



Land to Value Risk Report

(Land vs. Structure Analysis)

Address

38930 SUGAR PINE WAY
MURRIETA, CA. 92563
RIVERSIDE

Owner Information

Owner Name: John Smith
Reference Number: PL-8965
Loan Amount: \$325,000

Structure Replacement Cost

Replacement Cost: **\$429,583**

Report ID: **129042**

Date Processed: **4/17/2007**

Market Value Range

Market Value: **\$565,000**

Low Value: **\$550,000**

High Value: **\$619,000**

Confidence: **88%**

Risk & Value Analysis

Market Value	Low Value	High Value
Imputed Land: \$221,333	Imputed Land: \$206,333	Imputed Land: \$275,333
Land % 39 %	Land % 38 %	Land % 44 %
Structure % 61 %	Structure % 62 %	Structure % 56 %

Property Characteristics

Residence Type	Stories	Living Area	Bedrooms	Baths
Single Family	2	3234	5	4
Fireplaces	Pool	AC	Year Built	Quality
1	Y	Y	2003	Custom

Property Details

Structure	Attribute	Style	Value	RC
Primary Living Area	Appliances, Built-In	Allowance	1	17,376
Primary Living Area	Base Cost	Base Cost	100	157,103
Primary Living Area	Bathroom	Bathroom (#)	4	21,232
Primary Living Area	Climate Control	Forced Air (Gas)	1	12,076
Primary Living Area	Climate Control	Central Air Conditioning	1	8,059
Primary Living Area	Exterior Finish	Stucco (%)	100	17,065
Primary Living Area	Fireplace	Fireplace (#)	1	6,165
Primary Living Area	Flooring	Flooring - Allowance	100	31,095
Primary Living Area	Foundation	Slab (%)	100	14,337
Primary Living Area	Kitchen	Kitchen (#)	1	23,161
Primary Living Area	Parking	Enclosed - 3 Car (#)	1	7,988
Primary Living Area	Plumbing	Plumbing	1	12,601
Primary Living Area	Roofing	Concrete Tile (%)	100	15,408
Primary Living Area	Walls and Ceilings	Drywall and Paint (%)	100	Included

DISCLAIMER

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