

Subject Property: 1205 S CHEYENNE CT Tacoma, WA 98405

Borrower: New AVM	Completion Date: 2020-10-27
Lender: Danielle Lending Co	Reference Number: D416359

Collateral Data

99 SUBJECT RISK SCORE	65 MARKET RISK SCORE	83 COLLATERAL INTEGRITY SCORE	\$440,000.00 AVM VALUE	92 AVM CONFIDENCE SCORE
SPC NOT AVAILABLE	MPC 0.18%	SF 0	MFR 0.06%	FORECAST NOT AVAILABLE

VALUATION SUMMARY

Over-Valuation Risk	HIGH
AVM Value	\$440,000.00
AVM Confidence Score	92
AVM Value / Median Value	1.11
Price / SQFT: AVM Value	\$0,227.27
Forecast Standard Deviation	.08
AVM Value Low	\$407,000.00
AVM Value High	\$473,000.00

SUBJECT RISK SUMMARY

Most Recent Transfer: Sales Price	\$232,000.00
Most Recent Transfer: Sales Date	25-AUG-04
Price Change: Prior 2 Sales w/in 3 years	NOT AVAILABLE
Sales in the last: 3 months	0
Sales in the last: 6 months	0
Sales in the last: 1 year	0
Sales in the last: 3 years	0
Sales in the last: 5 years	0
Foreclosures in the last: 1 year	0
Foreclosures in the last: 3 years	0
Price Change Warning: 1 year	N/A
Price Change: 3 years	N/A

Price Change: 5 years	N/A
Living Area / Median Living Area	1.44
Lot Size / Median Lot Size	0.89
Year Built / Median Year Built	1.03
Bedrooms / Median Bedrooms	1.00
Bathrooms / Median Bathrooms	1.00

MARKET RISK SUMMARY

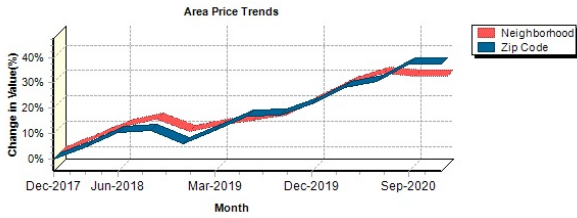
Foreclosures in the last: 1 year	6
Foreclosures in the last: 3 years	38
Foreclosures in the last: 5 years	134
Foreclosures / Sales: 1 year	0.06%
Foreclosures / Sales: 3 years	0.06%
Foreclosures / Sales: 5 years	134.00%
Neighborhood Indicator	URBAN
Occupancy: Owner Occupied	54.45%
Occupancy: Non-Owner Occupied	45.55%
Land Use: SFRs	0.87%
Land Use: Condominiums	0.08%
Land Use: Mobile Homes	0.00%
Forecast	NOT AVAILABLE
Transfer Activity: 1 year	102
Transfer Activity: 3 years	653
Transfer Activity: 5 years	1314
Zip Code Price Change: 1 year	0.18
Zip Code Price Change: 3 years	0.43
Zip Code Price Change: 5 years	0.97
Median Living Area	1,344.00
Median Lot Size	6000
Median Year Built	1949
Median Bathrooms	2.00
Median Bedrooms	3.00
Median Price / Median SQFT	\$0,295.39
Market Volatility	MODERATE

MARKET ANALYSIS

	LOW	MEDIAN	HIGH	SUBJECT
Living Area	500	1344	3240	1936
Lot Size	1750	6000	24532	5357
Year Built	1900	1949	1949	2000
Bedrooms	1	3	6	3
Bathrooms	1	2	4	2
Price per Sq Ft: Living Area	\$0,063.84	\$0,297.33	\$0,601.29	N/A
Price per Sq Ft: Lot Size	\$0,015.00	\$0,060.93	\$0,155.64	N/A
Price per Room: Bedroom	\$22,503.50	\$141,666.67	\$285,000.00	N/A

	LOW	MEDIAN	HIGH	SUBJECT
Price Range: 1 Year	\$90,014.00	\$397,000.00	\$759,900.00	N/A
Price Range: 3 years	\$90,014.00	\$361,000.00	\$759,900.00	N/A
Price Range: 5 years	\$10,000.00	\$326,000.00	\$759,900.00	N/A
	COUNT	CHANGE: LOW	CHANGE: HIGH	SUBJECT
Properties that Sold Twice in 1 year	1	.0738153369094505729510095699748721330173	.0738153369094505729510095699748721330173	N/A
Properties that Sold Twice in 3 years	40	.0738153369094505729510095699748721330173	1.39321904761904761904761904761904761905	N/A
Properties that Sold Twice in 5 years	148	.0738153369094505729510095699748721330173	1.39321904761904761904761904761904761905	N/A

AREA PRICE TRENDS



NEIGHBORHOOD PRICE RANGE



SUBJECT PROPERTY: OWNERSHIP, ASSESSMENT & LEGAL DESCRIPTION

Owner Name: HUNGRIA MIGUEL A AND MELISSA

Property Address: 1205 S CHEYENNE CT

County Name: PIERCE

CBSA CODE / NAME: 42660 / Seattle-Tacoma-Bellevue, WA

Census Tract	61,100.00
Assessed Year	2019
Assessed Value Imp's	\$267,200.00
Assessed Value Land	\$125,100.00
Assessed Value Total	\$392,300.00
Market Value Imp's	\$267,200.00
Market Value Land	\$125,100.00
Market Value Total	\$392,300.00

Legal Description

SECTION 01 TOWNSHIP 20 RANGE 02 QUARTER 31 DELONG LAKE HOMES: DELONG LAKE HOMES NE OF SW 01-20-02E L 8 APPROX 5,357 SQ FT EASE OF REC OUT OF 682500-120-0, 121-1, 122-0, 123-0 AND 124-0 SEG K0484 MA 2/11/99 MA

Assessor Parcel Number	4001740080
Tax Code Area	005
Tax Amount	\$5,318.00
Delinquent Year	FIELD NOT FOUND
Homeowners Exemption UNSURE FIELD	N/A
Tract Number	0
Subdivision Name	DELONG LAKE HOMES

SUBJECT PROPERTY: PHYSICAL DESCRIPTION & CHARACTERISTICS

Land Use	SFR
Living Areas	N/A
Lot Size	5357
Year Built	2000

Bedrooms	3
Bathrooms	2
Total Rooms	N/A
Buildings: Count	1
Units: Count	1
Stories: Count	2
Zoning	N/A
Basement	N/A
Foundation	N/A
Garage Type	GARGAGE
Garage Spaces	0
Style	N/A
Const Type	N/A
Walls Exterior	N/A
Roof Type	COMP SHINGLE
Heating Type	FORCED AIR
A/C Type	CENTRAL
Pool	N/A
Fireplaces	1

SUBJECT PROPERTY: DEED / TRANSFER HISTORY

Transfer Date	30-NOV-16
Transfer Value	N/A
Document Number	1611300413
Deed Type	TRUST DEED
Vesting Type	N/A
Lender Name	JP MORGAN CHASE BK
Buyer Name	HUNGRIA MIGUEL A AND MELISSA E
Seller Name	N/A
Transfer Type	LAND CONTRACT
Rate Interest	N/A
Loan Amount: 1st	\$253,370.00
Loan Amount: 2nd	N/A
Transfer Date	19-OCT-15
Transfer Value	N/A
Document Number	1510190270
Deed Type	TRUST DEED
Vesting Type	N/A
Lender Name	WELLS FARGO BK
Buyer Name	HUNGRIA MIGUEL A AND MELISSA E
Seller Name	N/A
Transfer Type	LAND CONTRACT
Rate Interest	N/A
Loan Amount: 1st	\$259,350.00
Loan Amount: 2nd	N/A

Transfer Date	28-FEB-13
Transfer Value	N/A
Document Number	1302280132
Deed Type	TRUST DEED
Vesting Type	N/A
Lender Name	WELLS FARGO BANK
Buyer Name	HUNGRIA MIGUEL A AND MELISSA E
Seller Name	N/A
Transfer Type	LAND CONTRACT
Rate Interest	N/A
Loan Amount: 1st	\$194,832.00
Loan Amount: 2nd	\$0,000.00

Transfer Date	25-AUG-04
Transfer Value	\$232,000.00
Document Number	0408251235
Deed Type	WARRANTY DEED
Vesting Type	N/A
Lender Name	WASHINGTON MUTUAL FSB
Buyer Name	HUNGRIA MIGUEL A AND MELISSA E
Seller Name	N/A
Transfer Type	REFI
Rate Interest	N/A
Loan Amount: 1st	\$228,415.00
Loan Amount: 2nd	\$0,000.00

Transfer Date	25-AUG-04
Transfer Value	\$232,000.00
Document Number	N/A
Deed Type	UNKNOWN
Vesting Type	N/A
Lender Name	N/A
Buyer Name	N/A
Seller Name	N/A
Transfer Type	N/A
Rate Interest	N/A
Loan Amount: 1st	N/A
Loan Amount: 2nd	N/A

Transfer Date	19-AUG-04
Transfer Value	\$232,000.00
Document Number	200408251235
Deed Type	WARRANTY DEED
Vesting Type	N/A
Lender Name	WASHINGTON MUTUAL BANK
Buyer Name	HUNGRIA MIGUEL A
Seller Name	HUNGRIA MELISSA E
Transfer Type	FHA
Rate Interest	N/A

Loan Amount: 1st	\$228,415.00
Loan Amount: 2nd	N/A
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Transfer Date	02-JUL-03
Transfer Value	N/A
Document Number	0000001513
Deed Type	TRUST DEED
Vesting Type	N/A
Lender Name	TRUST ONE MORTGAGE CORP
Buyer Name	PARK ERIC AND JOONG S
Seller Name	N/A
Transfer Type	LAND CONTRACT
Rate Interest	N/A
Loan Amount: 1st	\$163,012.00
Loan Amount: 2nd	\$0,000.00

Transfer Date	01-APR-02
Transfer Value	N/A
Document Number	200204010176
Deed Type	INTRAFAMILY
Vesting Type	N/A
Lender Name	TRUST ONE MTG CORP
Buyer Name	PARK ERIC
Seller Name	PARK JOONG S
Transfer Type	FHA
Rate Interest	N/A
Loan Amount: 1st	\$162,832.00
Loan Amount: 2nd	N/A

Transfer Date	18-JUN-01
Transfer Value	N/A
Document Number	200106180831
Deed Type	INTRAFAMILY
Vesting Type	N/A
Lender Name	N/A
Buyer Name	PARK ERIC
Seller Name	N/A
Transfer Type	N/A
Rate Interest	N/A
Loan Amount: 1st	N/A
Loan Amount: 2nd	N/A

Transfer Date	01-JUN-01
Transfer Value	\$164,900.00
Document Number	200106180830
Deed Type	WARRANTY DEED
Vesting Type	ESTATE
Lender Name	COUNTRYWIDE HOME LOANS INC

Buyer Name	PARK ERIC
Seller Name	N/A
Transfer Type	FHA
Rate Interest	N/A
Loan Amount: 1st	\$162,349.00
Loan Amount: 2nd	N/A

Transfer Date	09-AUG-00
Transfer Value	N/A
Document Number	000000598
Deed Type	UNKNOWN
Vesting Type	N/A
Lender Name	COLUMBIA STATE BANK

Buyer Name	NORTH BAY HOMES LLC
Seller Name	N/A
Transfer Type	CASH
Rate Interest	N/A
Loan Amount: 1st	\$119,200.00
Loan Amount: 2nd	\$0,000.00

Transfer Date	09-APR-99
Transfer Value	N/A
Document Number	000000919
Deed Type	UNKNOWN
Vesting Type	N/A
Lender Name	COLUMBIA STATE BANK

Buyer Name	NORTH BAY HOMES LLC
Seller Name	N/A
Transfer Type	LAND CONTRACT
Rate Interest	N/A
Loan Amount: 1st	\$882,000.00
Loan Amount: 2nd	\$0,000.00

AREA SALES

Address	Dist (MI)	Sales Price	Sale Date	Living SF	Lot SF	BED	BATH	YR Build
1: 1206 S CHEYENNE CT , TACOMA,WA	.03	\$470,000.00	24-JUN-20	1936	4037	3	3	2001
2: 1209 S BALTIMORE ST , TACOMA,WA	.41	\$445,000.00	25-SEP-20	1892	6000	3	3	2003
3: 1120 S MULLEN ST , TACOMA,WA	.13	\$458,000.00	16-SEP-20	1364	7405	3	2	2000

4: 1249 S CHEYENNE CT , TACOMA,WA	.09	\$450,000.00	02-APR-20	1468	3872	3	2	2000
5: 1213 S CHEYENNE CT , TACOMA,WA	.02	\$444,950.00	31-DEC-19	1530	5228	3	3	2000
6: 1229 S CHEYENNE CT , TACOMA,WA	.05	\$400,000.00	28-JUN-19	1464	3813	3	2	2000
7: 868 S MULLEN ST , TACOMA,WA	.25	\$436,200.00	11-JUN-20	2166	7841	3	3	1999
8: 1405 S DURANGO ST , TACOMA,WA	.55	\$419,000.00	12-AUG-19	1937	6000	4	2	2006
9: 940 N FRACE ST , TACOMA,WA	1.37	\$420,000.00	08-OCT-20	1872	7000	3	2	1981
10: 852 S MULLEN ST , TACOMA,WA	.28	\$484,500.00	20-OCT-20	1597	6450	4	4	2004
11: 309 GOLDEN GATE AVE , TACOMA,WA	.81	\$533,000.00	13-JUL-20	1828	5500	4	3	2002
12: 1219 S DURANGO ST , TACOMA,WA	.54	\$389,000.00	17-SEP-20	1405	15682	3	2	1985
13: 6803 37TH STREET CT W , TACOMA,WA	2.27	\$530,000.00	14-JUL-20	1856	4550	3	2	2010
14: 4538 S 8TH ST , TACOMA,WA	.26	\$465,000.00	25-JUL-19	1918	5014	5	3	2015
15: 3116 N NARROWS DR , TACOMA,WA	2.18	\$540,000.00	10-AUG-20	1862	9340	3	2	1989
16: 2509 S AINSWORTH AVE , TACOMA,WA	2.23	\$378,000.00	11-AUG-20	1844	3250	3	3	2005
17: 1807 S MASON AVE , TACOMA,WA	.46	\$395,000.00	15-SEP-20	1270	6500	3	2	1995

18: 4044 S 38TH ST , TACOMA,WA	1.9	\$500,000.00	17-SEP-20	2106	11761	3	2	1992
19: 315 CONTRA COSTA AVE , TACOMA,WA	.97	\$495,000.00	06-JUL-20	2102	8928	3	2	1993
20: 4912 N 22ND ST , TACOMA,WA	1.29	\$500,000.00	14-AUG-20	1748	7800	3	2	1985

NEARBY SALES

Address	Dist (MI)	Sales Price	Sale Date	Living SF	Lot SF	BED	BATH	YR Build
1: 1209 S CHEYENNE CT , TACOMA,WA	.01	\$325,000.00	15-NOV-18	1564	5459	3	3	2000
2: 1203 S CHEYENNE CT , TACOMA,WA	.01	\$192,000.00	18-FEB-04	1464	6042	3	2	2000
3: 1213 S CHEYENNE CT , TACOMA,WA	.02	\$444,950.00	31-DEC-19	1530	5228	3	3	2000
4: 1217 S CHEYENNE CT , TACOMA,WA	.02	\$237,500.00	31-MAR-10	1468	4642	3	3	1999
5: 1206 S CHEYENNE CT , TACOMA,WA	.03	\$470,000.00	24-JUN-20	1936	4037	3	3	2001
6: 4601 S 12TH STREET CT , TACOMA,WA	.03	\$357,450.00	21-FEB-19	1464	6129	3	2	2001
7: 1212 S CHEYENNE CT , TACOMA,WA	.03	\$350,000.00	11-JUL-18	1464	4004	3	2	2001
8: 4613 S 12TH STREET CT , TACOMA,WA	.03	\$300,000.00	24-AUG-16	1570	3969	3	2	2000
9: 1204 S CHEYENNE CT , TACOMA,WA	.03	\$254,000.00	30-JAN-15	1464	5328	3	2	2001
10: 1214 S CHEYENNE CT , TACOMA,WA	.03	\$260,000.00	25-SEP-09	1936	4260	4	3	2001

11: 4609 S 12TH STREET CT , TACOMA,WA	.03	\$158,000.00	01-APR-01	1468	3969	3	2	2001
12: 4605 S 12TH STREET CT , TACOMA,WA	.03	\$176,900.00	15-OCT-00	1828	3969	3	3	2000
13: 1221 S CHEYENNE CT , TACOMA,WA	.03	\$158,000.00	02-AUG-99	1530	4015	3	3	1999
14: 1218 S CHEYENNE CT , TACOMA,WA	.04	\$307,000.00	12-DEC-16	1936	4503	3	3	2001
15: 1225 S CHEYENNE CT , TACOMA,WA	.04	\$282,000.00	16-SEP-16	1468	3817	3	3	2000
16: 4617 S 12TH STREET CT , TACOMA,WA	.04	\$82,000.00	18-AUG-14	1468	3969	3	3	2000
17: 1222 S CHEYENNE CT , TACOMA,WA	.04	\$172,900.00	26-FEB-01	1464	4748	3	2	2000
18: 4512 S 12TH ST , TACOMA,WA	.05	\$322,500.00	27-APR-20	1012	6000	3	2	1969
19: 1229 S CHEYENNE CT , TACOMA,WA	.05	\$400,000.00	28-JUN-19	1464	3813	3	2	2000
20: 4621 S 12TH STREET CT , TACOMA,WA	.05	\$358,000.00	11-OCT-18	1570	5084	3	2	2000