

Prepared Exclusively For **Jeremy Higgins · North Coast Real Estate Services · (858) 487-4500**

**File #3875**

## PROPERTY ADDRESS

Street **4183 Starlight Avenue** Map Grid **1189-C2**  
 City **San Diego** State **CA** Zip Code **92129** County **San Diego**

## TAX and ASSESSMENT INFORMATION

Parcel Number **326-421-33-00** Annual Property Tax **\$7,301** Assessor's Land Value **\$316,200**  
 Tax Rate Area **08264** Tax/Assessment Year **2006 - 2007** Improvement Ratio **55%**  
 Assessor's Use **Single Family Residence** Zoning **1: Single Family Residential**  
 Census Tract **0083.350** Legal Description **Lot 62 Tr 9855**

## SALES HISTORY

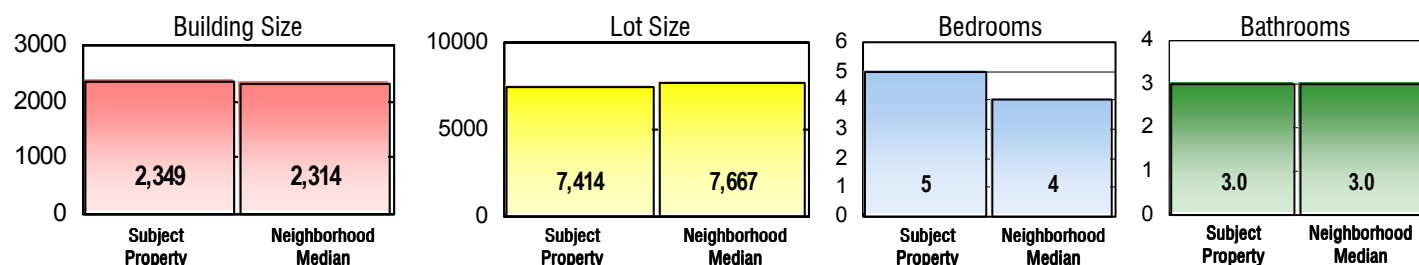
	<u>Sale Date</u>	<u>Sale Amount</u>	<u>Document Number</u>
Most Recent Sale	<b>7/29/04</b>	<b>\$625,000</b>	<b>710965</b>
First Prior Sale	<b>8/23/01</b>	<b>\$395,000</b>	<b>603590</b>
Second Prior Sale			

## PROPERTY DETAILS

Building Size **2,349 square feet** Bedrooms **5** Bathrooms **3.0**  
 Lot Size **7,414 square feet** Patio/Deck **Patio** Fireplaces **1**  
 Year Built **1986** Heating/Cooling **FAU/None** Pool/Spa **None**  
 View **Good** Parking **2 Car Attached**

*This information is taken from sources believed to be reliable but cannot be guaranteed. The property details stated herein have not been independently verified.*

## SUBJECT and NEIGHBORHOOD MEDIAN CHARACTERISTICS



## MARKET EVALUATION

### RECENT AREA SALES

Number Of Comparable Properties Analyzed: **19** Average Sale Price: **\$685,826**

### RECENT AREA ACTIVE LISTINGS AND PENDING SALES

Number Of Comparable Properties Analyzed: **13** Average List Price: **\$698,804**

## LISTING E-VALUATOR RECOMMENDED LISTING RANGE

Based upon the Listing E-Valuator analysis conducted on February 20, 2007,  
 we recommend this property be listed between **\$671,000** and **\$715,000**.

## ADDENDUM A

	Map Grid Parcel #	Building Size Lot Size	Beds/Baths Parking	Fireplaces Year Built	Heating Cooling	View Patio	Pool Spa
<b>Subject Property:</b> 4183 Starlight Avenue	1189-C2 326-421-33-00	2,349 7,414	5/3 2 Car Attached	1 1986	FAU None	Good Patio	

### SOLD COMPARABLES

8239 Stage Coach Place Sold 10/5/06 for \$830,000	1189-B4 3063-40-29-00	2,854 5,183	4/3 2 Car Garage	1 2003	FAU Central	Some	
13879 Bruyere Court Sold 1/17/07 for \$805,000	1189-D3 3122-11-05-00	2,676 8,268	5/3 2 Car Garage	3 1987	FAU None	Panoramic Covered	Pool Spa
9160 Meadowrun Court Sold 9/19/06 for \$795,000	1189-D2 3121-33-75-00	2,939 7,667	5/3 3 Car Garage	2 1999	Unknown	None Covered	
14204 Marianopolis Way Sold 12/15/06 for \$765,000	1189-D2 3122-02-12-00	2,888 6,891	5/3 3 Car Attached	2 1989	FAU None	Panoramic Covered	Pool Spa
14208 Bourgeois Way Sold 12/29/06 for \$758,000	1189-D2 3122-02-01-00	2,888 7,013	5/3 3 Car Garage	2 1989	FAU None	Panoramic Patio	
13361 Calderon Road Sold 11/7/06 for \$746,000	1189-C4 3061-96-14-00	2,657 4,966	4/2.5 3 Car Attached	1 2000	FAU None	None Covered	
13867 Bruyere Court Sold 10/18/06 for \$712,000	1189-D3 3122-11-08-00	2,394 12,188	5/3 2 Car Garage	2 1987	FAU Central	Good Covered	Pool Spa
13477 Sawtooth Road Sold 9/14/06 for \$680,187	1189-D4 3153-44-02-00	2,676 8,100	4/2.5 2 Car Garage	3 1980	FAU None	None Patio	
13362 Entreken Avenue Sold 9/25/06 for \$667,500	1189-C4 3061-32-06-00	2,314 7,135	4/2.5 2 Car Attached	1 1985	FAU Central	None Covered	
9230 Maler Road Sold 8/25/06 for \$663,000	1189-D1 3122-31-36-00	2,177 7,536	4/3 2 Car Garage	1 1988	FAU None	Good Wood Deck	Pool
14676 Vintage Drive Sold 1/10/07 for \$655,000	1189-C1 3121-81-07-00	1,958 7,301	4/3 3 Car Garage	1 1985	FAU Central	Good Covered	
9350 Stargaze Avenue Sold 1/22/07 for \$650,000	1189-D2 3122-02-06-00	2,068 9,540	4/3 2 Car Attached	1 1987	FAU Central	Good Covered	
9118 Renato Street Sold 11/29/06 for \$636,000	1189-D3 3121-00-27-00	2,516 5,584	4/2.5 2 Car Attached	2 1979	FAU None	Good Covered	
13887 Davenport Avenue Sold 1/24/07 for \$635,000	1189-D3 3121-12-51-00	2,291 7,771	4/2.5 2 Car Garage	1 1980	FAU Central	None Wood Deck	
13494 Chaco Court Sold 8/30/06 for \$630,000	1189-C4 3061-94-01-00	1,802 7,536	4/2.5 2 Car Attached	1 1988	FAU Central	Some Covered	
13218 Deron Avenue Sold 12/20/06 for \$625,000	1189-D4 3153-13-30-00	1,900 7,900	3/2 2 Car Garage	1 1978	FAU Central	None Patio	Spa
14576 Vintage Drive Sold 1/26/07 for \$610,000	1189-C1 3121-71-08-00	1,958 7,536	4/2.5 3 Car Garage	1 1986	FAU None	None Patio	
9214 Calle De Vista Oeste Sold 12/15/06 for \$595,000	1189-D1 3122-31-03-00	1,843 7,096	3/2.5 2 Car Attached	1 1987	FAU None	None Patio	
13207 Sundance Avenue Sold 10/20/06 for \$573,000	1189-D4 3153-12-11-00	2,050 10,600	4/3 2 Car Attached	1 1978	FAU None	None Patio	

Sold Listings: 19

Average Sale Price: \$685,826

### PENDING COMPARABLES

8716 Butano Court Listed 11/4/06 for \$875,876	1189-C3 3062-02-22-00	2,790 7,144	4/3 3 Car Attached	2 1988	FAU Central	Panoramic Patio	Spa
14444 Corte De Verdad Listed 1/17/07 for \$749,000	1189-D1 3122-32-44-00	2,546 6,665	5/3 3 Car Attached	1 1988	FAU Central	Panoramic Covered	Spa
8848 Calle Tragar Listed 1/13/07 for \$673,000	1189-C3 3062-14-17-00	2,202 5,619	4/2.5 3 Car Attached	1 1989	FAU None	Good Patio	
14626 Vintage Drive Listed 11/14/06 for \$639,900	1189-C1 3121-81-02-00	1,958 8,263	4/2.5 3 Car Garage	1 1985	FAU Central	Good Covered	Pool Spa
13369 Entreken Avenue Listed 1/9/07 for \$619,000	1189-C4 3061-32-28-00	2,034 8,398	4/2.5 2 Car Attached	1 1985	FAU None	None Patio	

Pending Listings: 5

Average Pending's List Price: \$711,355

**ACTIVE COMPARABLES**

9002 Stargaze Avenue Listed 12/14/06 for \$839,900	1189-C2 3121-33-19-00	2,419 7,144	4/3 2 Car Attached	1 1981	FAU Central	Some Covered	
13148 Ireland Lane Listed 2/14/07 for \$743,000	1189-D1 3061-70-49-00	2,215 5,314	4/2.5 3 Car Garage	1 1986	FAU Central	None Covered	
13232 Sundance Avenue Listed 8/31/06 for \$725,000	1189-D4 3153-04-03-00	2,692 8,900	5/3 2 Car Detached	1 1978	FAU Central	None Patio	
14646 Ibex Court Listed 9/25/06 for \$674,876	1189-C1 3121-81-65-00	2,101 6,730	4/3 3 Car Garage	1 1986	FAU None	None Covered	Pool Spa
8841 Ellingham Street Listed 10/9/06 for \$670,000	1189-C3 3062-15-18-00	2,202 5,576	4/2.5 3 Car Garage	1 1988	FAU Central	Some Gazebo	
13379 Darview Lane Listed 1/16/07 for \$649,900	1189-B4 3061-95-33-00	1,849 4,182	4/3 2 Car Attached	2 1991	FAU None	None Patio	
13493 Chaco Court Listed 1/14/07 for \$630,000	1189-C4 3061-94-26-00	1,802 5,532	4/2.5 2 Car Garage	1 1988	FAU Central	None Patio	
13263 Boomer Court Listed 2/9/07 for \$595,000	1189-C4 3153-21-25-00	1,731 6,500	4/2 2 Car Garage	1 1978	FAU Central	None	

Active Listings: 8

Average List Price: \$690,960

## UNDERSTANDING YOUR LISTING E-VALUATOR™

The *Listing E-Valuator* assists property owners and their advisers to correctly price a residential property for sale on the open market by analyzing all recent market activity – including active listings, properties in escrow and sales – and applying automated calculations similar to those made in an appraisal to arrive at a recommended listing price range.

The property information in this report was obtained from sources we believe are reliable, which can include the county assessor, the multiple listing service, real estate agents, the homeowner and our own internal records. However, since no inspection of the property has been conducted, we cannot guarantee this information is correct. Any significant change in the property information would have a corresponding impact on the listing range that is recommended in this report.

Setting the proper listing price (or variable listing range) is one of the most important decisions – arguably even the most important decision – when listing a property for sale. Homeowners that are not as time sensitive often choose to list their property toward the higher end of the listing range, while sellers with more immediate time constraints typically list their property toward the lower end of the range. In some markets, “variable range listings” (in which the seller agrees to respond to any offer within the listed price range) have become common.

Will the property in this report sell within the recommended listing range? Nobody can say for certain - there are simply too many variables that are involved in a buyer and seller reaching an agreement on a purchase price.

The *Listing E-Valuator* does not determine the market value of a property, and it should not be confused with an appraisal. It uses an automated multiple regression analysis of price dynamics and the extrapolation of market adjustments to arrive at the recommended listing range. The results are reviewed and, if necessary, modified for accuracy and consistency.

If a more precise recommended listing range is required, a *listing appraisal* provides greater detail and improved accuracy. One of our valuation experts will conduct a full inspection, take numerous property photos and sketch a floor plan. Based upon their observations, up to six comparables – homes actively listed or recently sold that are most similar to the property – are selected, analyzed and adjusted to arrive at a recommended listing range.

For more help understanding your *Listing E-Valuator* report, please visit [www.ListingE-Valuator.com/faq.html](http://www.ListingE-Valuator.com/faq.html)

### **Discount Coupon**

We have included a 10% discount coupon that can be used for any of our products and services, including a *property sketch* (a great addition to marketing brochures), *mold inspection* or *property appraisal*. We offer *listing appraisals* (if a more detailed property analysis is needed), or a property buyer can use this coupon to receive a discount on the *purchase appraisal* their lender will require for the mortgage.

*Thank you for your order - we appreciate your business!*

**Conditions and Limitations** This property is assumed to be utilized for residential purposes as of the date of this report, and is further assumed to be satisfactorily completed, without need of significant repairs or alterations, and in average condition for homes in the area. This report may not take into account improvements, damage, or any other changes to the property or its immediate surroundings. The provider shall not be deemed to have made any representation or warranty, express or implied, as to the condition, marketability, design, operation or fitness of the property. The provider of this report will not give testimony or appear in court as a result of the use, procedure, contents or findings of this report unless required to do so by a court. The provider will not be responsible for matters of a legal nature that affect either this property or the title to it. It is assumed that the title is good and marketable, and the report is rendered under the assumption that the property is under responsible ownership. Any liability of the provider shall be limited to a figure not to exceed the amount of the fee collected by the provider for this report. Any third party who uses or relies upon information contained in this report does so at his or her own risk. This report is made without regard to race, color, religion, creed, gender, national origin, age, disability, marital or any other legally protected status. Acceptance of and/or use of this report constitutes acceptance of the foregoing general assumptions, limitations and conditions contained herein.

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