

6439 W Willow Ave

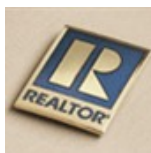
Glendale, AZ 85304

Prepared for Reggie Nicolay



Presented by

NAR Member



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martyf@narrpr.com

<http://narrpr.com>

Hi Reggie, I hope this helps with your research.



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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

6439 W Willow Ave, Glendale, AZ 85304



Legend: 🏠 Subject Property

FOR SALE

• Active: 7/29/2012

List Price

\$595,000

Last Price Update: 7/29/2012

Current Estimated Value

\$589,120

Last RVM® Update: 9/16/2012

RVM® Est. Range: \$541,991 – \$636,249

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$4,490

📈 RVM® Change - Last 12 Months: 42.64%

Your Refined Value

\$595,589

Your Comp Analysis

\$600,000

Last Edited: 10/29/2012

\$146 Price per Sq. Ft.

Your Comp Analysis Range

\$580,000 – \$615,000

This report contains data collected as available and as is from third parties. An estimated value of a property is not an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a home's value.





Home Facts

Public Remarks

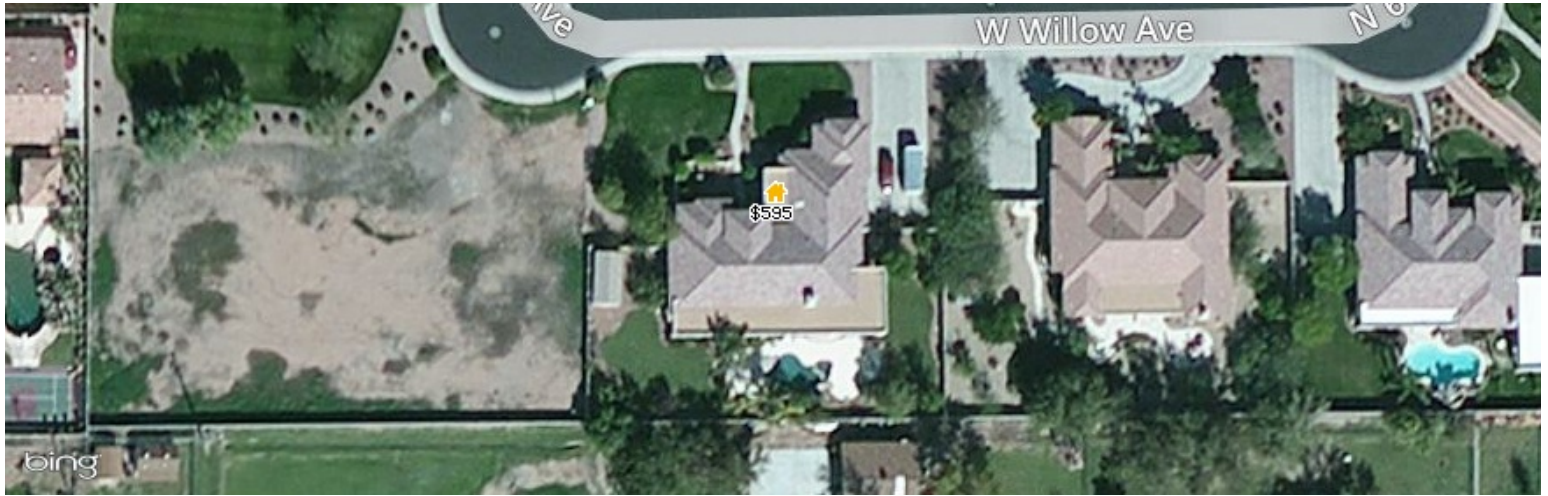
Nice Cameron home wit 5 bedrooms and 6 bathrooms+4 Car Garage and many extras.Pebble- Tech finish on Pool and Spa with in-floor cleaning system;Waterfall;Therapeutic Spa;1467 Sq.Ft of Pool Decking;Driveway is extra wide to accomodate R.V.Garage has 16ft.wide storage cabinets Floor to Ceiling.Large Covered Patio 105ftx12ft.Gas Stub for BBQ near Patio.Water Softener;Insulated Garage Doors.Walled Courtyard with Fountain;Patio has 4 Fans with Recessed lights;Underground Sprinklers and Drip System with Timer;12x24 Ranch Style Shed with Lights and Windows and 12ft,high Ceiling;Reverse Osmosis supplies Pure Drinking Water;Walk in Pantry;Recirculating Hot Water System;Whirlpool Bathtub;Living Room has Wet Bar with Wine Cooler

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	
Bedrooms	—	5	5
Total Baths	7	6	7
Full Baths	6	6	6
Partial Baths	1	—	1
Living Area (sq ft)	4,096	4,096	
Lot Size	0.5 acres	0.5 acres	
Basement (sq ft)	—	—	
Garage (Y/N)	Garage	—	Yes
Garage Size (sq ft)	4	—	
Pool (Y/N)	Pool (yes)	Y	Yes
Year Built	1999	1999	
Total Rooms	10	—	
Style	—	—	
Roofing	Concrete	All Tile	
Heating	Yes	Gas Heat	
Cooling	Refrigeration	Refrigeration	
Fireplace	—	Y	
Basement	—	—	
Foundation	—	—	
Construction	Frame	Frame - Wood	
Exterior Walls	Wood	—	
Number of Buildings	—	1	
Number of Units	—	—	
Number of Stories	1	—	

Homeowner Facts

Owner Name	Martha Drakulich
Mailing Address	6439 W Willow Ave Glendale AZ 85304-1050
Vesting	Trustee/Conservator
Owner Occupied	Y

Extended Home Facts


 Legend:  Subject Property

Interior Features

Bathroom	Double Sinks, Separate Shwr & Tub
Cooling	Refrigeration
Dining	Dining In Lr/Gr, Dining In Fr, Breakfast Bar, Formal
Fireplace	1 Fireplace, Fireplace Family Rm
Floor	Carpet, Tile
Heating	Gas Heat
Kitchen	Dishwasher, Refrigerator, Kitchen Island, Disposal
Laundry	Inside Laundry
General	9+ Flat Ceilings, Wet Bar(S), Skylight(S), Soft Water Loop
Room Details	Den/Office, Family Room

Exterior Features

Construction	Frame - Wood
Energy	Sunscreen(S)
Fence	Block
Roof	All Tile
Spa	Spa - Private, Spa - Heated
Pool	Play Pool, Private, Heated
Parking	Electric Door Opener
Sewer	Sewer In & Cnctd, Sewer - Public
Utilities	Sw Gas, Srp
Water	City Water
General	Covered Patio(S), Storage Shed(S)

Room Sizes

Living Room	27x21
Master Bedroom	23x15
Bedroom	19x12
Bedroom	12x12

Bedroom	12x12
Bedroom	16x12
Family Room	22x16

Location Details

Builder	Cameron
Building Name	—
Community Features	Va Approved Prjct, Self Managed, Fha Approved Prjct
Directions To Property	Then right and south to Voltaire, turn right and west to 65 ave then south to Willow.
Location Features	North/South Exposure
Marketing Area	—
Model	—
Neighborhood	Thunderbird Ranch
Subdivision	—
School District	—



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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

Zoning

—





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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

Refined Value: Market Conditions

Local Market Conditions



+\$6,469

Home Exterior Condition (relative to other properties)



\$0

Home Interior Condition (relative to other properties)



\$0

Lot Size (relative to other properties)



\$0

View (relative to other properties)



\$0

Privacy (relative to other properties)



\$0

Changes to Estimated Value
based on market conditions

+\$6,469



Property Photos





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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304



Historical Photos





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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304





Property History

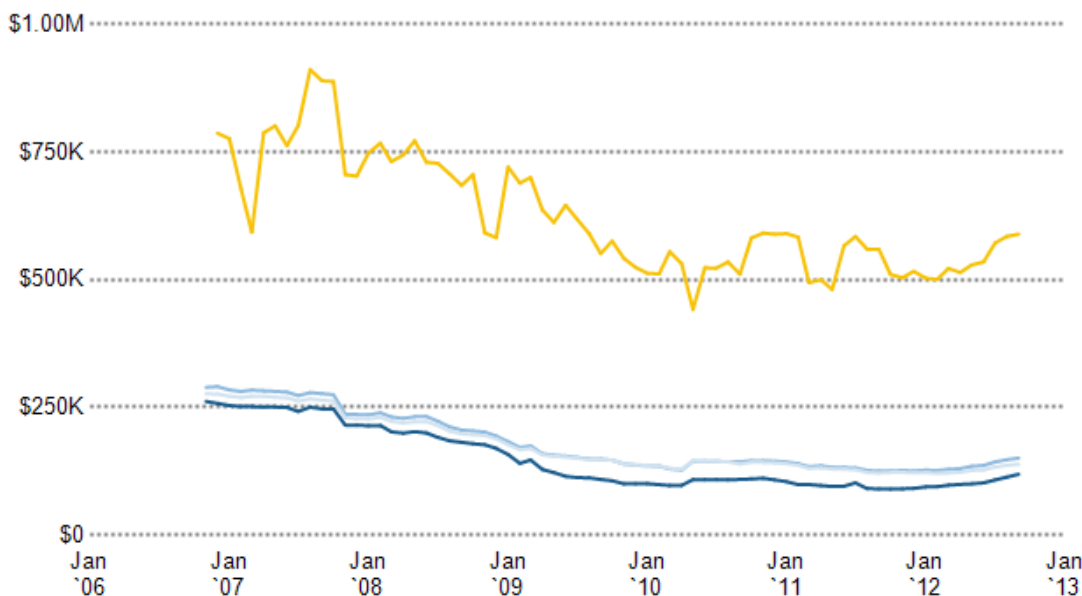
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations (based on public records and MLS sources where licensed) from Lender Processing Services (LPS)

Update Frequency: Monthly

- This House
- 85304
- Maricopa County
- Arizona



Sales History

Sales Date	Sales Amount	Price per sq. ft.
7/19/1999	\$464,306	\$113

Assessed Values

Date	Improvements	Land	Total	Tax
2012	\$38,050	\$9,510	\$47,560	\$5,382
2011	—	—	\$47,560	\$4,732
2010	\$39,120	\$9,780	\$48,900	\$4,174
2009	\$53,430	\$13,350	\$66,780	—
2008	\$59,960	\$14,990	\$74,950	—
2007	\$53,840	\$13,460	\$67,300	—
2006	\$37,600	\$9,400	\$47,000	—

Legal Description

Parcel Number:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
200-76-608	—	040131042.232001	LOT: 12 SEC/TWN/RNG/MER: SEC 18 TWN 3N RNG 2E THUNDERBIRD RANCH MCR 447-43	Glendale, AZ 85304

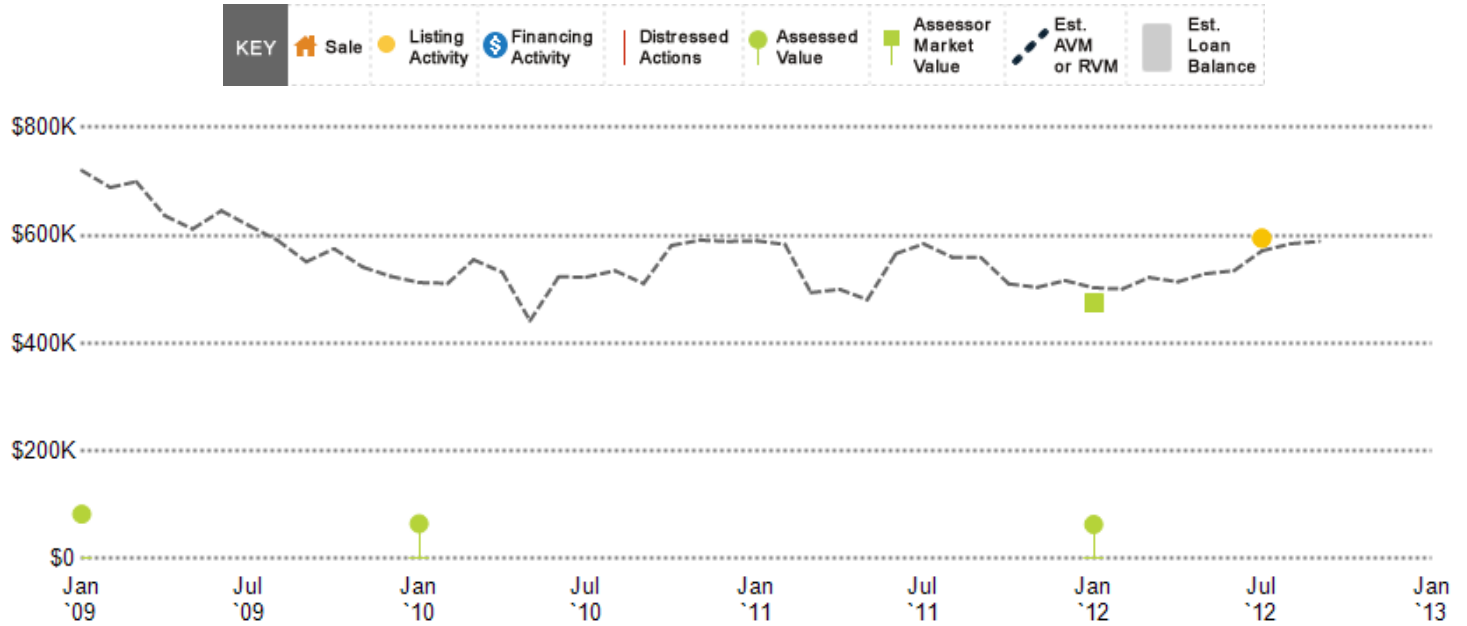


Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

Data Source: Public records and proprietary data from Lender Processing Services (LPS); listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources



Price Change History

Change Date	Description	New List Price	% Change
7/29/2012	—	\$595,000	—

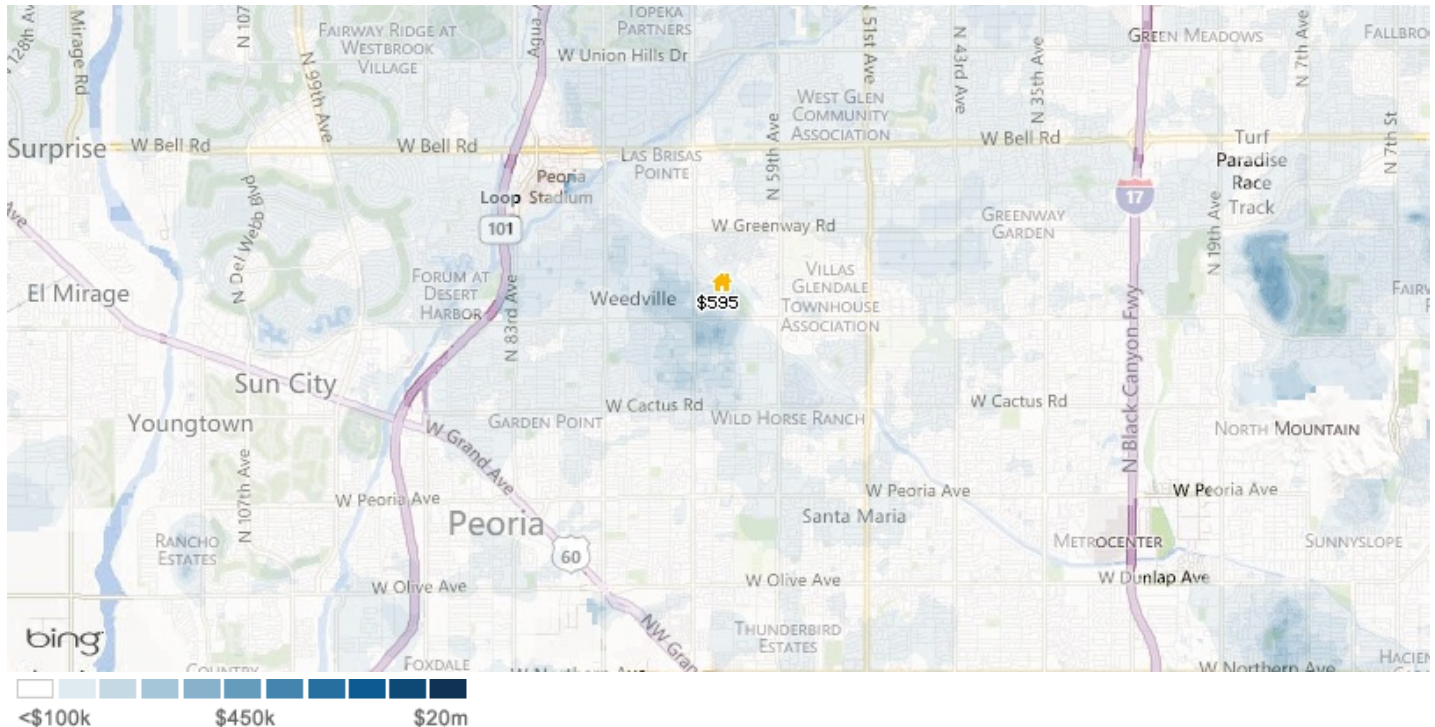
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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

Market Activity Over Time for 85304

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

Market Snapshot

Compared with Last Year: October 29, 2011 vs. October 29, 2012

Median Est. Home Value

\$119K

Up 31.3%

Median Est. Listing Price

\$110K

Up 53.8%

Average Days on Market

71

Down -17.4%

Sales Volume

67

Up 15.5%



Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data from Lender Processing Services (LPS); listing data from on- and off-market listings sources

Update Frequency: Monthly

12 Months Ago

Active Listings 0

Pending Sales 0

Sold 40

Expired Listings 1

Distressed 2

Last 30 Days

Active Listings 18

Pending Sales 23

Sold 26

Expired Listings 1

Distressed 0

Month Prior

Active Listings 10

Pending Sales 18

Sold 36

Expired Listings 1

Distressed 11

Market Health Charts and Comparisons

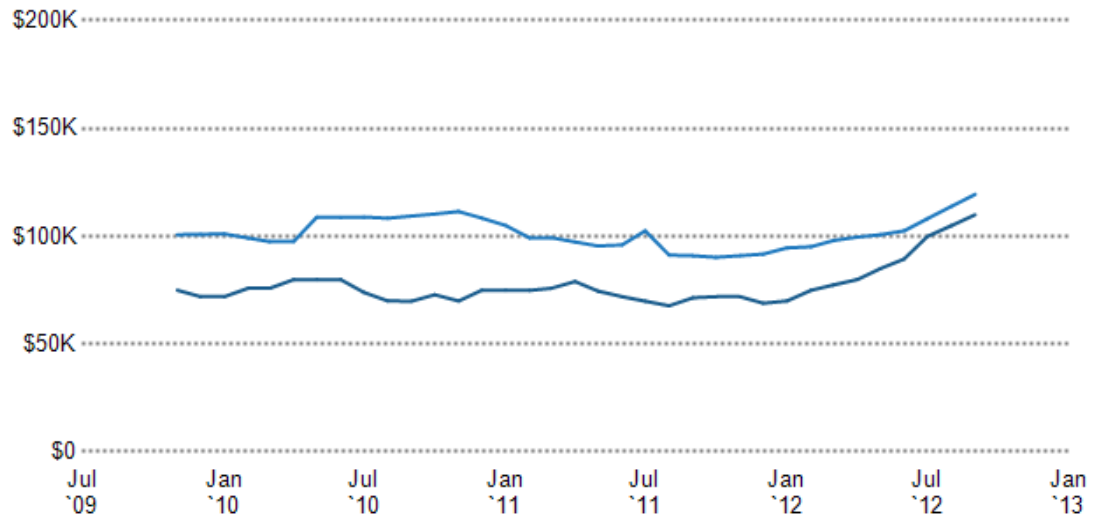
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data from Lender Processing Services (LPS); listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

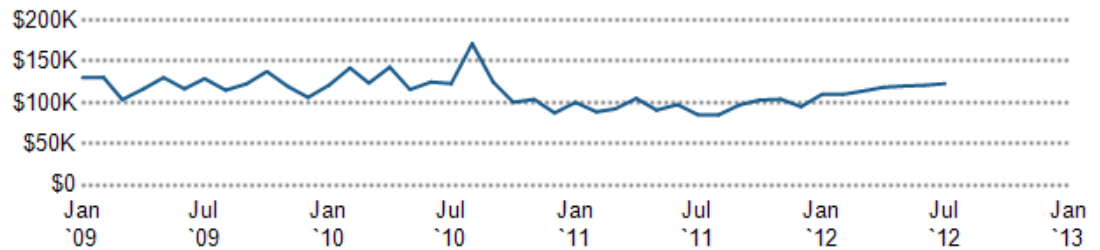
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data and MLS data where licensed from Lender Processing Services (LPS)

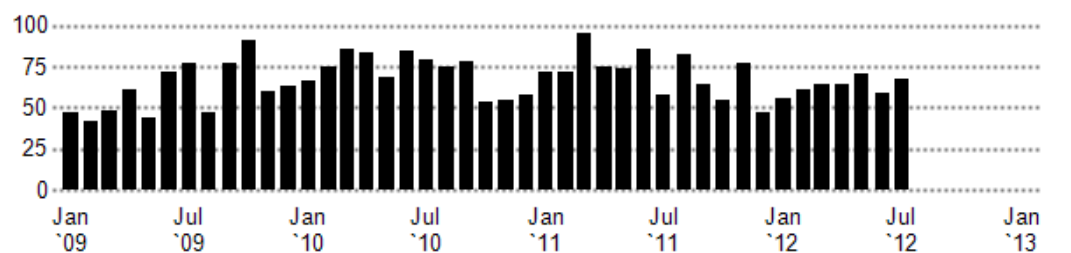
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

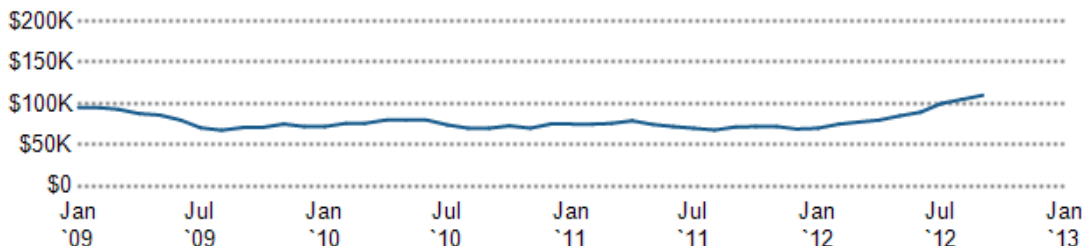
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

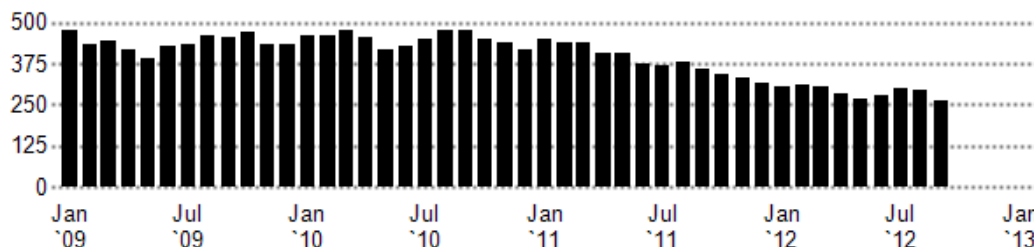
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Every 15 minutes

■ ZIP Count Listings by PropertyType

Single Family Residence 248

Multifamily/Multiplex 9

Condo/Townhouse 11

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

■ Comps



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly



This House

4,096 sq. ft. \$589,120

Comps

> 2,400 sq. ft. \$413,666

85304

> 2,400 sq. ft. \$223,912

2,200 - 2,400 sq. ft. \$161,100

2,000 - 2,200 sq. ft. \$166,668

1,800 - 2,000 sq. ft. \$123,642

1,600 - 1,800 sq. ft. \$161,082

1,400 - 1,600 sq. ft. \$94,812

1,200 - 1,400 sq. ft. \$78,974

1,000 - 1,200 sq. ft. \$67,503

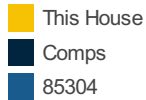
< 1,000 sq. ft. \$43,134

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly



This House

\$589K 1

Comps

> \$200K 9

85304

> \$200K 53

\$175K - \$200K 21

\$150K - \$175K 31

\$125K - \$150K 82

\$100K - \$125K 90

\$75K - \$100K 77

\$50K - \$75K 42

\$25K - \$50K 11




< \$25K 69

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

 This House
 Comps
 85304

This House

\$143 1

Comps

> \$100 5

\$80 - \$90 1

\$70 - \$80 2

\$60 - \$70 1

85304

> \$100 34

\$90 - \$100 22

\$80 - \$90 65

\$70 - \$80 100

\$60 - \$70 92

\$50 - \$60 44

\$40 - \$50 36

\$30 - \$40 11




< \$30 67

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

 This House
 Comps
 85304

This House

13 yrs 1

Comps

25 - 30 yrs 2

15 - 20 yrs 1

10 - 15 yrs 5

< 10 yrs 1

85304

40 - 45 yrs 53

35 - 40 yrs 90

30 - 35 yrs 155

25 - 30 yrs 110

20 - 25 yrs 18

15 - 20 yrs 8

10 - 15 yrs 14

< 10 yrs 23

Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Every 15 minutes

Inventory of Distressed Properties



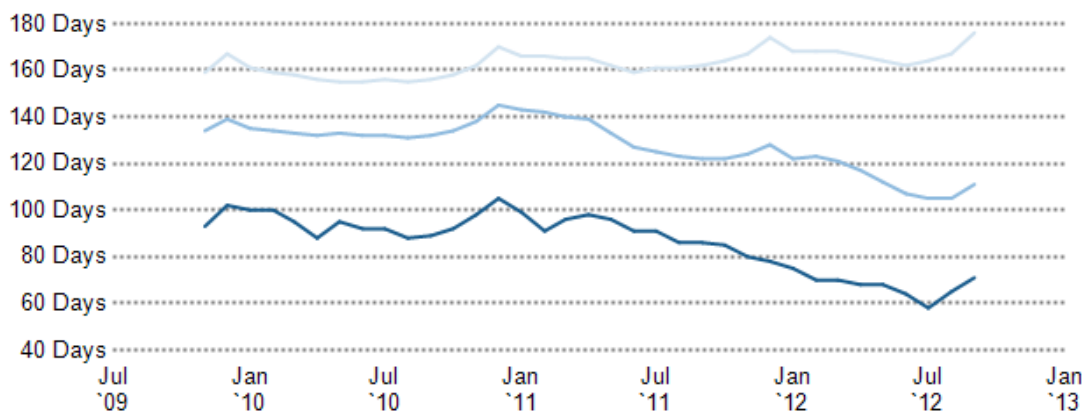
Median Days on Market

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

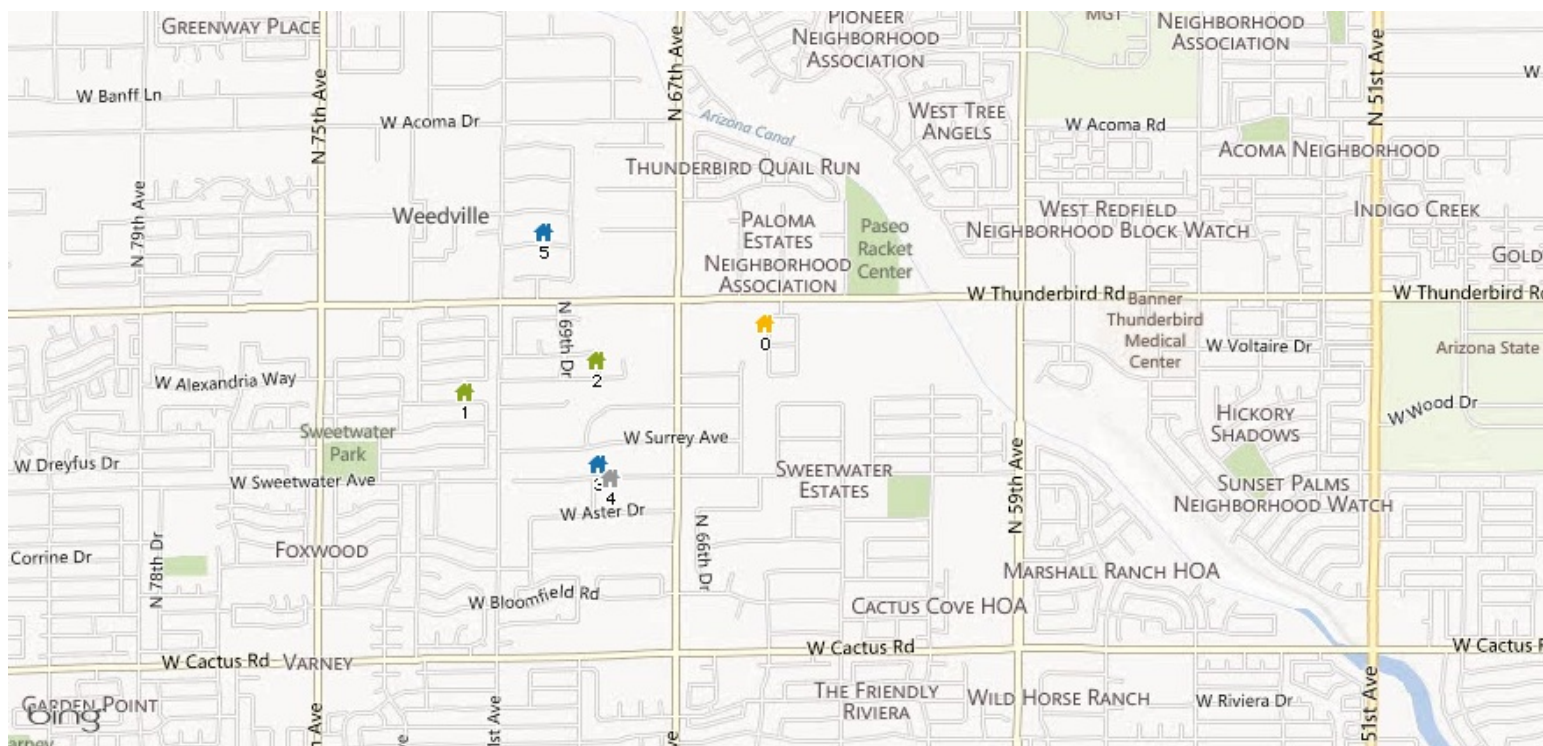
Data Source: On- and off-market listings sources

Update Frequency: Monthly

85304
Maricopa County
Arizona



Comps Map



LEGEND:  Subject Property  Pending  Listing  Expired Listing  Distressed  Recent Sale








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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

Comps Selected by Agent

Address	6439 W Willow Ave, Glendale, AZ 85304	7035 W Surrey Ave, Peoria, AZ 85381	6839 W Pershing Ave, Peoria, AZ 85381	6825 W Aster Dr, Peoria, AZ 85381	6804 W Corrine Dr, Peoria, AZ 85381
Status	 Subject Property	 Recently Sold	 Recently Sold	 For Sale	 Off Market
Listing Price	\$595,000	\$560,000	\$500,000	\$595,000	\$573,360
DOM	92	—	—	102	—
Price Per Sq. Ft.	\$145	\$155	\$149	\$159	\$149
Bedrooms	5	—	—	4	—
Bathrooms	7	5	4	3	4
Partial Baths	1	1	—	1	—
Total Rooms	10	—	—	6	—
Living Area	4,096 sq ft	3,616 sq ft	3,350 sq ft	3,742 sq ft	3,859 sq ft
Lot Size	0.5 acres	1.03 acres	0.91 acres	0.88 acres	0.88 acres
Year Built	1999	2008	1966	2010	2000
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	4795780			4791295	
Listing Broker	Listing Courtesy of Above & Beyond Realty			Listing Courtesy of West USA Realty	
Description	—	—	—	Unique neighborhood of beautiful custom homes offers luxury w/in-town convenience. From the massive double-door entry t/o this spacious home quality & custom decor touches incl crwn moldng abound. Mstrbrdm features gas fireplace, french doors to one of several cov'd patios & beautifully tiled bath w/jacuzzi tub. Large lngm features dual fireplace into fmlyrm. Kitchen is a chef's dream w/gorgeous custom cabinets, granite cntrs, double ovens, gas rangetop on island & s/s appls as well as separate breakfast room & walk-in butler's pantry. Utltym also has custom cabinets & granite counters. The office features a built-in bookcase. The guest house offers 2 bedrooms, full kitchen w/appliances, large lngm...	—

Highlighted fields were changed by agent to reflect knowledge of this property.







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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

Comps Selected by Agent

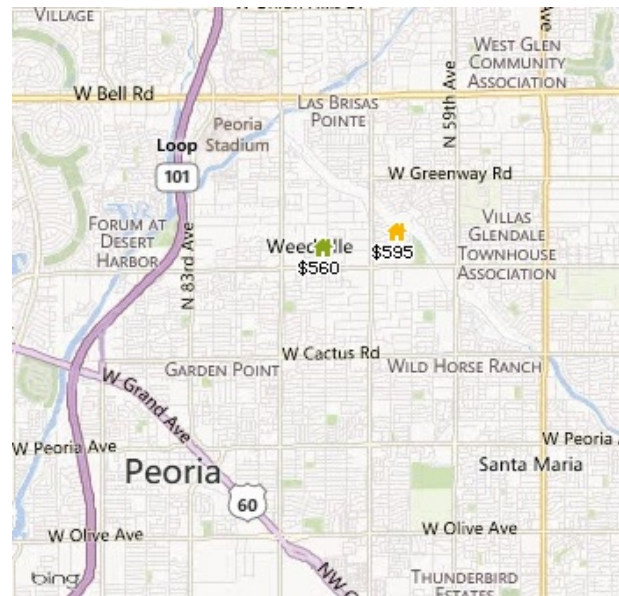


Address	6439 W Willow Ave, Glendale, AZ 85304	6965 W Calavar Rd, Peoria, AZ 85381
Status	 Subject Property	 For Sale
Listing Price	\$595,000	\$459,500
DOM	92	21
Price Per Sq. Ft.	\$145	\$144
Bedrooms	5	—
Bathrooms	7	5
Partial Baths	1	1
Total Rooms	10	12
Living Area	4,096 sq ft	5,275 sq ft
Lot Size	0.5 acres	0.99 acres
Year Built	1999	1987
Property Type	Single Family Residence	Single Family Residence
MLS ID	4795780	4831126
Listing Broker	Listing Courtesy of Above & Beyond Realty	
Description	—	—

Highlighted fields
were changed by
agent to reflect
knowledge of this
property.



7035 W Surrey Ave, Peoria, AZ 85381


 LEGEND:  Subject Property  This Property

RECENTLY SOLD

* Public records

Sold Price
\$560,000

Sold Date: 9/20/2012

Days in System: -

Current Estimated Value
\$560,460

Last RVM® Update: 9/16/2012

 RVM® Est. Range:
\$510,019 – \$610,901

RVM® Confidence:


 RVM® Change
Last 1 Month: -

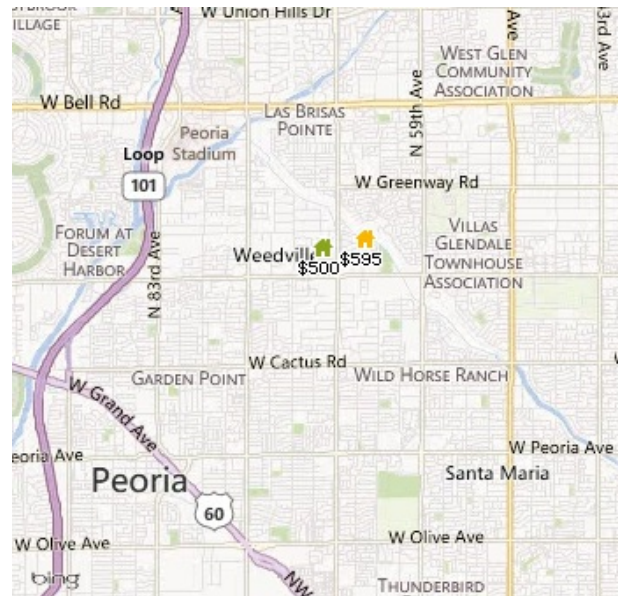
 RVM® Change
Last 12 Months: **128.75%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	5	-
Full Baths	4	-
Partial Baths	1	-
Living Area (sq ft)	3,616	-
Lot Size	1.03 acres	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	4	-
Pool (Y/N)	Pool (yes)	-
Year Built	2008	-
Total Rooms	-	-
Style	-	-
Roofing	Concrete	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	-	-
Exterior Walls	Other	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	1	-

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6839 W Pershing Ave, Peoria, AZ 85381



LEGEND: Subject Property This Property

RECENTLY SOLD

* Public records

Sold Price

\$500,000

Sold Date: 8/15/2012

Days in System: -

Current Estimated Value

\$483,260

Last RVM® Update: 9/16/2012

RVM® Est. Range:

\$444,600 - \$521,920

RVM® Confidence:



RVM® Change

Last 1 Month: **\$13,170**

RVM® Change

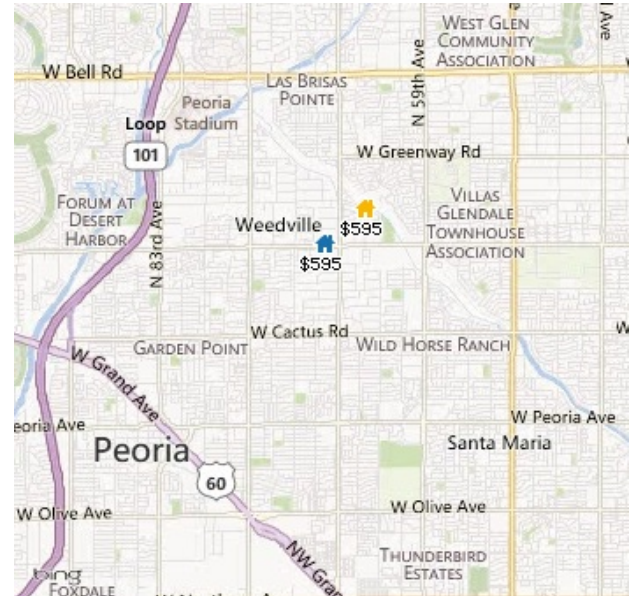
Last 12 Months: -

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	4	-
Full Baths	4	-
Partial Baths	-	-
Living Area (sq ft)	3,350	-
Lot Size	0.91 acres	-
Basement (sq ft)	-	-
Garage (Y/N)	-	-
Garage Size (sq ft)	-	-
Pool (Y/N)	Pool (yes)	-
Year Built	1966	-
Total Rooms	-	-
Style	-	-
Roofing	Asphalt	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	-	-
Exterior Walls	Block	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	1	-

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6825 W Aster Dr, Peoria, AZ 85381



LEGEND: 🏡 Subject Property 🏠 This Listing

FOR SALE

* Active: 7/19/2012

List Price
\$595,000

Last Price Update: 7/19/2012

Current Estimated Value
\$624,720

Last RVM® Update: 9/16/2012

 RVM® Est. Range:
\$574,743 – \$674,697

RVM® Confidence:


 📉 RVM® Change
Last 1 Month: **-\$26,670**

 📉 RVM® Change
Last 12 Months: **-0.52%**

UNIQUE NEIGHBORHOOD OF BEAUTIFUL CUSTOM HOMES OFFERS LUXURY W/IN-TOWN CONVENIENCE. FROM THE MASSIVE DOUBLE-DOOR ENTRY T/O THIS SPACIOUS HOME QUALITY & CUSTOM DECOR TOUCHES INCL CRWN MOLDNG ABOUND. MSTRBDRM FEATURES GAS FIREPLACE, FRENCH DOORS TO ONE OF SEVERAL COVD PATIOS & BEAUTIFULLY TILED BAT...

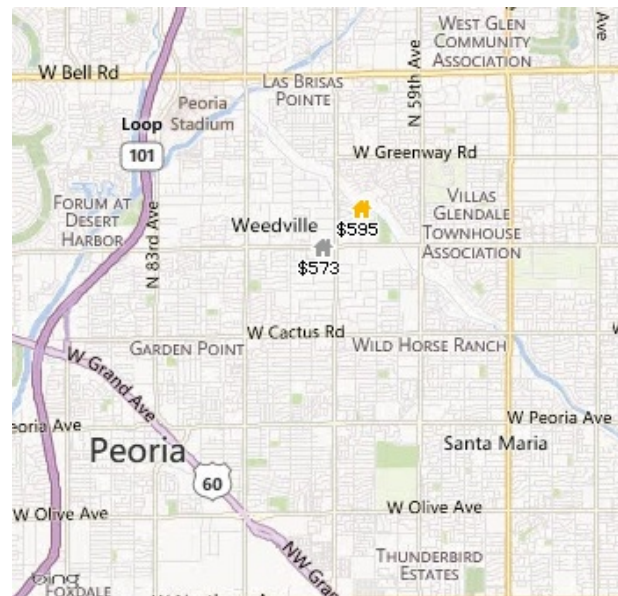
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Bedrooms	—	4
Total Baths	6	3
Full Baths	5	2
Partial Baths	1	1
Living Area (sq ft)	3,662	3,742
Lot Size	0.88 acres	0.88 acres
Basement (sq ft)	—	—
Garage (Y/N)	Mixed	—
Garage Size (sq ft)	6	—
Pool (Y/N)	—	N
Year Built	2010	2010
Total Rooms	6	—
Style	—	—
Roofing	Concrete	Concrete
Heating	Yes	Electric Heat
Cooling	Refrigeration	Refrigeration
Fireplace	—	Y
Basement	—	—
Foundation	—	—
Construction	—	Frame - Wood
Exterior Walls	Other	—
Number of Buildings	—	1
Number of Units	—	—
Number of Stories	1	—

Listing Courtesy of West USA Realty

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6804 W Corrine Dr, Peoria, AZ 85381


 LEGEND:  Subject Property  This Property

OFF MARKET

* Public records

Current Estimated Value

\$573,360

Last RVM® Update: 9/16/2012

RVM® Est. Range:

\$533,225 – \$613,495

RVM® Confidence:


 RVM® Change
Last 1 Month: **\$7,520**
 RVM® Change
Last 12 Months: **47.01%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	4	—
Full Baths	4	—
Partial Baths	—	—
Living Area (sq ft)	3,859	—
Lot Size	0.88 acres	—
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	2	—
Pool (Y/N)	—	—
Year Built	2000	—
Total Rooms	—	—
Style	—	—
Roofing	Asphalt	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	Frame	—
Exterior Walls	Wood	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	—	—

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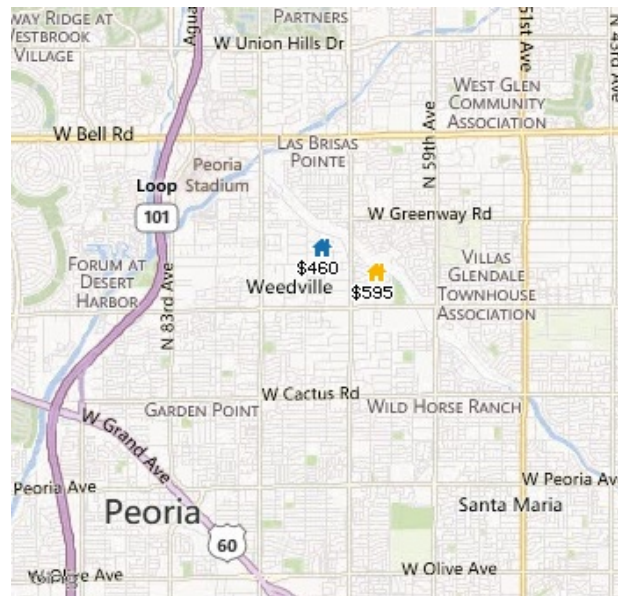


REALTORS
PROPERTY
RESOURCE

Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

6965 W Calavar Rd, Peoria, AZ 85381



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

* Active: 10/8/2012

List Price

\$478,110

Last Price Update: –

Current Estimated Value

\$478,110

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$435,081 – \$521,139

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **–\$2,050**

📈 RVM® Change
Last 12 Months: **8.16%**

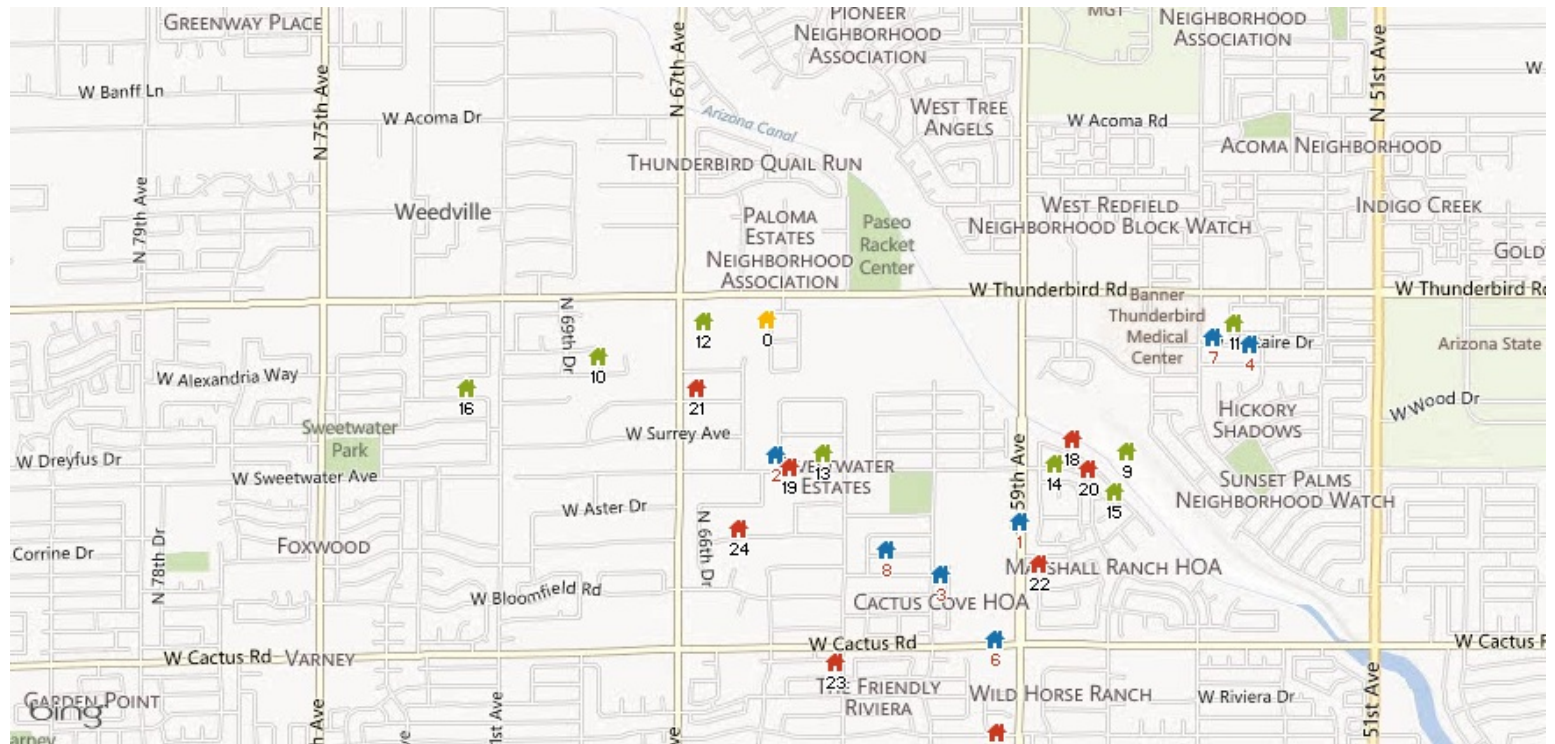
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	–	–
Total Baths	5	–
Full Baths	4	–
Partial Baths	1	–
Living Area (sq ft)	5,275	–
Lot Size	0.99 acres	–
Basement (sq ft)	–	–
Garage (Y/N)	Garage	–
Garage Size (sq ft)	2	–
Pool (Y/N)	Pool (yes)	–
Year Built	1987	–
Total Rooms	12	–
Style	–	–
Roofing	Concrete	–
Heating	Yes	–
Cooling	Refrigeration	–
Fireplace	–	–
Basement	–	–
Foundation	–	–
Construction	–	–
Exterior Walls	Stucco	–
Number of Buildings	–	–
Number of Units	–	–
Number of Stories	1	–

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Selected Market Activity








LEGEND: Subject Property Pending Listing Expired Listing Distressed Recent Sale

	User Selected Comps	Pending Sales	Sold	Distressed	Expired Listings
Total Number of Properties	5	8	8	8	1
Lowest Listing Price/Est. Value	\$459,500	\$104,900	\$250,000	\$156,180	\$139,900
Median Listing Price/Est. Value	\$560,460	\$235,500	\$354,500	\$267,895	\$139,900
Highest Listing Price/Est. Value	\$595,000	\$564,900	\$595,000	\$459,850	\$139,900
Median Living Area	3,616	2,641	4,011	3,486	1,674
Median Price per sq.ft.	\$149	\$83	\$86	\$77	\$84
Median DOM	—	138	129	—	201
Median Age	12	26	15	31	39

SALE PENDING

Pending








Address	6439 W Willow Ave, Glendale, AZ 85304	12452 N 58th Dr, Glendale, AZ 85304	12630 N 64th Ave, Glendale, AZ 85304	12223 N 60th Ln, Glendale, AZ 85304	5322 W Willow Ave, Glendale, AZ 85304
Status	 Subject Property	 Pending	 Pending	 Pending	 Pending
Listing Price	\$595,000	\$250,000	\$306,900	\$249,000	\$189,900
Offer Amount	—	—	—	—	—
Listing Date	7/29/2012	8/17/2012	6/15/2012	6/11/2012	6/6/2012
List/Offer Ratio	—	—	—	—	—
DOM	92	73	136	140	145
Price Per Sq. Ft.	\$145	\$82	\$124	\$94	\$58
Bedrooms	5	5	4	4	4
Bathrooms	7	3	3	3	4
Partial Baths	1	1	1	—	1
Total Rooms	10	—	8	—	—
Living Area	4,096 sq ft	3,056 sq ft	2,484 sq ft	2,644 sq ft	3,277 sq ft
Lot Size	0.5 acres	8,747 sq ft	0.87 acres	0.33 acres	9,522 sq ft
Year Built	1999	1997	1981	2001	1984
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	4795780	4805515	4777258	4772897	4770278
Listing Broker	Listing Courtesy of Above & Beyond Realty	Listing Courtesy of Keller Williams Realty Professional Partners	Listing Courtesy of HomeSmart	Listing Courtesy of Rock Point Realty	Listing Courtesy of A.Z. & Associates Real Estate Group
Description	—	Five bedroom maracay home with 2.5 baths - with master bedroom downstairs and huge 5th bedroom/playroom upstairs. Dramatic greatroom/living room with cathedral ceilings, large kitchen with pot shelves, family room with gas fireplace. Covered patio, beautiful play pool, grassy lot, rv gate, rv parking, three car garage - this is a fantastic find in glendale's marshall ranch. Near ironwood hs, banner t'bird hospital, restaurants, shopping - all the best of glendale at your disposal. Quick close possible - not a short sale or bank-owned.	Amazing home in the highly sought after community of longhorn ranch located in the heart of glendale. Within walking distance to desert valley elementary and ironwood high school. This amazing 4 bedroom 3 bath single level home sits on little less than an acre and has huge potential for a remodel. The layout is a split floorplan and has formal dining room, eat in kitchen family room and living room. The garage has built in cabinets. The pool is in as-is condition. No hoa so feel free to bring all your toys.	Gorgeous home with lots of updates in very desirable cactus cove. Just a short walk to desert valley elementary school and ironwood high school.resort style backyard including very large side yard with rv gate to park all of the toys and a 3-car garage. This is the largest lot in cactus cove. Beautiful kitchen with granite counter tops and stainless steel appliances. A great family home with lots of room for entertaining.this property will move quick!	***multiple offers received-all offers must be in highest & best and are due by 8-8-12 at 4pm arizona time*** features for this glendale home include: 4 bedrooms, 3.5 bathrooms, family room, formal dining room, fireplace in living room, eat-in kitchen, oak cabinets, kitchen island, ceiling fans, vaulted ceilings, arched doorways, loft/media area, balcony, natural front landscaping, backyard with patio & diving pool, 3 car garage, desirable n/s exposure and more! take a look today!

Highlighted fields were changed by agent to reflect knowledge of this property.

SALE PENDING

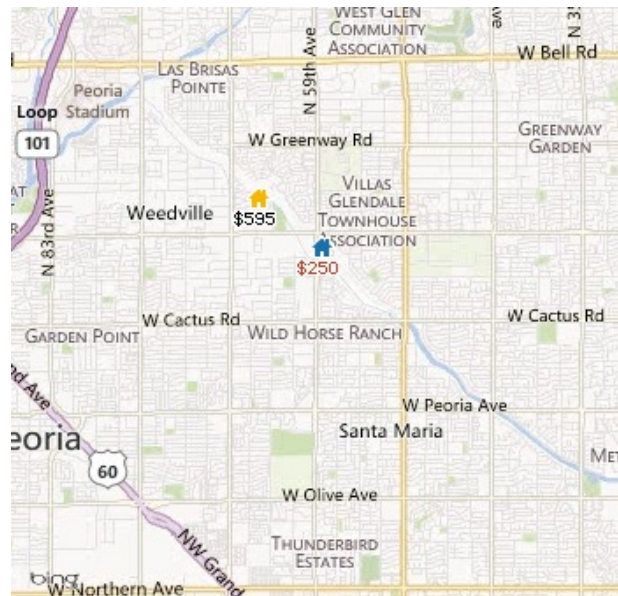
Pending



Address	6439 W Willow Ave, Glendale, AZ 85304	5699 W Desert Cove Ave, Glendale, AZ 85304	5911 W Riviera Dr, Glendale, AZ 85304	13407 N 54th Dr, Glendale, AZ 85304	6134 W Charter Oak Rd, Glendale, AZ 85304
Status	 Subject Property	 Pending	 Pending	 Pending	 Pending
Listing Price	\$595,000	\$564,900	\$222,000	\$199,000	\$104,900
Offer Amount	—	—	—	—	—
Listing Date	7/29/2012	8/28/2012	5/16/2012	8/30/2012	5/9/2012
List/Offer Ratio	—	—	—	—	—
DOM	92	62	166	60	173
Price Per Sq. Ft.	\$145	\$114	\$84	\$82	\$51
Bedrooms	5	4	4	4	4
Bathrooms	7	3	3	3	2
Partial Baths	1	1	—	1	1
Total Rooms	10	9	—	—	8
Living Area	4,096 sq ft	4,968 sq ft	2,638 sq ft	2,420 sq ft	2,053 sq ft
Lot Size	0.5 acres	1.47 acres	8,863 sq ft	9,283 sq ft	0.23 acres
Year Built	1999	1988	2006	1984	1981
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	4795780	4810168	4760704	4811764	4769414
Listing Broker	Listing Courtesy of Above & Beyond Realty	Listing Courtesy of Schwartz Realty Group	Listing Courtesy of HomeSmart	Listing Courtesy of Impulse Realty	Listing Courtesy of Century 21-Northwest Realty
Description	—	Priced to sell. Show to your buyers who want a bargain. 1.47 ac irrigated one of a kind estate in glendale, custom built with high quality building materials, no cc&r, no hoa, must see to believe. Has separate mother in law set up with full kitchen/office/hobby room. Close to glendale community, asu, thunderbird international, banner hospital, health south, shopping parks. Property has mature trees with room for additional home. Large covered patio/pool for family fun entertaining. great outside storage for cars, toys. Regular sale can get fast response. Call for any additional information.	Over look dom. Buyer walked once we had full bank approval. Granite counters, tile flooring, 3 car garage, custom paint, staggered cabinets, framed mirrors & granite in the baths, loft, formal living & dinning, sparkling pool, covered patio, garage cabinets. Wired for surround sound, stubbed for gas grill & grill water. The list goes on and on. **please see showing note**	Location! location! location! doctor's and nurses of thunderbird hospital take note! you could walk to work! this is your chance to own this spacious brick house, with a detached, block 3 car garage. Master bedroom features an additional bedroom off to the side and his/her walk-in closets! spacious storage throughout this home with plenty of beautiful wood accents! enjoy the pool and spa then come warm yourself by the fireplace/skylight in the master bedroom. Sports enthusiasts are just minutes from the peoria sports complex for spring baseball training*cardinals university-of-phoenix football stadium*coyotes hockey stadium* arrowhead mall* asu west campus and much more!	—

Highlighted fields were changed by agent to reflect knowledge of this property.

12452 N 58th Dr, Glendale, AZ 85304


 LEGEND:  Subject Property  This Listing

SALE PENDING

* Pending: 9/2/2012

List Price

\$250,000

Last Price Update: 8/17/2012

Current Estimated Value

\$247,250

Last RVM® Update: 9/16/2012

 RVM® Est. Range:
\$229,943 – \$264,557

RVM® Confidence:


 RVM® Change
Last 1 Month: **\$8,390**
 RVM® Change
Last 12 Months: **24.24%**

Five bedroom Maracay home with 2.5 baths - with master bedroom downstairs and huge 5th bedroom/playroom upstairs. Dramatic greatroom/living room with cathedral ceilings, large kitchen with pot shelves, family room with gas fireplace. Covered patio, beautiful play pool, grassy lot, RV gate, RV p...

Home Facts

Public Facts

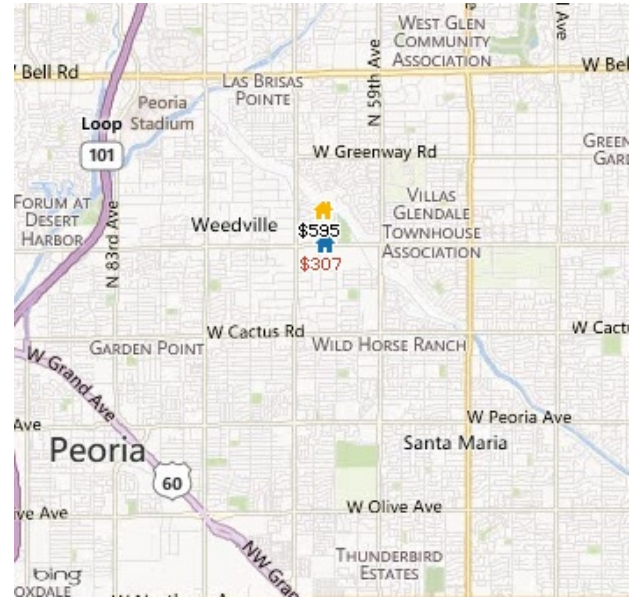
Listing Facts

Property Type	Single Family Residence	Single Family Residence
Bedrooms	—	5
Total Baths	4	3
Full Baths	3	2
Partial Baths	1	1
Living Area (sq ft)	3,056	3,056
Lot Size	8,747 sq ft	8,747 sq ft
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	Pool (yes)	Y
Year Built	1997	1997
Total Rooms	—	—
Style	—	—
Roofing	Concrete	All Tile
Heating	Yes	Gas Heat
Cooling	Refrigeration	Both Refrig & Evap, Refrigeration, Evaporative
Fireplace	—	Y
Basement	—	—
Foundation	—	—
Construction	Frame	Frame - Wood
Exterior Walls	Wood	—
Number of Buildings	—	1
Number of Units	—	—
Number of Stories	—	—

Listing Courtesy of Keller Williams Realty Professional Partners

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12630 N 64th Ave, Glendale, AZ 85304



LEGEND:  Subject Property  This Listing

SALE PENDING

* Pending: 9/19/2012

List Price

\$306,900

Last Price Update: 6/15/2012

Current Estimated Value

\$301,160

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$280,079 – \$322,241

RVM® Confidence:



 RVM® Change
Last 1 Month: **-\$6,540**

 RVM® Change
Last 12 Months: **110.6%**

Amazing home in the highly sought after community of Longhorn Ranch located in the heart of Glendale. Within walking distance to Desert Valley Elementary and Ironwood High School. This amazing 4 bedroom 3 bath single level home sits on little less than an acre and has huge potential for a remodel...

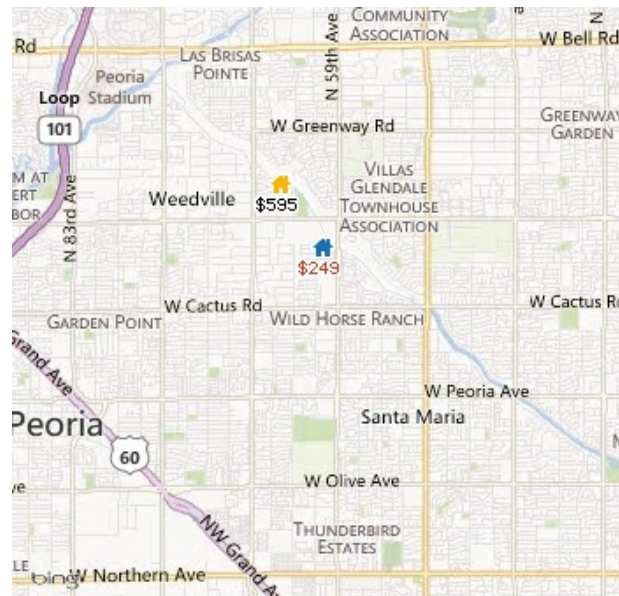
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Bedrooms	—	4
Total Baths	4	3
Full Baths	3	3
Partial Baths	1	—
Living Area (sq ft)	2,484	2,484
Lot Size	0.87 acres	0.87 acres
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	2	—
Pool (Y/N)	Pool (yes)	Y
Year Built	1981	1981
Total Rooms	8	—
Style	—	—
Roofing	Asphalt	Comp Shingle
Heating	Yes	Electric Heat
Cooling	Refrigeration	Refrigeration
Fireplace	—	1 Fireplace
Basement	—	—
Foundation	—	—
Construction	—	Block
Exterior Walls	Block	—
Number of Buildings	—	1
Number of Units	—	—
Number of Stories	1	—

Listing Courtesy of HomeSmart

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12223 N 60th Ln, Glendale, AZ 85304



LEGEND: Subject Property This Listing

SALE PENDING

- * Preforeclosure
- * Notice of Trustee Sale
- * Pending: 10/7/2012

List Price

\$249,000

Last Price Update: 6/11/2012

Current Estimated Value

\$256,450

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$238,499 – \$274,401

RVM® Confidence:



RVM® Change
Last 1 Month: **\$740**

RVM® Change
Last 12 Months: **44.88%**

Gorgeous home with lots of updates in very desirable Cactus Cove. Just a short walk to Desert Valley Elementary School and Iroonwood High School. Resort style backyard including very large side yard with RV gate to park all of the toys and a 3-car garage. This is the largest lot in Cactus Cove. B...

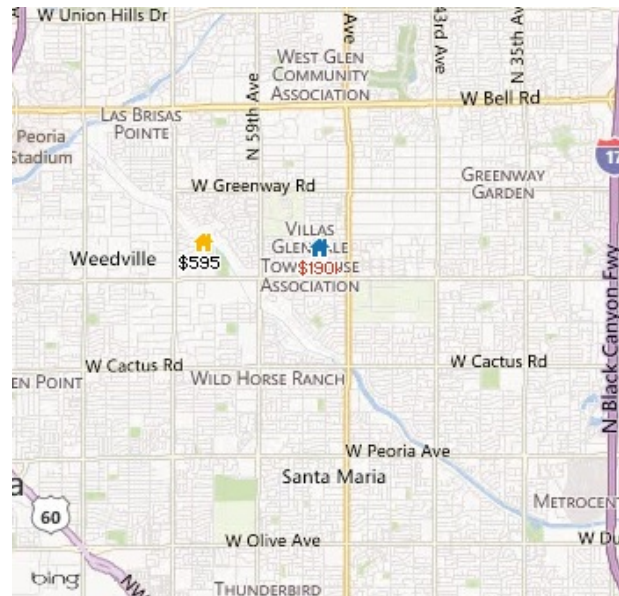
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Bedrooms	—	4
Total Baths	4	3
Full Baths	4	3
Partial Baths	—	—
Living Area (sq ft)	2,644	2,644
Lot Size	0.33 acres	0.33 acres
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	Pool (yes)	Y
Year Built	2001	2001
Total Rooms	—	—
Style	—	—
Roofing	Concrete	All Tile
Heating	Yes	Gas Heat
Cooling	Refrigeration	Refrigeration
Fireplace	—	Y
Basement	—	—
Foundation	—	—
Construction	Frame	Frame - Wood
Exterior Walls	Wood	—
Number of Buildings	—	1
Number of Units	—	—
Number of Stories	—	—

Listing Courtesy of Rock Point Realty

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5322 W Willow Ave, Glendale, AZ 85304



LEGEND: Subject Property This Listing

SALE PENDING

* Pending: 8/10/2012

List Price

\$189,900

Last Price Update: 6/6/2012

Current Estimated Value

\$192,730

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$175,385 – \$210,075

RVM® Confidence:



RVM® Change
Last 1 Month: **\$1,040**

RVM® Change
Last 12 Months: **20.45%**

***MULTIPLE OFFERS RECEIVED-
ALL OFFERS MUST BE IN
HIGHEST & BEST AND ARE DUE
BY 8-8-12 AT 4PM ARIZONA
TIME*** Features for this Glendale
home include: 4 bedrooms, 3.5
bathrooms, family room, formal
dining room, fireplace in living room,
eat-in kitchen, oak cabinets, kitchen
island, ceiling fans,...

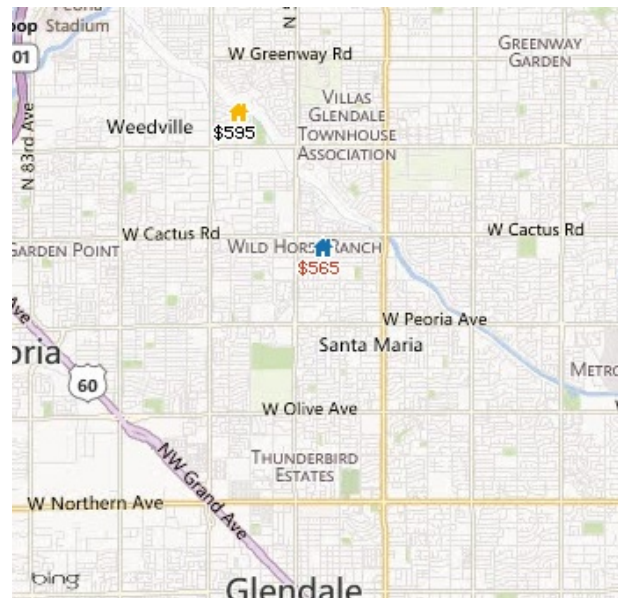
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Bedrooms	—	4
Total Baths	4	4
Full Baths	3	3
Partial Baths	1	1
Living Area (sq ft)	3,277	3,277
Lot Size	9,522 sq ft	9,522 sq ft
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	Pool (yes)	Y
Year Built	1984	1984
Total Rooms	—	—
Style	—	Two Levels
Roofing	Asphalt	Comp Shingle
Heating	Yes	Electric Heat
Cooling	Refrigeration	Refrigeration
Fireplace	—	Y
Basement	—	—
Foundation	—	—
Construction	—	Block
Exterior Walls	Block	—
Number of Buildings	—	1
Number of Units	—	—
Number of Stories	—	—

Listing Courtesy of A.Z. & Associates Real Estate Group

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5699 W Desert Cove Ave, Glendale, AZ 85304



LEGEND: 🏠 Subject Property 🏠 This Listing

SALE PENDING

* Pending: 10/1/2012

List Price
\$564,900

Last Price Update: 8/28/2012

Current Estimated Value
\$556,820

Last RVM® Update: 9/16/2012

 RVM® Est. Range:
\$501,138 – \$612,502

RVM® Confidence:


 ➡ RVM® Change
Last 1 Month: –

 ⬆ RVM® Change
Last 12 Months: 205.94%

PRICED TO SELL. SHOW TO YOUR BUYERS WHO WANT A BARGAIN. 1.47 AC irrigated one of a kind estate in Glendale, Custom built with high quality building materials, NO CC&R, NO HOA, must see to believe. Has separate mother in law set up with full kitchen/office/hobby room. Close to Glendale Community, AS...

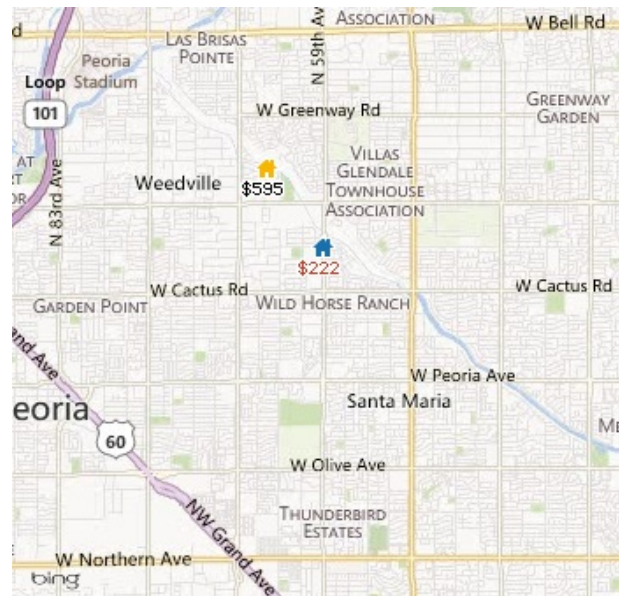
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Bedrooms	–	4
Total Baths	5	3
Full Baths	4	3
Partial Baths	1	–
Living Area (sq ft)	4,968	4,968
Lot Size	1.47 acres	1.47 acres
Basement (sq ft)	–	–
Garage (Y/N)	Garage	–
Garage Size (sq ft)	3	–
Pool (Y/N)	Pool (yes)	Y
Year Built	1988	1988
Total Rooms	9	–
Style	–	All On One Level
Roofing	Concrete	All Tile
Heating	Yes	Electric Heat
Cooling	Refrigeration	Both Refrig & Evap
Fireplace	–	Y
Basement	–	–
Foundation	–	–
Construction	Frame	Block
Exterior Walls	Wood	–
Number of Buildings	–	1
Number of Units	–	–
Number of Stories	1	–

Listing Courtesy of Schwartz Realty Group

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5911 W Riviera Dr, Glendale, AZ 85304


 LEGEND:  Subject Property  This Listing

SALE PENDING

* Pending: 9/10/2012

List Price

\$222,000

Last Price Update: 5/16/2012

Current Estimated Value

\$219,180

Last RVM® Update: 9/16/2012

 RVM® Est. Range:
\$203,838 – \$234,522

RVM® Confidence:


 RVM® Change
Last 1 Month: **-\$18,780**
 RVM® Change
Last 12 Months: **32.03%**

OVER LOOK DOM. BUYER WALKED ONCE WE HAD FULL BANK APPROVAL. GRANITE COUNTERS, TILE FLOORING, 3 CAR GARAGE, CUSTOM PAINT, STAGGERED CABINETS, FRAMED MIRRORS & GRANITE IN THE BATHS, LOFT, FORMAL LIVING & DINING, SPARKLING POOL, COVERED PATIO, GARAGE CABINETS. WIRED FOR SURROUND SOUND, STUBBED F...

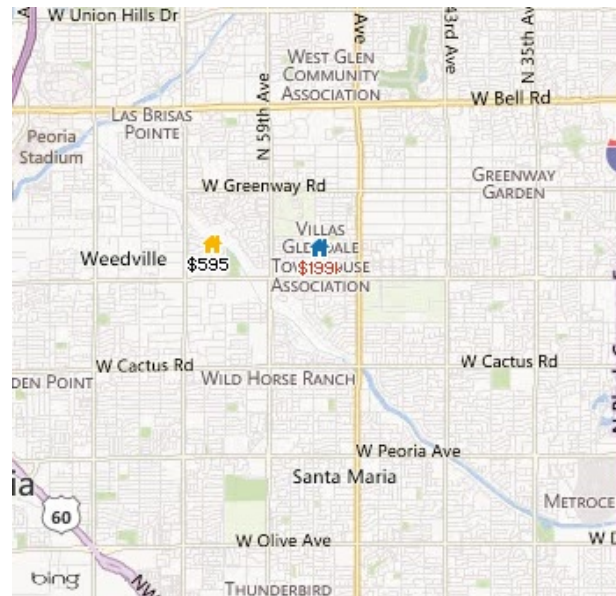
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Bedrooms	—	4
Total Baths	4	3
Full Baths	4	3
Partial Baths	—	—
Living Area (sq ft)	2,638	2,638
Lot Size	8,863 sq ft	8,863 sq ft
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	Pool (yes)	Y
Year Built	2006	2006
Total Rooms	—	—
Style	—	—
Roofing	Concrete	All Tile
Heating	Yes	Gas Heat
Cooling	Refrigeration	Refrigeration
Fireplace	—	N
Basement	—	—
Foundation	—	—
Construction	Frame	Frame - Wood
Exterior Walls	Wood	—
Number of Buildings	—	1
Number of Units	—	—
Number of Stories	—	—

Listing Courtesy of HomeSmart

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13407 N 54th Dr, Glendale, AZ 85304



LEGEND: Subject Property This Listing

SALE PENDING

* Pending: 10/5/2012

List Price

\$199,000

Last Price Update: 8/30/2012

Current Estimated Value

\$196,620

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$178,925 – \$214,315

RVM® Confidence:



RVM® Change
Last 1 Month: **-\$16,430**

RVM® Change
Last 12 Months: **16.34%**

LOCATION! LOCATION! LOCATION!

Doctor's and nurses of Thunderbird Hospital take note! You could walk to work! This is your chance to own this spacious brick house, with a detached, block 3 car garage. Master bedroom features an additional bedroom off to the side and his/her walk-in closets! Spac...

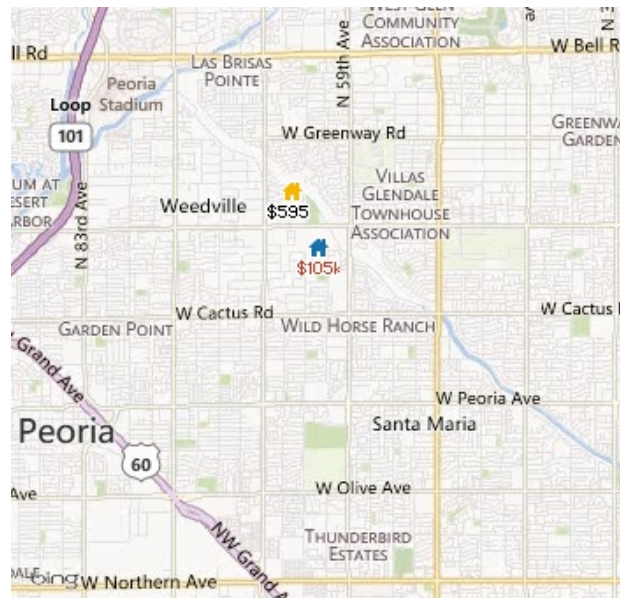
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Bedrooms	—	4
Total Baths	4	3
Full Baths	3	2
Partial Baths	1	1
Living Area (sq ft)	2,420	2,420
Lot Size	9,283 sq ft	9,283 sq ft
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	—	Y
Year Built	1984	1984
Total Rooms	—	—
Style	—	—
Roofing	Asphalt	Comp Shingle
Heating	Yes	Electric Heat
Cooling	Refrigeration	Refrigeration
Fireplace	—	Y
Basement	—	—
Foundation	—	—
Construction	Frame	Block, Frame - Wood
Exterior Walls	Wood	—
Number of Buildings	—	1
Number of Units	—	—
Number of Stories	—	—

Listing Courtesy of Impulse Realty

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6134 W Charter Oak Rd, Glendale, AZ 85304



LEGEND: Subject Property This Listing

SALE PENDING

- * Preforeclosure
- * Notice of Trustee Sale
- * Pending: 9/17/2012

List Price

\$104,900

Last Price Update: 5/9/2012

Current Estimated Value

\$111,490

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$101,456 – \$121,524

RVM® Confidence:



RVM® Change
Last 1 Month: **\$790**

RVM® Change
Last 12 Months: **-18.62%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Bedrooms	—	4
Total Baths	3	2
Full Baths	2	2
Partial Baths	1	—
Living Area (sq ft)	2,053	2,053
Lot Size	0.23 acres	0.23 acres
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	2	—
Pool (Y/N)	Pool (yes)	Y
Year Built	1981	1981
Total Rooms	8	—
Style	—	All On One Level
Roofing	Asphalt	Comp Shingle
Heating	Yes	Electric Heat
Cooling	Refrigeration	Refrigeration
Fireplace	—	1 Fireplace
Basement	—	—
Foundation	—	—
Construction	—	Block
Exterior Walls	Block	—
Number of Buildings	—	1
Number of Units	—	—
Number of Stories	1	—






Listing Courtesy of Century 21-Northwest Realty

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RECENTLY SOLD

Recently Sold



Address	6439 W Willow Ave, Glendale, AZ 85304	12503 N 57th Ave, Glendale, AZ 85304	6839 W Pershing Ave, Peoria, AZ 85381	13409 N 54th Ave, Glendale, AZ 85304	6587 W Willow Ave, Glendale, AZ 85304
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
Listing Price	\$595,000	\$287,000	\$500,000	\$245,000	\$450,000
Sale Price	—	\$287,000	\$500,000	\$245,000	\$450,000
Recording Date	—	10/12/2012	8/15/2012	8/14/2012	8/3/2012
List/Sold Ratio	—	93%	100%	98%	96%
DOM	92	108	299	143	287
Price Per Sq. Ft.	\$145	\$72	\$115	\$75	\$106
Bedrooms	5	—	—	—	—
Bathrooms	7	5	4	5	5
Partial Baths	1	1	—	1	—
Total Rooms	10	—	—	—	11
Living Area	4,096 sq ft	4,011 sq ft	3,350 sq ft	3,277 sq ft	4,264 sq ft
Lot Size	0.5 acres	7,600 sq ft	0.91 acres	0.36 acres	0.65 acres
Year Built	1999	2000	1966	1985	1995
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	4795780	4788731	4696266	4771933	4702415
Listing Broker	Listing Courtesy of Above & Beyond Realty	Courtesy of Go Sold Realty	Courtesy of Keller Williams Realty Professional Partners	Courtesy of HomeSmart	Courtesy of Right Step Realty, LLC

Description

Highlighted fields were changed by agent to reflect knowledge of this property.

No neighbors behind! balcony from the huge (30x17) loft. All large bdms all with walk-in closets! upgraded carpet. 2" wood blinds. Home is in great condition! two-tone paint, 6 panel doors. Large covered patio. Master bedroom has covered patio too! hot water loop. 220 amp in garage. Average electric bill is only \$245/mo, wow that's cheap for a big home! newer 2010 a/c. Exterior painted & sealed 2011. Rv gate & slab! plumbed for soft water, much more. Sought out neighborhood.











Entertainers dream situated on almost an acre. This home is one of a kind with an open floor plan & is move in ready. Upgrades galore t/o. Spacious galley kitchen will be the hub of all your family get togethers w/a walk in pantry. Large laundry room. Guest suite w/1532 sq ft w/large great room w/a stone gas fireplace, craft room/dining room, huge ad'l master bedroom & master bathroom that is upgraded w/ copper sinks & granite. 18x18 inch travertine & shutters t/o home.huge backyard w/diving pool,spa,tuff shed, detached insulated 4 car tandem garage w/cabinets(955 sq. Ft), large grassy area for sports & playing & many large mature trees.room to park multiple rvs and 20 cars, no kidding.electrical & pl...

beautiful remodel located in quiet couldasac investor owned * 3277 sqft * 5 bedroom, 3 and 1/2 bath * 3 car garage * fireplace * huge grassy backyard with nice refreshing diving pool * many new upgrades * new flooring * new paint * many new fixtures * new stainless steel appliances * epoxy flooring in garage * close to schools, shopping, banner t-bird hospital * hurry before its gone!

Come see this beautiful home! **** priced to sell now **** great opportunity to own this 5 bedroom home with huge lot! great split floor plan with master retreat with two-way fireplace, jet tub, and walk-in closet. Large game room with an additional theater room. Circular driveway with a 4 car garage. The backyard is an entertainer's dream with an extended patio, built-in bbq, fire pit, and much more! bring your buyers and investors, they won't be disappointed!

RECENTLY SOLD

Recently Sold

					
Address	6439 W Willow Ave, Glendale, AZ 85304	6301 W Aster Dr, Glendale, AZ 85304	5767 W Windrose Dr, Glendale, AZ 85304	12474 N 57th Dr, Glendale, AZ 85304	7035 W Surrey Ave, Peoria, AZ 85381
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
Listing Price	\$595,000	\$369,000	\$290,000	\$285,000	\$560,000
Sale Price	—	\$369,000	\$290,000	\$285,000	\$560,000
Recording Date	—	8/15/2012	8/23/2012	8/9/2012	9/20/2012
List/Sold Ratio	—	92%	97%	96%	94%
DOM	92	207	111	115	76
Price Per Sq. Ft.	\$145	\$88	\$72	\$71	\$155
Bedrooms	5	—	—	—	—
Bathrooms	7	4	5	5	5
Partial Baths	1	—	1	1	1
Total Rooms	10	—	—	—	—
Living Area	4,096 sq ft	3,753 sq ft	4,011 sq ft	4,011 sq ft	3,616 sq ft
Lot Size	0.5 acres	0.84 acres	6,900 sq ft	8,918 sq ft	1.03 acres
Year Built	1999	1983	1998	2000	2008
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	4795780	4740011	4786620	4784895	4803840
Listing Broker	Listing Courtesy of Above & Beyond Realty	Courtesy of Realty Executives Professional	Courtesy of Realty ONE Group	Courtesy of Keller Williams Realty Professional Partners	Courtesy of Realty ONE Group
Description	—	Outstanding short sale opportunity. Hard to find home in this area on near acre lot. This home has it all. Updated kitchen with stainless appliances, built in fridge and granite tops. Enormous family room with built in bookcase and fireplace. Master split and features full bath, sep tub and shower and cedar lined walk in closet. 2 additional bedrooms and den on main level with 2 baths. Basement features huge game room w/ wet bar, full bath and 2 additional bdrms. 4 car plus garage with drive through to back yard. Irrigated back yard, fenced diving pool, 2 newer ac units, huge grass play area. Plenty of room for detach shop or guest house. This is everything you want and then some for a great price!	Move in ready!!! beautiful home in marshall ranch!!! great neighborhood! 5 bedroom, 3.5 bath home with a resort style back yard. Large kitchen with oak cabinets, island and pantry. Fireplace in the family room. Giant gameroom/playroom located upstairs for kids or home theater. 4 bedrooms located upstairs all with walk-in closets. Built in bookshelf in the office. Master bedroom downstairs with walk-in closet. Master bath amenities include garden tub with glass block, and separate shower. Backyard features a custom pebbletec pool with 2 waterfalls, lush landscaping, private sauna, and 2 covered patios. Don't miss this one!	Beautiful and clean family home in safe pristine neighborhood. Plantation shutters throughout, large remodeled pantry, mahogany wood floors throughout upstairs, 20 in tile in rest of home. Granite counters with all new interior paint. Backs ups to greenbelt with a upstairs deck! this house is a must see. tons of storage, all closets are walk-ins. This is the house you've been waiting for!	Custom home in the heart of peoria just minutes from arrowhead mall & westgate stadiums. 1+ acre lot w/ home situated on west side of lot w/ extra room to built a detached garage & casita or add horses! gourmet kitchen w/ huge island w/granite & wood tops. Stainless steel appliances including paneled fridge (sold as-is), ovens, gas stove, microwave, ice maker & wine chiller in the wet bar. Temp controlled wine room w/ wood racks. Engineering hardwood floors, beautiful master bedroom w/ a gorgeous 5 piece master bath. Floor to ceiling travertine master shower w/ slate inlays. Jacuzzi tub, custom vanities, huge walk in closet w/ wood built ins. Buyer aware listing agent related to seller but holds no ownership in property. Se...

Highlighted fields were changed by agent to reflect knowledge of this property.

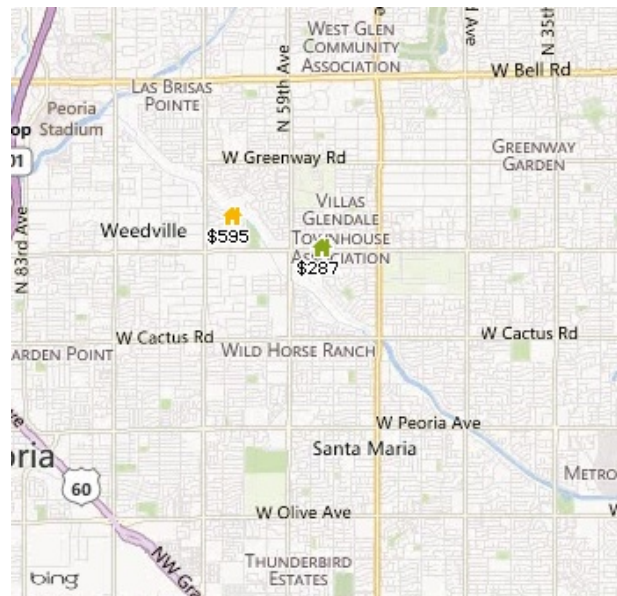


REALTORS
PROPERTY
RESOURCE

Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

12503 N 57th Ave, Glendale, AZ 85304



LEGEND: Subject Property This Property

RECENTLY SOLD

* Sold Date: 10/12/2012
* Public records

Sold Price

\$287,000

Sold Date: 10/12/2012
Days in System: -

Current Estimated Value

\$295,550

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$271,906 – \$319,194

RVM® Confidence:



↑ RVM® Change
Last 1 Month: **\$740**

↑ RVM® Change
Last 12 Months: **46.31%**

No neighbors behind! Balcony from the HUGE (30x17) loft. All large bdms all with walk-in closets! Upgraded carpet. 2" wood blinds. Home is in great condition! Two-tone paint, 6 panel doors. Large covered patio. Master Bedroom has covered patio too! Hot water loop. 220 amp in garage. Average ele...

Home Facts

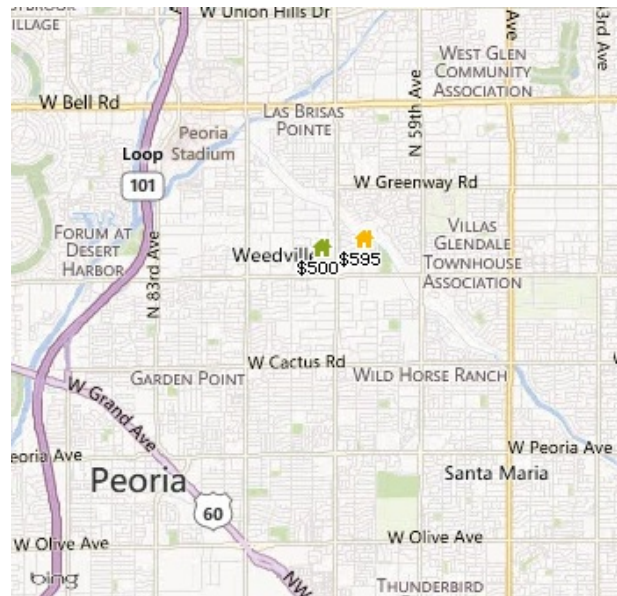
	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	5	-
Full Baths	4	-
Partial Baths	1	-
Living Area (sq ft)	4,011	-
Lot Size	7,600 sq ft	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	3	-
Pool (Y/N)	-	-
Year Built	2000	-
Total Rooms	-	-
Style	-	-
Roofing	Concrete	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	Frame	-
Exterior Walls	Wood	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	-	-

Courtesy of Go Sold Realty

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6839 W Pershing Ave, Peoria, AZ 85381



LEGEND: 🏠 Subject Property 🌳 This Property

RECENTLY SOLD

* Sold Date: 8/15/2012
* Public records

Sold Price

\$500,000

Sold Date: 8/15/2012
Days in System: -

Current Estimated Value

\$483,260

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$444,600 – \$521,920

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$13,170**

📉 RVM® Change
Last 12 Months: -

Entertainers dream situated on almost an acre. This home is one of a kind with an open floor plan & is move in ready. Upgrades galore t/o. Spacious galley kitchen will be the hub of all your family get togethers w/a walk in pantry. Large laundry room. Guest Suite W/1532 sq ft w/large great room ...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	4	-
Full Baths	4	-
Partial Baths	-	-
Living Area (sq ft)	3,350	-
Lot Size	0.91 acres	-
Basement (sq ft)	-	-
Garage (Y/N)	-	-
Garage Size (sq ft)	-	-
Pool (Y/N)	Pool (yes)	-
Year Built	1966	-
Total Rooms	-	-
Style	-	-
Roofing	Asphalt	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	-	-
Exterior Walls	Block	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	1	-

Courtesy of Keller Williams Realty Professional Partners

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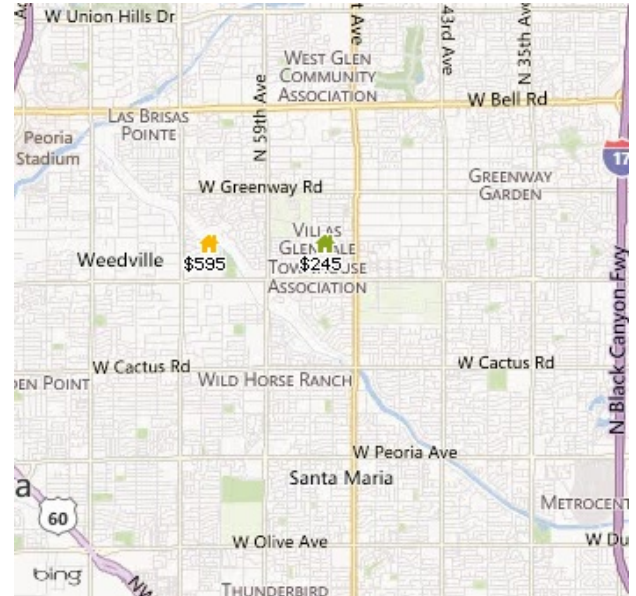


REALTORS
PROPERTY
RESOURCE

Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

13409 N 54th Ave, Glendale, AZ 85304



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

* Sold Date: 8/14/2012
* Public records

Sold Price

\$245,000

Sold Date: 8/14/2012
Days in System: -

Current Estimated Value

\$220,520

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$205,084 - \$235,956

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$960**

📈 RVM® Change
Last 12 Months: **58.64%**

*BEAUTIFUL REMODEL LOCATED
IN QUIET COULDESAC* INVESTOR
OWNED * 3277 SQFT * 5
BEDROOM, 3 AND 1/2 BATH * 3
CAR GARAGE * FIREPLACE *
HUGE GRASSY BACKYARD WITH
NICE REFRESHING DIVING POOL
* MANY NEW UPGRADES * NEW
FLOORING * NEW PAINT * MANY
NEW FIXTURES * NEW
STAINLESS STEEL APPLIANCES *
EPOXY FLO...

Home Facts

Property Type	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	5	-
Full Baths	4	-
Partial Baths	1	-
Living Area (sq ft)	3,277	-
Lot Size	0.36 acres	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	3	-
Pool (Y/N)	Pool (yes)	-
Year Built	1985	-
Total Rooms	-	-
Style	-	-
Roofing	Asphalt	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	Frame	-
Exterior Walls	Wood	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	-	-

Courtesy of HomeSmart

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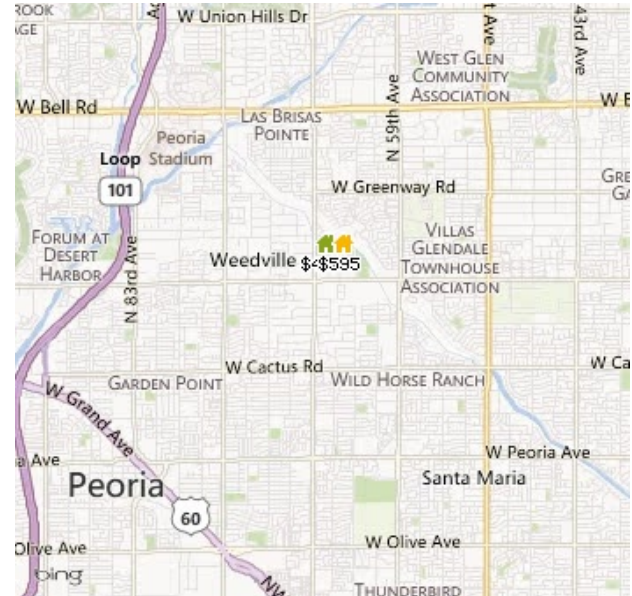


REALTORS
PROPERTY
RESOURCE

Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

6587 W Willow Ave, Glendale, AZ 85304



LEGEND: Subject Property This Property

RECENTLY SOLD

* Sold Date: 8/3/2012
* Public records

Sold Price

\$450,000

Sold Date: 8/3/2012
Days in System: -

Current Estimated Value

\$465,500

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$428,260 - \$502,740

RVM® Confidence:



RVM® Change
Last 1 Month: **\$6,300**

RVM® Change
Last 12 Months: **-22.67%**

COME SEE THIS BEAUTIFUL HOME! **** PRICED TO SELL NOW
**** GREAT OPPORTUNITY TO OWN THIS 5 BEDROOM HOME WITH HUGE LOT! GREAT SPLIT FLOOR PLAN WITH MASTER RETREAT WITH TWO-WAY FIREPLACE, JET TUB, AND WALK-IN CLOSET. LARGE GAME ROOM WITH AN ADDITIONAL THEATER ROOM. CIRCULAR DRIVEWAY WITH A 4 CAR ...

Home Facts

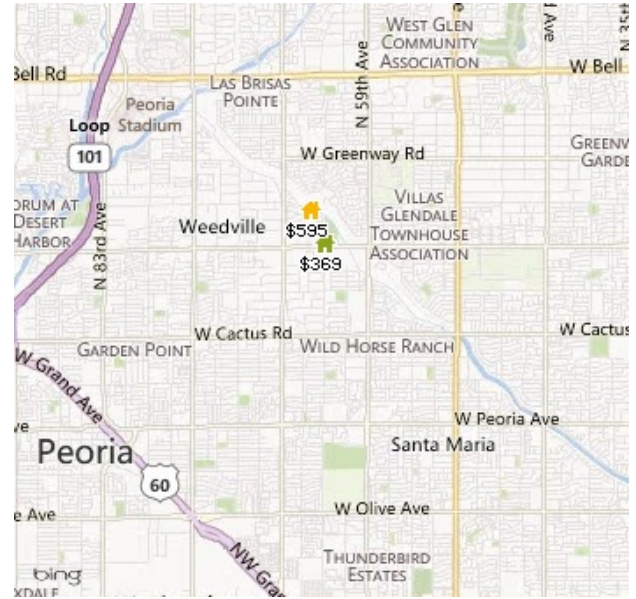
	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	5	-
Full Baths	5	-
Partial Baths	-	-
Living Area (sq ft)	4,264	-
Lot Size	0.65 acres	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	-	-
Pool (Y/N)	-	-
Year Built	1995	-
Total Rooms	11	-
Style	-	-
Roofing	Concrete	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	Frame	-
Exterior Walls	Wood	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	1	-

Courtesy of Right Step Realty, LLC

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6301 W Aster Dr, Glendale, AZ 85304



LEGEND:  Subject Property  This Property

RECENTLY SOLD

* Sold Date: 8/15/2012
* Public records

Sold Price

\$369,000

Sold Date: 8/15/2012
Days in System: -

Current Estimated Value

\$380,980

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$354,312 - \$407,648

RVM® Confidence:



 RVM® Change
Last 1 Month: **-\$13,960**

 RVM® Change
Last 12 Months: **115.24%**

OUTSTANDING SHORT SALE OPPORTUNITY. HARD TO FIND HOME IN THIS ARE ON NEAR ACRE LOT. THIS HOME HAS IT ALL. UPDATED KITCHEN WITH STAINLESS APPLIANCES, BUILT IN FRIDGE AND GRANITE TOPS. ENORMOUS FAMILY ROOM WITH BUILT IN BOOKCASE AND FIREPLACE. MASTER SPLIT AND FEATURES FULL BATH, SEP TUB AND SHOWER ...

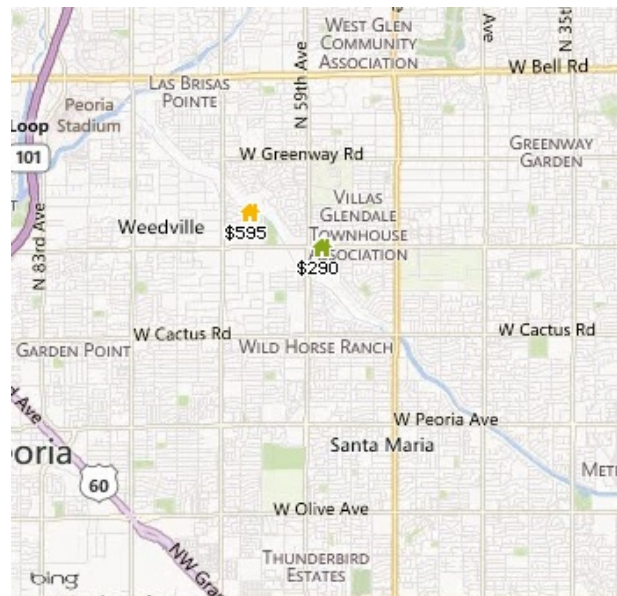
Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	4	-
Full Baths	4	-
Partial Baths	-	-
Living Area (sq ft)	3,753	-
Lot Size	0.84 acres	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	-	-
Pool (Y/N)	Pool (yes)	-
Year Built	1983	-
Total Rooms	-	-
Style	-	-
Roofing	Concrete	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	-	-
Exterior Walls	Stucco	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	1	-

Courtesy of Realty Executives Professional

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5767 W Windrose Dr, Glendale, AZ 85304



LEGEND:  Subject Property  This Property

RECENTLY SOLD

* Sold Date: 8/23/2012
* Public records

Sold Price

\$290,000

Sold Date: 8/23/2012
Days in System: -

Current Estimated Value

\$283,850

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$261,142 - \$306,558

RVM® Confidence:



 RVM® Change
Last 1 Month: **-\$9,640**

 RVM® Change
Last 12 Months: **33.26%**

MOVE IN READY!!! BEAUTIFUL HOME IN MARSHALL RANCH!!! GREAT NEIGHBORHOOD! 5 BEDROOM, 3.5 BATH HOME WITH A RESORT STYLE BACK YARD. LARGE KITCHEN WITH OAK CABINETS, ISLAND AND PANTRY. FIREPLACE IN THE FAMILY ROOM. GIANT GAMEROOM/PLAYROOM LOCATED UPSTAIRS FOR KIDS OR HOME THEATER. 4 BEDROOMS LOCATED ...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	5	-
Full Baths	4	-
Partial Baths	1	-
Living Area (sq ft)	4,011	-
Lot Size	6,900 sq ft	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	3	-
Pool (Y/N)	Pool (yes)	-
Year Built	1998	-
Total Rooms	-	-
Style	-	-
Roofing	Concrete	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	Frame	-
Exterior Walls	Wood	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	-	-

Courtesy of Realty ONE Group

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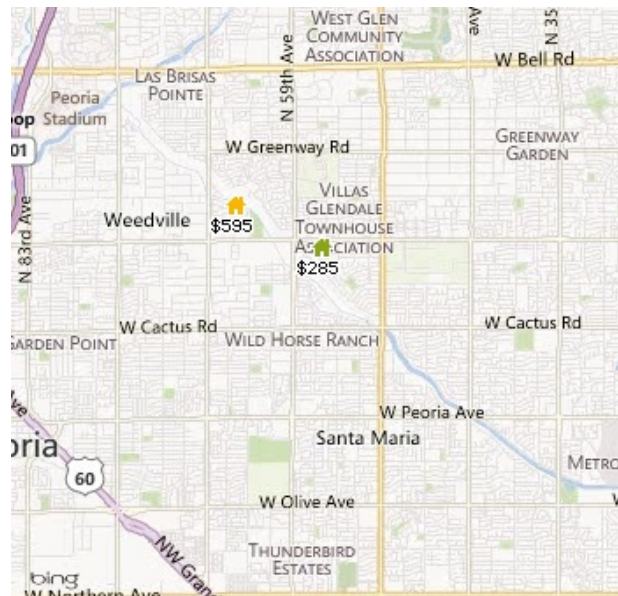


REALTORS
PROPERTY
RESOURCE

Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

12474 N 57th Dr, Glendale, AZ 85304



LEGEND: Subject Property This Property

RECENTLY SOLD

* Sold Date: 8/9/2012
* Public records

Sold Price

\$285,000

Sold Date: 8/9/2012
Days in System: -

Current Estimated Value

\$284,300

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$261,556 - \$307,044

RVM® Confidence:



RVM® Change
Last 1 Month: **-\$7,490**

RVM® Change
Last 12 Months: **27.48%**

Beautiful and clean family home in safe pristine neighborhood. Plantation shutters throughout, Large remodeled pantry, mahogany wood floors throughout upstairs, 20 in tile in rest of home. Granite counters with all new interior paint. Backs up to greenbelt with a upstairs deck! This house is ...

Home Facts

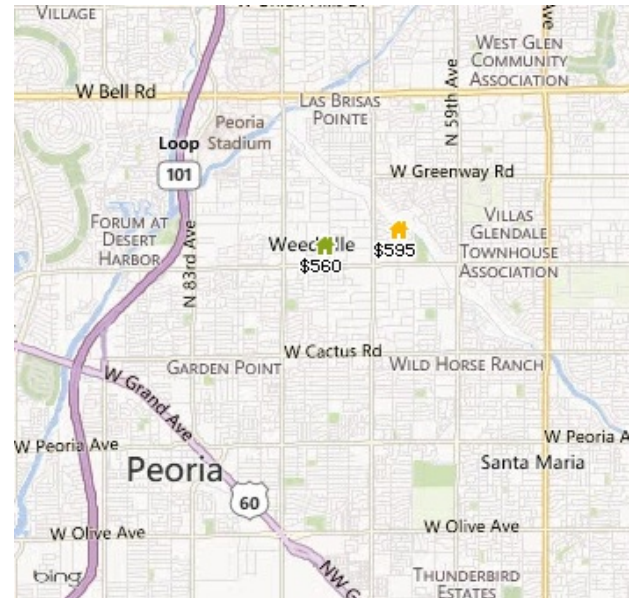
	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	5	-
Full Baths	4	-
Partial Baths	1	-
Living Area (sq ft)	4,011	-
Lot Size	8,918 sq ft	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	2	-
Pool (Y/N)	-	-
Year Built	2000	-
Total Rooms	-	-
Style	-	-
Roofing	Concrete	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	Frame	-
Exterior Walls	Wood	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	-	-

Courtesy of Keller Williams Realty Professional Partners

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7035 W Surrey Ave, Peoria, AZ 85381



LEGEND: 🏠 Subject Property 🌳 This Property

RECENTLY SOLD

* Sold Date: 9/20/2012
* Public records

Sold Price

\$560,000

Sold Date: 9/20/2012
Days in System: -

Current Estimated Value

\$560,460

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$510,019 – \$610,901

RVM® Confidence:



➡ RVM® Change
Last 1 Month: -

⬆ RVM® Change
Last 12 Months: **128.75%**

Custom home in the heart of Peoria just minutes from Arrowhead Mall & Westgate stadiums. 1+ acre lot w/ home situated on West side of lot w/ extra room to build a detached garage & casita or add horses! Gourmet kitchen w/ huge Island w/granite & wood tops. Stainless steel appliances including pan...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	5	-
Full Baths	4	-
Partial Baths	1	-
Living Area (sq ft)	3,616	-
Lot Size	1.03 acres	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	4	-
Pool (Y/N)	Pool (yes)	-
Year Built	2008	-
Total Rooms	-	-
Style	-	-
Roofing	Concrete	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	-	-
Exterior Walls	Other	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	1	-

Courtesy of Realty ONE Group

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REALTORS
PROPERTY
RESOURCE

Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

DISTRESSED

Distressed



Address	6439 W Willow Ave, Glendale, AZ 85304	5903 W Cortez St, Glendale, AZ 85304	12741 N 57th Dr, Glendale, AZ 85304	6340 W Corrine Dr, Glendale, AZ 85304	5751 W Windrose Dr, Glendale, AZ 85304
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$589,120	\$248,780	\$281,130	\$459,850	\$254,660
Listing Price	\$595,000	\$248,780	\$281,130	\$459,850	\$254,660
Past Due Amt.	—	—	—	—	—
Recording Date	—	2/24/2005	8/18/2009	3/8/2000	11/18/1999
DOM	92	—	—	—	—
Price Per Sq. Ft.	\$145	\$64	\$70	\$111	\$63
Bedrooms	5	—	—	—	—
Bathrooms	7	6	5	4	5
Partial Baths	1	—	1	1	1
Total Rooms	10	9	—	9	—
Living Area	4,096 sq ft	3,873 sq ft	4,011 sq ft	4,140 sq ft	4,011 sq ft
Lot Size	0.5 acres	1.22 acres	7,179 sq ft	0.84 acres	8,002 sq ft
Year Built	1999	1973	1998	1980	1999
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	4795780				
Listing Broker	Listing Courtesy of Above & Beyond Realty				
Description	—	—	—	—	—



Highlighted fields
were changed by
agent to reflect
knowledge of this
property.





REALTORS
PROPERTY
RESOURCE

Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

DISTRESSED

Distressed



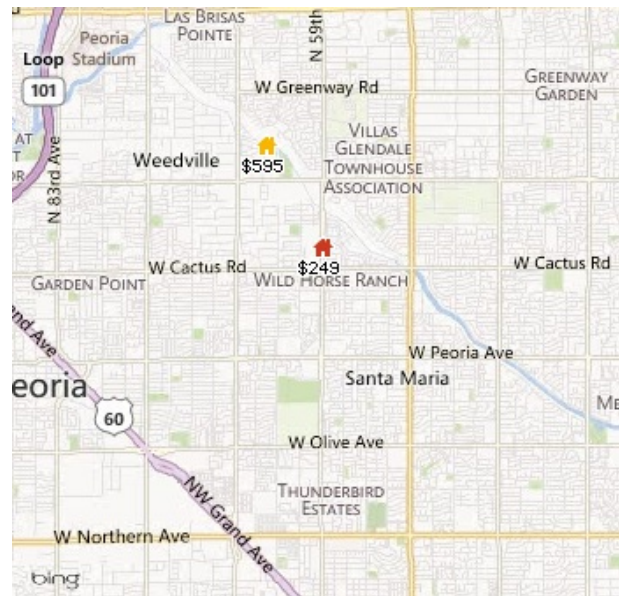
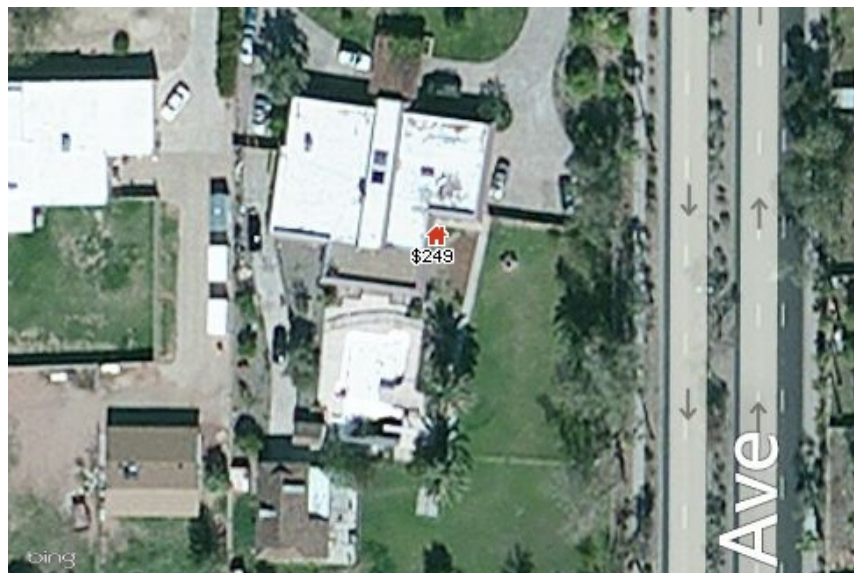
Address	6439 W Willow Ave, Glendale, AZ 85304	6613 W Surrey Ave, Glendale, AZ 85304	5836 W Wethersfield Dr, Glendale, AZ 85304	6241 W Poinsettia Dr, Glendale, AZ 85304	6516 W Bloomfield Rd, Glendale, AZ 85304
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$589,120	\$374,610	\$251,160	\$156,180	\$343,520
Listing Price	\$595,000	\$374,610	\$251,160	\$156,180	\$343,520
Past Due Amt.	—	—	—	—	—
Recording Date	—	11/13/2007	4/3/1997	5/15/2000	1/22/2007
DOM	92	—	—	—	—
Price Per Sq. Ft.	\$145	\$121	\$84	\$55	\$126
Bedrooms	5	—	—	—	—
Bathrooms	7	4	5	4	4
Partial Baths	1	1	—	—	1
Total Rooms	10	—	—	—	9
Living Area	4,096 sq ft	3,099 sq ft	2,997 sq ft	2,858 sq ft	2,717 sq ft
Lot Size	0.5 acres	0.84 acres	8,168 sq ft	0.26 acres	0.82 acres
Year Built	1999	1969	1997	1980	1981
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	4795780				
Listing Broker	Listing Courtesy of Above & Beyond Realty				
Description	—	—	—	—	—



Highlighted fields
were changed by
agent to reflect
knowledge of this
property.



5903 W Cortez St, Glendale, AZ 85304



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Notice of Trustee Sale
- * Public records

List Price

\$248,780

 Last Price Update: —
Estimated Value: \$248,780

Current Estimated Value

\$248,780

Last RVM® Update: 9/16/2012

 RVM® Est. Range:
\$226,390 – \$271,170

RVM® Confidence:


 📉 RVM® Change
Last 1 Month: **–\$8,240**

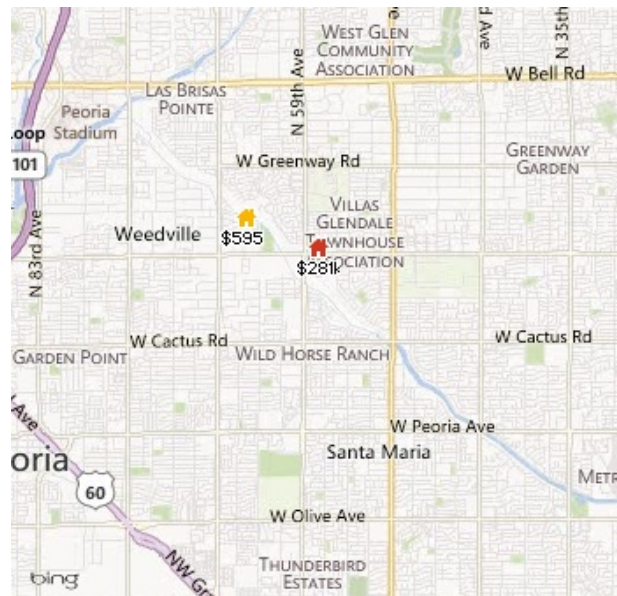
 📉 RVM® Change
Last 12 Months: **–45.91%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	6	—
Full Baths	6	—
Partial Baths	—	—
Living Area (sq ft)	3,873	—
Lot Size	1.22 acres	—
Basement (sq ft)	—	—
Garage (Y/N)	Mixed	—
Garage Size (sq ft)	5	—
Pool (Y/N)	Pool (yes)	—
Year Built	1973	—
Total Rooms	9	—
Style	—	—
Roofing	Built-up	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	—	—
Exterior Walls	Block	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	1	—

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12741 N 57th Dr, Glendale, AZ 85304



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Notice of Trustee Sale
- * Public records

List Price

\$281,130

Last Price Update: —
Estimated Value: \$281,130

Current Estimated Value

\$281,130

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$247,395 – \$314,865

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$5,420**

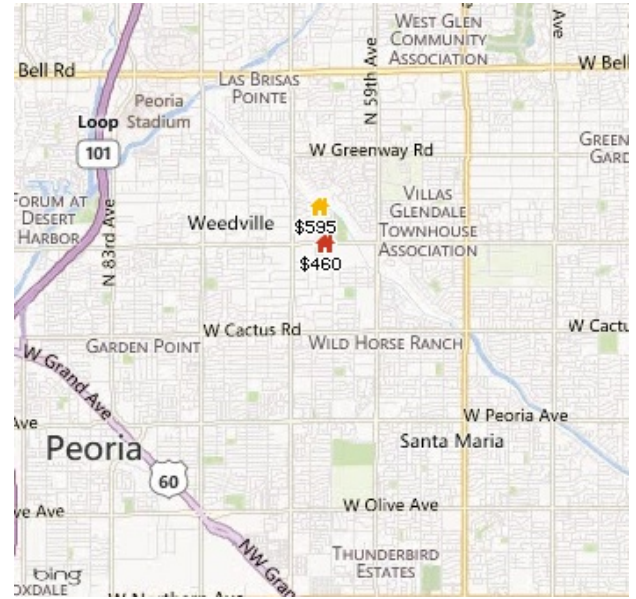
📈 RVM® Change
Last 12 Months: **47.96%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	5	—
Full Baths	4	—
Partial Baths	1	—
Living Area (sq ft)	4,011	—
Lot Size	7,179 sq ft	—
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	Pool (yes)	—
Year Built	1998	—
Total Rooms	—	—
Style	—	—
Roofing	Concrete	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	Frame	—
Exterior Walls	Wood	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	—	—

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6340 W Corrine Dr, Glendale, AZ 85304



LEGEND: Subject Property This Property

OFF MARKET

- * Preforeclosure
- * Notice of Trustee Sale
- * Public records

List Price

\$459,850

Last Price Update: —
Estimated Value: \$459,850

Current Estimated Value

\$459,850

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$409,267 – \$510,433

RVM® Confidence:



RVM® Change
Last 1 Month: **\$11,030**

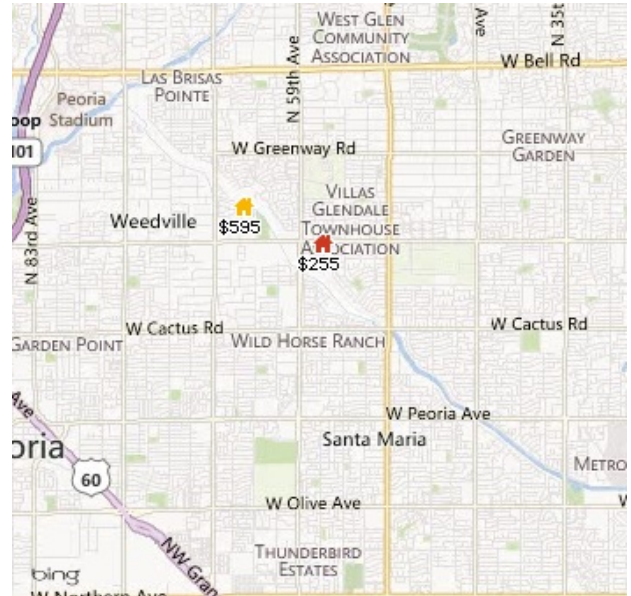
RVM® Change
Last 12 Months: **175.35%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	4	—
Full Baths	3	—
Partial Baths	1	—
Living Area (sq ft)	4,140	—
Lot Size	0.84 acres	—
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	—	—
Pool (Y/N)	Pool (yes)	—
Year Built	1980	—
Total Rooms	9	—
Style	—	—
Roofing	Built-up	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	—	—
Exterior Walls	Stucco	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	1	—

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5751 W Windrose Dr, Glendale, AZ 85304



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Preforeclosure
- * Notice of Trustee Sale
- * Public records

List Price

\$254,660

Last Price Update: —
Estimated Value: \$254,660

Current Estimated Value

\$254,660

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$234,288 – \$275,032

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$1,280**

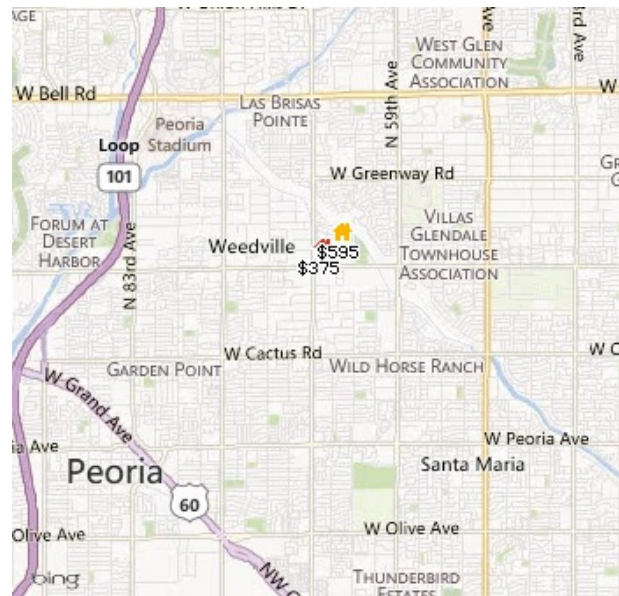
📈 RVM® Change
Last 12 Months: **19.55%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	5	—
Full Baths	4	—
Partial Baths	1	—
Living Area (sq ft)	4,011	—
Lot Size	8,002 sq ft	—
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	Pool (yes)	—
Year Built	1999	—
Total Rooms	—	—
Style	—	—
Roofing	Concrete	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	Frame	—
Exterior Walls	Wood	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	—	—

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6613 W Surrey Ave, Glendale, AZ 85304



LEGEND: Subject Property This Property

OFF MARKET

- * Preforeclosure
- * Notice of Trustee Sale
- * Public records

List Price

\$374,610

Last Price Update: —
Estimated Value: \$374,610

Current Estimated Value

\$374,610

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$333,403 – \$415,817

RVM® Confidence:



RVM® Change
Last 1 Month: **\$14,470**

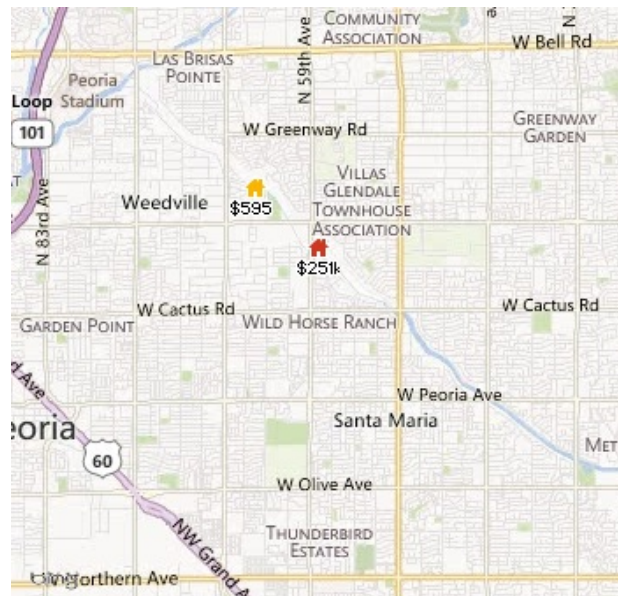
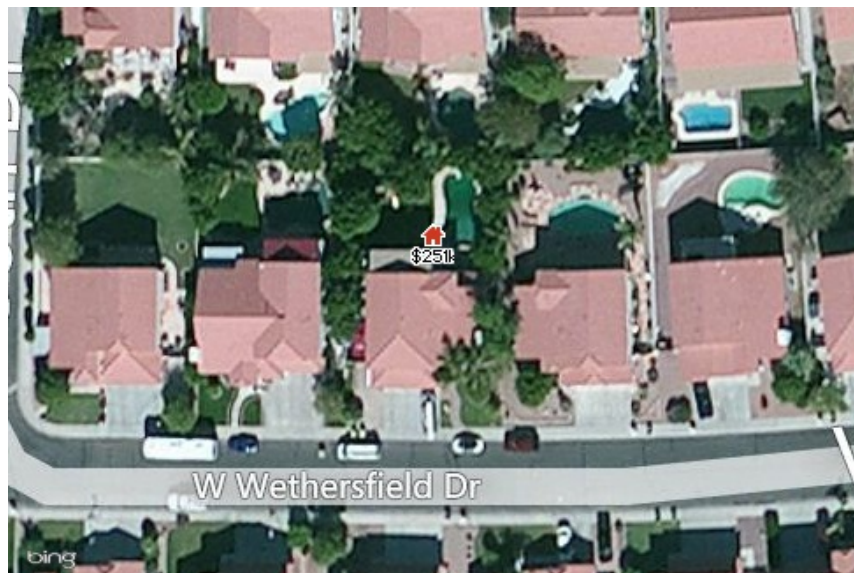
RVM® Change
Last 12 Months: **37.72%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	4	—
Full Baths	3	—
Partial Baths	1	—
Living Area (sq ft)	3,099	—
Lot Size	0.84 acres	—
Basement (sq ft)	—	—
Garage (Y/N)	—	—
Garage Size (sq ft)	—	—
Pool (Y/N)	Pool (yes)	—
Year Built	1969	—
Total Rooms	—	—
Style	—	—
Roofing	Wood	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	—	—
Exterior Walls	Block	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	—	—

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5836 W Wethersfield Dr, Glendale, AZ 85304



LEGEND: Subject Property This Property

OFF MARKET

- * Preforeclosure
- * Notice of Trustee Sale
- * Public records

List Price

\$251,160

Last Price Update: —
Estimated Value: \$251,160

Current Estimated Value

\$251,160

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$215,998 – \$286,322

RVM® Confidence:



RVM® Change
Last 1 Month: **\$15,550**

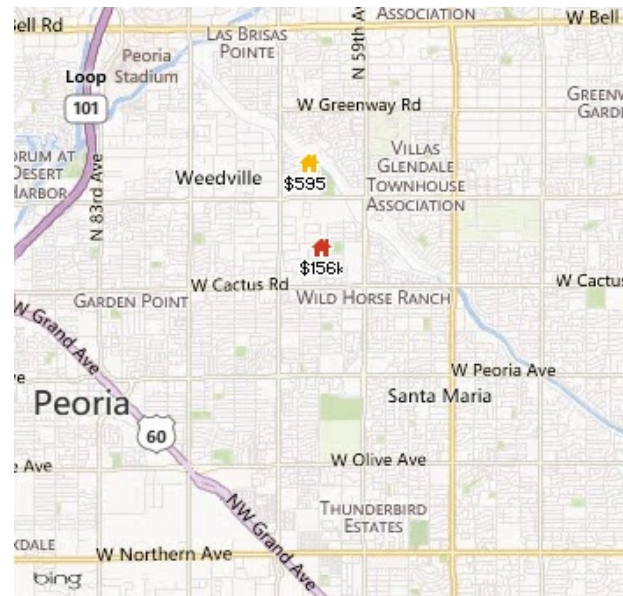
RVM® Change
Last 12 Months: **34.31%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	5	—
Full Baths	5	—
Partial Baths	—	—
Living Area (sq ft)	2,997	—
Lot Size	8,168 sq ft	—
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	Pool (yes)	—
Year Built	1997	—
Total Rooms	—	—
Style	—	—
Roofing	Concrete	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	Frame	—
Exterior Walls	Wood	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	—	—

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6241 W Poinsettia Dr, Glendale, AZ 85304



LEGEND: Subject Property This Property

OFF MARKET

- * Preforeclosure
- * Notice of Trustee Sale
- * Public records

List Price

\$156,180

Last Price Update: —
Estimated Value: \$156,180

Current Estimated Value

\$156,180

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$142,124 – \$170,236

RVM® Confidence:



RVM® Change
Last 1 Month: **–\$57,240**

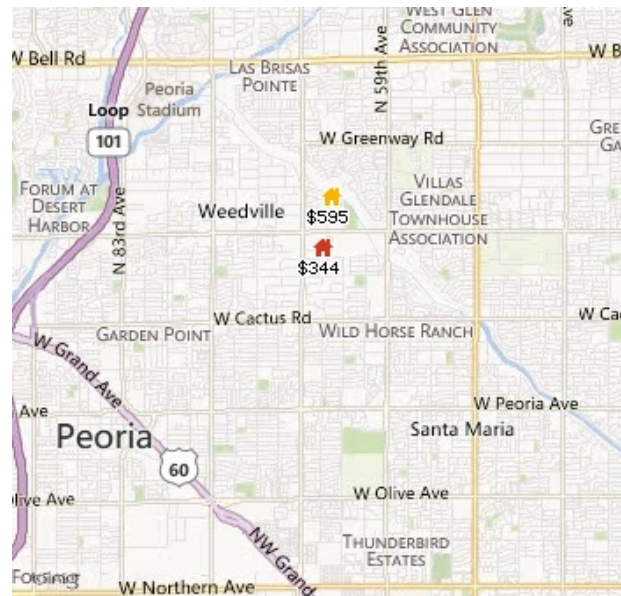
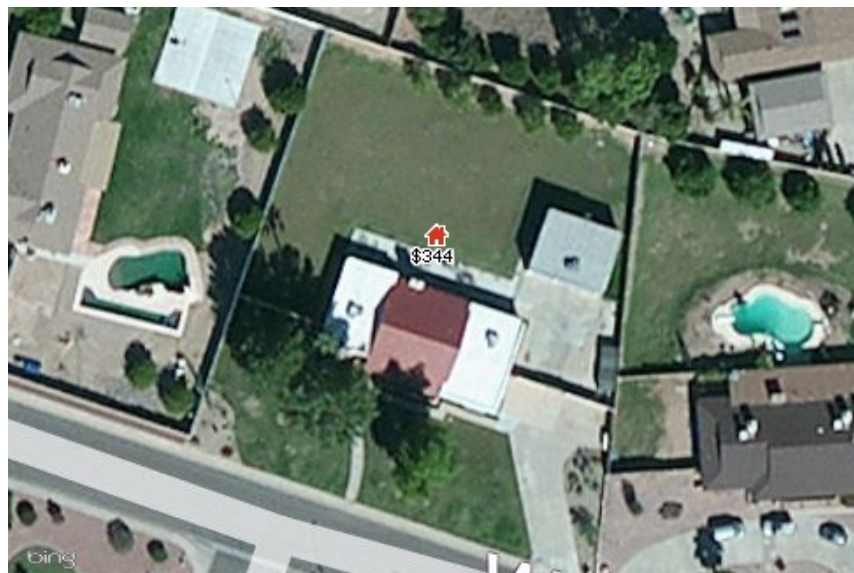
RVM® Change
Last 12 Months: **–39.93%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	4	—
Full Baths	4	—
Partial Baths	—	—
Living Area (sq ft)	2,858	—
Lot Size	0.26 acres	—
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	3	—
Pool (Y/N)	Pool (yes)	—
Year Built	1980	—
Total Rooms	—	—
Style	—	—
Roofing	Asphalt	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	—	—
Exterior Walls	Block	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	—	—

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6516 W Bloomfield Rd, Glendale, AZ 85304



LEGEND: Subject Property This Property

OFF MARKET

- * Preforeclosure
- * Notice of Trustee Sale
- * Public records

List Price

\$343,520

Last Price Update: —
Estimated Value: \$343,520

Current Estimated Value

\$343,520

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$316,039 – \$371,001

RVM® Confidence:



RVM® Change
Last 1 Month: **\$24,340**

RVM® Change
Last 12 Months: **21.81%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	—	—
Total Baths	4	—
Full Baths	3	—
Partial Baths	1	—
Living Area (sq ft)	2,717	—
Lot Size	0.82 acres	—
Basement (sq ft)	—	—
Garage (Y/N)	Garage	—
Garage Size (sq ft)	—	—
Pool (Y/N)	—	—
Year Built	1981	—
Total Rooms	9	—
Style	—	—
Roofing	Tile	—
Heating	Yes	—
Cooling	Refrigeration	—
Fireplace	—	—
Basement	—	—
Foundation	—	—
Construction	—	—
Exterior Walls	Stucco	—
Number of Buildings	—	—
Number of Units	—	—
Number of Stories	1	—

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REALTORS
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Seller's Report

6439 W Willow Ave
Glendale, AZ 85304

EXPIRED LISTING

Expired



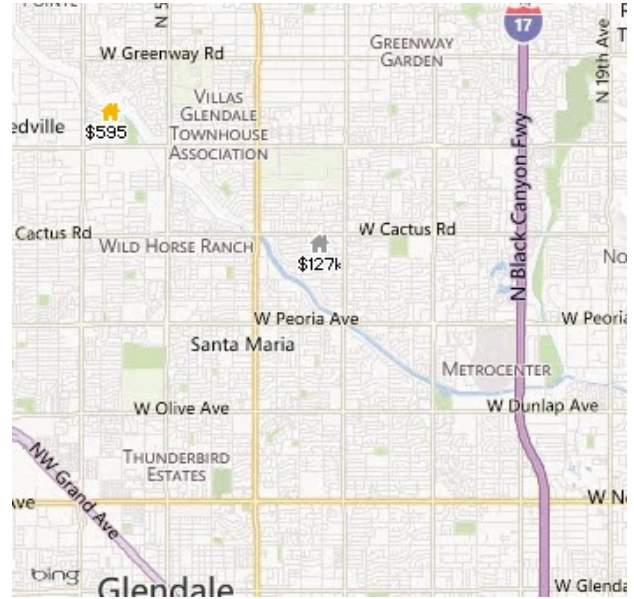
Address	6439 W Willow Ave, Glendale, AZ 85304	10832 N 45th Ln, Glendale, AZ 85304
Status	 Subject Property	 Expired
Listing Price	\$595,000	\$126,530
Listing Date	7/29/2012	4/11/2012
DOM	92	201
Price Per Sq. Ft.	\$145	\$76
Bedrooms	5	—
Bathrooms	7	2
Partial Baths	1	—
Total Rooms	10	7
Living Area	4,096 sq ft	1,674 sq ft
Lot Size	0.5 acres	7,971 sq ft
Year Built	1999	1973
Property Type	Single Family Residence	Single Family Residence
MLS ID	4795780	4743300
Listing Broker	Listing Courtesy of Above & Beyond Realty	Courtesy of Prestige Realty

Description

Highlighted fields
were changed by
agent to reflect
knowledge of this
property.

Don't pass this one up!
charming home in great
glendale location! great single
story, 4 bedrooms , 2 bath
home with 2 car garage, living
room and family room. Home
includes new cabinetry in
kitchen and baths, granite
countertops in kitchen and
baths, stainless steel
appliances. New garage door
and door opener , new interior
and exterior paint, new
bathrooms and kitchen
fixture, new tiles and carpet.
Property has rv gate, covered
patio and large backyard.
Close to freeways and
shopping! this is a beautiful
home!! come and see!!!

10832 N 45th Ln, Glendale, AZ 85304



LEGEND: 🏠 Subject Property 🏠 This Property

OFF MARKET

- * Recently Expired
- * Public records

Estimated Value

\$126,530

Days in System: -

Current Estimated Value

\$126,530

Last RVM® Update: 9/16/2012

RVM® Est. Range:
\$115,143 - \$137,917

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$4,580**

📈 RVM® Change
Last 12 Months: **80.75%**

DONT PASS THIS ONE UP!
CHARMING HOME IN GREAT
GLENDALE LOCATION! GREAT
SINGLE STORY, 4 BEDROOMS , 2
BATH HOME WITH 2 CAR
GARAGE, LIVING ROOM AND
FAMILY ROOM. HOME INCLUDES
NEW CABINETRY IN KITCHEN
AND BATHS, GRANITE
COUNTERTOPS IN KITCHEN AND
BATHS, STAINLESS STEEL
APPLIANCES. NEW GARAGE
DOO...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	
Bedrooms	-	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,674	-
Lot Size	7,971 sq ft	-
Basement (sq ft)	-	-
Garage (Y/N)	Garage	-
Garage Size (sq ft)	2	-
Pool (Y/N)	-	-
Year Built	1973	-
Total Rooms	7	-
Style	-	-
Roofing	Built-up	-
Heating	Yes	-
Cooling	Refrigeration	-
Fireplace	-	-
Basement	-	-
Foundation	-	-
Construction	-	-
Exterior Walls	Block	-
Number of Buildings	-	-
Number of Units	-	-
Number of Stories	1	-

Courtesy of Prestige Realty

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Recommended Pricing Strategy

	Distressed	Expired Listings	Pending Sales	Sold	User Selected Comps
Lowest Price	\$156,180	\$139,900	\$104,900	\$250,000	\$459,500
Median Price	\$267,895	\$139,900	\$235,500	\$354,500	\$560,460
Highest Price	\$459,850	\$139,900	\$564,900	\$595,000	\$595,000
Median Price per sq.ft.	\$77	\$84	\$83	\$86	\$149
DOM	—	201	138	129	—

Comparable Sold Property Price Analysis

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$50,000	\$32
Median Price	\$137,500	\$86
High Price	\$470,000	\$110

Details of Comparative Analysis

Average of Comps **\$618,740**

Adjustments **-\$18,970**

Recommended Price **\$600,000**
Range: \$580,000 – \$615,000
(or \$146 per sq. ft.)

Details of Refined Value Analysis

Original Estimated Value **\$589,120**

Changes Based on Home Facts —

Home Improvement Adjustments —

Market Condition Adjustments **\$6,469**

Estimate + Adjustments **\$595,589**
(or \$145 per sq. ft.)

Sellers

Signature _____ Date _____

Signature _____ Date _____

Broker / Agent

Signature _____ Date _____



Seller's Proceeds

	Low	High
Price	<input type="text"/>	<input type="text"/>
Encumbrances		
First Loan	<input type="text"/>	<input type="text"/>
Second Loan	<input type="text"/>	<input type="text"/>
Est. Closing Costs		
Commissions	<input type="text"/>	<input type="text"/>
Escrow Fees	<input type="text"/>	<input type="text"/>
Home Warranty	<input type="text"/>	<input type="text"/>
Other Work	<input type="text"/>	<input type="text"/>
Pest Inspection	<input type="text"/>	<input type="text"/>
Tax Stamp	<input type="text"/>	<input type="text"/>
Termite Work	<input type="text"/>	<input type="text"/>
Title Insurance	<input type="text"/>	<input type="text"/>
Total Encumbrances	<input type="text"/>	<input type="text"/>
Estimated Closing Costs	<input type="text"/>	<input type="text"/>
Net Cash to Seller	<input type="text"/>	<input type="text"/>

I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.

Seller

date