 4 bedroom home which has a	large kitchen with upgraded cabin	ets and granite counter tops Ma	aster has separate tub/shower	tile flooring built-in BBQ ir	ncluded.			A
	Charming 4 bedroom 2.5 bath near	r Green Valley and Anthem. Big op	en living room with wood floori	ng, granite counter, huge mas	ter bedroom, big back yard	d.			*
Listing #2:									+
Listing #3 :	Beautiful 2 story home with a space	ious floor plan. Kitchen features gr	anite counter tops and a breakt	fast counter. All bedrooms hav	re a walk-in closet. Backyar	rd features a	beautiful pool and sp	oa and covered patio.	^
									*
Banaina									
Repairs	Panai	r Item		Inte	erior/Exterior			Estimated Cost	
	ПСРАП	i iteiii		Title	ETIOT/EXTERIOR		\$	Estimated COSt	
							\$		
							\$		
							\$		
			 	tal estimated cost o	of recommended r	enairs:	\$ 0.00		
				real estimated cost of	Trecommended 1	срапо т			
Price Opinion									
	epair I tem	Market \	Value	Suggeste	ed List Price				
(Normal Sale 90-120 da	lys)	\$ 233000		\$ 243000			NR MARKET RENT monthly income)	\$ 1000	
REPAI RED		\$ 233000		\$ 243000					
(Quick Sale Value 0-90	Days)		ı						
As is		\$ 223000		\$ 233000		SUE	BJECT LAND VALUE	\$ 26000	
REPAI RED		\$ 223000		\$ 233000					
Comments									
appraisal. This evaluation of financing Notwithstanding a	ed by a licensed real estate broker a cannot be used for the purpose of ob- any preprinted language to the cont	otaining rary, this is							
desired, the services of a lice. 1.A statement of the intended	ket value of the property. If an apposensed or certified appraiser must be ded purpose of the BPO- Providing v	e obtained.							
specified property. 2.A brief description of the	real property and the interest there	in for							*
which the DDO is being are	narad Dranartu reference aboue								
Certification									
Signature :		Browse	Upload		<u>View</u>	your signatu	<u>ire</u>		
Prepared By :				Date	: 08/09	9/2014			
Broker/Salesperson # :				State	Neva	da			
Company :				Phon	e :				
Company Address :	Las Vegas, Nv 89148								

Solutionstar Settlement Services, Inc

Additional Field Text				
Borrower/Client : FLORDELIZA SELDA				
Property Address : 10464 ANACOSTIA STRE	ET			
City: LAS VEGAS	County: CLARK	State: NV	Zip: 89123	
Lender: NATIONSTAR CREDIT RISK FORWA	ARD DEFAULT			

COMMENT SALES COMPARE COMPS 1-3

All Sale comparables are equal to the subject.	*
	-

Photos

Description	File	
Address	Click here to view thumbnail of the photo	Delete
House	Click here to view thumbnail of the photo	Delete
Street1	Click here to view thumbnail of the photo	Delete
Street2	Click here to view thumbnail of the photo	Delete
Sale 1	Click here to view thumbnail of the photo	Delete
Sale 2	Click here to view thumbnail of the photo	Delete
Sale 3	Click here to view thumbnail of the photo	Delete
List 1	Click here to view thumbnail of the photo	Delete
List 2	Click here to view thumbnail of the photo	Delete
List 3	Click here to view thumbnail of the photo	Delete