Current DOM?

Previous list price?

Previous list date?

Previous sold price?

Previous sale date?

DEPRESSED MARKET GRID

Subject Property Address

Is this property currently Listed?

If yes, what is the current list price?

AVE Result

No

N/A

N/A

N/A

N/A

N/A

N/A

Solds %

Subject List Date: MLS Name:

No Image **Available**

Retail:	16	100	16	94.12	58	98.31						
				94.12								
Short Sale:	0	0	0	0	0	0	FILTERED NEIG	GHBORHOOD STATIS	STICS			
REO:	0	0	1	5.88	1	1.69	FILTERS Sqft:	to		YrBuilt: to		Bed: to
MARKET DATA								Days:	0 - 90	91 - 180	181 - 270	271 - 365
		Da	ys: 0 - 90	91 - 180	181 - 270	271 - 365		Total # of Sold:	20	9	18	12
	Total # o	f Sales (Solo	ls): 20	9	18	12		% of Retail Solds:	100%	100%	100%	91.67 %
Absorptio	n Rate (Sal	es per Mont	h): 6.67	3.00	6.00	4.00	% o t	f Short Sale Solds:	0%	0%	0%	0%
-		and Pendin		33	33	33		% of REO Solds:	0%	0%	0%	8.33 %
		fonths Supp	0.	11.00	5.50	8.25	Med	lian of Sold Price:	\$1,945,000	\$1,960,000	\$1,851,500	\$1,640,500
							MEDIAN TRENI	DING DATA				
		IVE			LD		Contra	ct Date	Number	of Sales	Media	an Price
	Active	Pending	0 - 90 Days	s 91 - 180	Days 181	- 365 Days	Contra Oct - I		Number 1			
Low:		-	0 - 90 Days \$1,480,000		Days 181	- 365 Days 1,200,000	Oct - I	Dec-19	1	7	\$1,8	35,000
	Active \$1,499,000	Pending \$1,438,000	y	91 - 180 \$1,925,	Days 181 000 \$	5	Oct - I Nov - J	Dec-19 Jan-20	1	7 0	\$1,8 \$1,8	35,000 51,500
	Active \$1,499,000	Pending \$1,438,000 \$2,698,000	\$1,480,000	91 - 180 \$1,925, \$2,150,	Days 181 000 \$ 000 \$	1,200,000	Oct - I Nov - J Dec - F	Dec-19 Jan-20 Seb-20	1 1 6	7 0 3	\$1,8 \$1,8 \$1,8	35,000 51,500 37,500
High: Median:	Active \$1,499,000 \$5,280,000 \$1,892,500	Pending \$1,438,000 \$2,698,000 \$1,848,000	\$1,480,000 \$2,499,999 \$1,945,000	91 - 180 \$1,925, \$2,150, \$1,960,	Days 181 000 \$ 000 \$ 000 \$ 000 \$	1,200,000 1,850,000 1,640,500	Oct - I Nov - J	Dec-19 Jan-20 Seb-20	1	7 0 3	\$1,8 \$1,8 \$1,8	35,000 51,500
High: Median: Average:	Active \$1,499,000 \$5,280,000 \$1,892,500 \$2,148,681	Pending \$1,438,000 \$2,698,000 \$1,848,000 \$1,848,000 \$1,898,588	\$1,480,000 \$2,499,999 \$1,945,000 \$1,941,974	91 - 180 \$1,925, \$2,150, \$1,960, \$1,997	Days 181 000 \$ 000 \$ 000 \$ 000 \$	1,200,000 1,850,000 1,640,500 1,581,166	Oct - I Nov - J Dec - F	Dec-19 Jan-20 Feb-20 Jar-20	1 1 6	7 0 3 0	\$1,8 \$1,8 \$1,8 \$1,9	35,000 51,500 37,500
High: Median: Average: Median DOM:	Active \$1,499,000 \$5,280,000 \$1,892,500 \$2,148,681 22	Pending \$1,438,000 \$2,698,000 \$1,848,000	\$1,480,000 \$2,499,999 \$1,945,000	91 - 180 \$1,925, \$2,150, \$1,960,	Days 181 000 \$ 000 \$ 000 \$ 000 \$	1,200,000 1,850,000 1,640,500	Oct - E Nov - J Dec - F Jan - M	Dec-19 Jan-20 řeb-20 Jar-20 Apr-20	1 1 6 1	7 0 3 0 5	\$1,8 \$1,8 \$1,8 \$1,9 \$1,9	35,000 51,500 37,500 65,000
High: Median: Average: Median DOM: MARKET ANAL	Active \$1,499,000 \$5,280,000 \$1,892,500 \$2,148,681 22	Pending \$1,438,000 \$2,698,000 \$1,848,000 \$1,848,000 \$1,898,588	\$1,480,000 \$2,499,999 \$1,945,000 \$1,941,974	91 - 180 \$1,925, \$2,150, \$1,960, \$1,997	Days 181 000 \$ 000 \$ 000 \$ 000 \$	1,200,000 1,850,000 1,640,500 1,581,166	Oct - E Nov - J Dec - F Jan - M Feb - A Mar - N	Dec-19 Jan-20 řeb-20 Jar-20 Apr-20	1 1 6 1 1 1 2	7 0 3 0 5 2	\$1,8 \$1,8 \$1,8 \$1,9 \$1,9 \$1,9 \$1,9	35,000 51,500 37,500 65,000 60,000

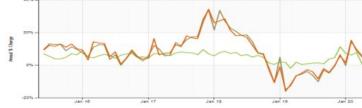
Listing: Current Pending (UC): 17

Date

Portfolio History As Is Sale Price Product

844 Poplar Avenue, Sunnyvale, CA, 94086

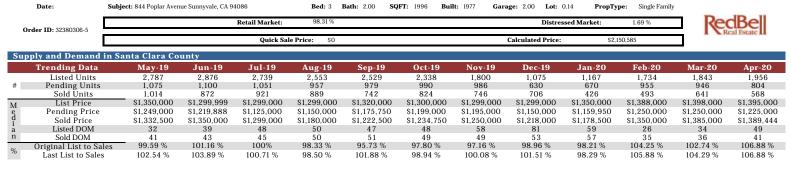
Listings Listings % Pending Pending % Solds

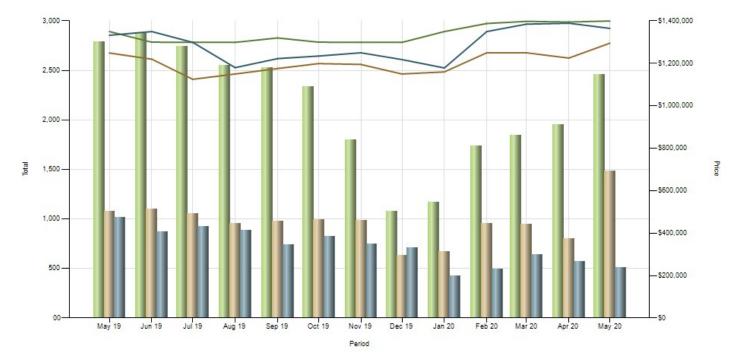


	5	Subject Street Addre	ess		City		Zip	В	ed I	Bath	Sq. Ft.	Units	Gai	rage	Lot S	ize	Year Built	Style	DNA	Source
		844 Poplar Avenue	e	Sui	inyva	le	94086	6	3 2	2.00	1996	1	2.	00	0.1	4	1977		Publi	c Record
~	#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List	t Price	ACT DOM	TOT DOM	SP \$/ SqFt	COE Date	Sold Price
	#3	761 Sequoia Drive	Sunnyvale	94086	3	2.50	1938	1	2.00	0.145	1970	0.33	11/23/2019	\$1,7	90,000	22	46	\$993	1/8/2020	\$1,925,000
So	#4	949 Buckeye Drive	Sunnyvale	94086	3	2.50	1983	1	2.00	0.138	1976	0.48	2/12/2020	\$1,7	88,000	7	34	\$988	3/17/2020	\$1,960,000
9	#5	840 Sweetbay Drive	Sunnyvale	94086	5	2.00	1767	1	2.00	0.169	1970	0.38	5/5/2020	\$1,8	99,000	18	38	\$1,019	6/12/2020	\$1,800,000
Ω	#	Street Addres	SS	City		Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot	Size	Yr Built	Dist	List Date	List Pr	ice A	CT DOM	List \$/ SqFt
Ξ	#1	1024 Sumac Dri	ve	Sunnyvale		94086	3	2.00	1296	1	2.00	0.1	500	1964	0.27	5/7/2020	\$1,748,0	000	47	\$1,349
Ś	#2	843 Mangrove Ave	enue	Sunnyvale		94086	3	2.00	1533	1	2.00	0.1	152	1963	0.30	6/22/2020	\$1,748,0	000	1	\$1,140
	#7	520 Sequoia Dri	ve	Sunnyvale		94086	3	2.00	1417	1	2.00	0.	163	1970	0.50	6/11/2020	\$1,799,0	000	12	\$1,270
	#	Street Address	C	lity	Zip	Bed	Bath	Sq.Ft.	Unit	s Garag	ge Lot Si	ze	Yr Built	Dist	List Date	List Pr	ice ACT	DOM	TOT DOM	List \$/ SqFt
0	#3	684 Spruce Drive	Sun	nyvale	94086	4	2.00	1691	1	2.00	0.140	0	1970	0.39	4/15/2020	\$1,848,	000	8	69	\$1,093
Þ	#9	898 Azalea Drive	Sun	nyvale	94086	3	2.00	1622	1	2.00	0.16	ŏ	1968	0.68	5/11/2020	\$1,728,0	000	27	43	\$1,065
	#16	1345 Arleen Avenue	e Sun	nyvale	94087	3	2.00	1662	1	2.00	0.210	0	1950	0.89	4/9/2020	\$1,998,	000	6	75	\$1,202

Exception Reason Code:	Prod Re	view Type:	Review Form Cu	urrent
Exception Comments:		Reviewer :		
	Review	er Partner:		
Summary Comments:	Retail:	98.31 %	Distressed:	1.69 %
	Quick	Sale Price	\$0	
	AVE Date 6/23/2020 As of Date N/A		ulated Pric \$2,150,585	ce:



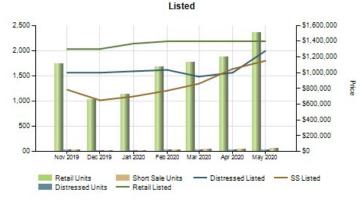


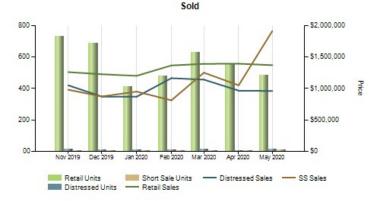


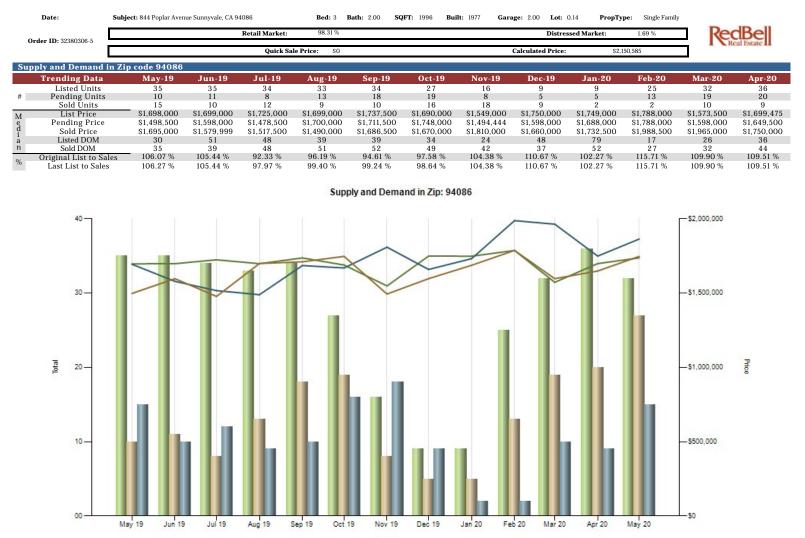
Supply and Demand in Santa Clara County

💴 Listed Units 📁 Pending Units 📰 Sold Units — List Price — Sold Price — Pending Price

Li	sted by Comp Ty	pe						S	old by Comp Type	:					
	Frending Data	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	1	Trending Data	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20
	Retail Units	1,035	1,128	1,671	1,773	1,873	2,363		Retail Units	689	411	480	627	558	484
#	REO Units	23	22	35	31	35	37	#	REO Units	11	12	8	13	7	14
	Short Sale Units	17	17	28	39	48	57		Short Sale Units	6	3	5	1	3	11
	Retail Listed	\$1,299,999	\$1,368,888	\$1,398,000	\$1,399,000	\$1,399,000	\$1,400,000		Retail Sales	\$1,225,000	\$1,200,000	\$1,365,000	\$1,390,000	\$1,392,500	\$1,369,444
M	REO Listed	\$999,999	\$1,017,499	\$1,035,000	\$949,888	\$1,000,000	\$1,274,999	M	REO Sales	\$870,000	\$868,500	\$1,162,500	\$1,140,000	\$965,000	\$960,000
ď	SS Listed	\$649,999	\$698,000	\$772,000	\$859,888	\$1,047,500	\$1,150,000	ď	SS Sales	\$872,500	\$950,000	\$812,000	\$1,250,000	\$1,050,000	\$1,910,000
i	Retail DOM	78	55	25	33	48	39	i	Retail DOM	53	58	35	36	42	46
a	REO DOM	56	73	36	67	77	51	a	REO DOM	42	46	36	41	26	68
	SS DOM	1793	1881	1925	334	92	67		SS DOM	41	58	30	39	29	45

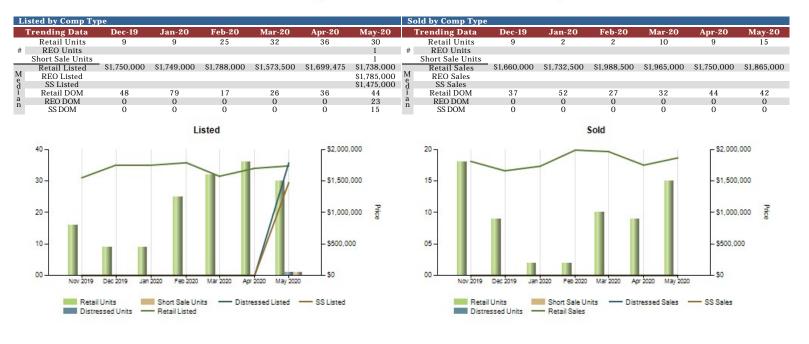






Period

💴 Listed Units 📁 Pending Units 🔲 Sold Units — List Price — Sold Price — Pending Price



Date:	Subject: 844 Poplar Avenue Sunnyvale, CA 94086	Bed: 3	Bath: 2.00	SQFT: 1996	Built: 1977 Gara	ge: 2.00 Lot: 0.14	PropType: Single Fam	ily
Order ID: 32380306-5	Retail	Market: 98.31 %				Distressed Ma	rket: 1.69 %	RedBell
Grae 15 . 3230300-3		Quick Sale Price: \$0				Calculated Price:	\$2,150,585	Real Estate II
LISTING HISTORY								
MLS Name	Listing Number List	Date Status	List Price	Chg Date	COE Date	Sold Price	Sale Type	Cumulative List Days
NO HISTORY AVAILABL	E							



	Order ID: 32380306-5					F	etail Mar	ket:	98.31 %						Distressed Mar	rket:	1.69	%	Red	Bell
	510111. 32380300-3						Qui	ck Sale Prio	ce: \$0					Calculated	Price:	\$2,1	150,585		Real	Estate II
SO	LD COMPS																			
	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	COE Date	Sold Price	ACT DOM	TOT DOM	SP/Sqft	% Valuation	Included
#3	761 Sequoia Drive	Sunnyvale		3	2.50	1938	1	2.00	0.145	1970	0.33	11/23/2019	\$1,790,000	1/8/2020	\$1,925,000	22	46	\$993	14.67 %	х
#4	949 Buckeye Drive	Sunnyvale		3	2.50	1983	1	2.00	0.138	1976	0.48	2/12/2020	\$1,788,000	3/17/2020	\$1,960,000	7	34	\$988	14.54 %	х
#5	840 Sweetbay Drive	Sunnyvale		5	2.00	1767	1	2.00	0.169	1970	0.38	5/5/2020	\$1,899,000	6/12/2020	\$1,800,000	18	38	\$1,019	12.54 %	х
#8	636 Smoke Tree Way	Sunnyvale	94086	3	2.00	1685	1	2.00	0.153	1971	0.45	2/19/2020	\$1,788,000	3/13/2020	\$1,950,000	9	23	\$1,157	10.47 %	х
#9	1024 Sumac Drive	Sunnyvale		3	2.00	1296	1	2.00	0.130	1964	0.27	5/7/2020	\$1,748,000	6/22/2020	\$1,715,000	14	46	\$1,323	9.45 %	x
#10	932 Poplar Avenue	Sunnyvale	94086	3	2.00	1296	1	2.00	0.129	1963	0.20	3/4/2020	\$1,598,000	4/24/2020	\$1,750,000	8	51	\$1,350	9.31 %	х
#11	943 Populus Place	Sunnyvale	94086	3	2.00	1296	1	2.00	0.186	1964	0.24	2/19/2020	\$1,588,000	3/16/2020	\$1,942,000	7	26	\$1,498	8.54 %	x
#15	1078 Clematis Drive	Sunnyvale	94086	3	2.00	1767	1	2.00	0.142	1970	0.51	1/15/2020	\$1,688,000	2/11/2020	\$2,022,000	7	27	\$1,144	7.75 %	x
#17	647 Torreya Ave	Sunnyvale	94086	3	3.00	2072	1	2.00	0.130000	1956	0.65	4/28/2020	\$1,899,000	5/13/2020	\$1,900,000	2	15	\$917	6.51 %	x
#18	907 Bluebell Way	Sunnyvale	94086	3	2.00	1622	1	2.00	0.173	1968	0.64	2/26/2020	\$1,688,000	3/23/2020	\$1,970,000	7	26	\$1,215	6.22 %	x
#1	867 Poppy Court	Sunnyvale	94086	4	2.50	1934	1	2.00	0.176	1977	0.10	4/23/2020	\$1,938,000	5/29/2020	\$2,076,000	7	36	\$1,073	0%	
#2	974 Lantana Drive	Sunnyvale	94086	4	2.00	1688	1	2.00	0.142	1963	0.15	5/15/2020	\$1,799,999	6/15/2020	\$1,940,000	12	31	\$1,149	0%	
#6	684 Spruce Drive	Sunnyvale	94086	4	2.00	1691	1	2.00	0.149	1970	0.39	4/15/2020	\$1,848,000	5/13/2020	\$2,002,000	8	28	\$1,184	0%	
#7	906 Ponderosa Avenue	Sunnyvale	94086	4	2.50	1479	1	2.00	0.128	1962	0.13	3/11/2020	\$1,698,000	4/23/2020	\$1,750,000	7	43	\$1,183	0%	
#12	1076 Cornflower Court	Sunnyvale	94086	4	2.00	1530	1	2.00	0.148	1969	0.48	2/26/2020	\$1,799,000	4/16/2020	\$2,035,000	8	50	\$1,330	0%	
#13	730 Calico Court	Sunnyvale	94086	4	2.50	2017	1	2.00	0.157	1970	0.74	4/30/2020	\$1,838,000	5/29/2020	\$1,892,000	7	29	\$938	0%	
#14	680 Timberpine Avenue	Sunnyvale	94086	4	2.50	1937	1	2.00	0.140	1975	0.60	2/4/2020	\$1,838,000	3/10/2020	\$2,150,000	8	35	\$1,110	0%	
#16	1251 Van Dyck Drive	Sunnyvale	94087	4	2.50	1912	1	2.00	0.146	1966	0.75	4/7/2020	\$1,988,000	5/15/2020	\$2,070,000	4	38	\$1,083	0%	
#19	914 Bluebell Way	Sunnyvale	94086	4	2.00	1659	1	2.00	0.149	1968	0.60	1/8/2020	\$1,749,000	2/5/2020	\$1,955,000	8	28	\$1,178	0%	
#20	746 Gavello Avenue	Sunnyvale		4	2.00	1744	1	2.00	0.250	1954	0.61	2/26/2020	\$2,135,000	5/8/2020	\$1,977,000	46	72	\$1,134	0%	

Sold #3 (0.33 miles)

761 Sequoia Drive



Bed: 3 Bath: 2.5 A.G.SQFT: Total SQFT: 1,938 AVE SQFT: 1,938 Year Built: 1970 Basement: Pool: None Waterfront: Sale Price: \$1,925,000 oncessions: COE Date: 1/8/2020 List Date: 11/23/2019 ACT DOM: 22 **TOT DOM:** 46 List Price: \$1,790,000 Listing #: ML81776241

Califarda 044 Davida Assessa Companyala CA 0400

Subdivision:

School District: Santa Clara Unified

MLS Comments:

MLS Comments: Beautiful home in ponderosa park that has been remodeled. New paint, laminate flooring throughout the main floor and living and dining area, refinished wood stairs, new carpet upstairs, new tile in hall bath, new vanity. The kitchen has been painted and has beautiful new quartz countertops. The cocktop and dishwasher are brand new! Over 1900 square feet of very well laid out living space. There is an office/bonus room on the main floor that has lots of room for wardrobes if you choose to make it into a bedroom. The 1/2 bath is a good size, bring your contractor to see if it can be made into a full bath with a stall shower perhaps. Huge rear fenced yard that is low maintenance and a fenced front courtyard. Come out and see this beautiful home, open saturday december 7th and sunday december 8th from 1-4.





Total SQFT: 1,983 AVE SQFT: 1,983 Year Built: 1976 **Basement**: Pool: None Waterfront: Sale Price: \$1,960,000 Concessions: COE Date: 3/17/2020 List Date: 2/12/2020 ACT DOM: 7 **TOT DOM:** 34 List Price: \$1,788,000 Listing #: ML81782319

Bed: 3

Bath: 2.5

A.G.SQFT:

Subdivision:

School District: Santa Clara Unified

MLS Comments:

MLS Comments: Fabulous opportunity to purchase a move in ready home located in the heart of the ponderosa park neighborhood! Gorgeous kitchen with white cabinets, carrara quartz countertops, new fireclay sink, recessed lights, breaktast bar, & a skylight for an abundance of natural light! Exceptional floor plan featuring a separate living room & family room, indoor laundry, wet bar adjacent to the family room, & a huge master suite which boasts a large walk in closet! Other features include new wide plank european oak hardwood floors, new carget, new presidential roof, double pane windows, electric car hookup, central forced heat, recessed lights, new baseboards, wood burning fireplace, and much more! Professionally landscaped yards with new lawn & automatic sprinklers, shed for extra storage, large porch, and spacious patio for outdoor entertaining. Prime location within walking distance to ponderosa elementary & ponderosa park, and close proximity to apple park & many high-tech companies!



Bath: 2.0 A.G.SOFT: Total SOFT: 1.685 AVE SQFT: 1,685 Year Built: 1971 **Basement**:

Bed: 3

Pool: None Waterfront: Sale Price: \$1,950,000

oncessions: COE Date: 3/13/2020

List Date: 2/19/2020 ACT DOM: 9 **TOT DOM: 23** List Price: \$1,788,000

Listing #: ML81783189

Subdivision:

School District: Santa Clara Unified

MLS Comments:

MLS Comments: Beautiful home in quiet tree lined neighborhood. Spacious rooms and vaulted ceiling. Separate family and dining rooms. Updated kitchen and bathrooms. Hardwood floors, new carpet, and fresh paint. New roof. Duo-pane windows and air-conditioning. Walking distance to ponderosa elementary school and ponderosa park. Close proximity to apple campus, adobec campus, and transportation. Ready to move into.



AVE SQFT: 1,296 Year Built: 1964 **Basement**: Pool: None Waterfront: Sale Price: \$1,715,000 oncessions: COE Date: 6/22/2020 List Date: 5/7/2020 ACT DOM: 14 **TOT DOM:** 46 List Price: \$1,748,000 Listing #: ML81790806

Bed: 3

Bath: 2.0

Subdivision:

School District: Santa Clara Unified

MLS Comments:

MLS Comments: Virtual open house sat 5/16 - 12:30-1:15pm - register at 1024 sumac.Com - fabulous opportunity to pack your bags & move right into this beautifully updated home in the highly sought-after ponderosa park neighborhood! The bright & light-filled separate living room and dining room features large windows and an open concept. The exceptional floor plan features a spacious kitchen with new quartz countertops, breakfast bar, stainless steel appliances, and refinished cabinets. The kitchen flows into a lovely separate family room or breakfast nook. Other features include stylish new floors and ceiling fams for your enjoyment. Relax in the rear yard under the covered pergola while the kids take advantage of the lovely grass lawn. Plenty of storage with the side yard sheds & the numerous cabinets throughout the garage. Prime location within walking distance to ponderosa park.



Bath: 2.0 A.G.SQFT: Total SQFT: 1,767 AVE SQFT: 1,767 Year Built: 1970 Basement: Pool: None Waterfront: Sale Price: \$1,800,000 Concessions: COE Date: 6/12/2020 List Date: 5/5/2020 ACT DOM: 18 **TOT DOM:** 38 List Price: \$1,899,000 Listing #: ML81791418

Bed: 5

Subdivision:

School District: Santa Clara Unified

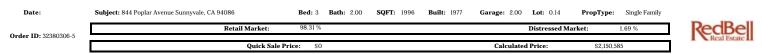
MLS Comments: Fantastic home that is nestled at the end of a quiet cul-de-sac in the ponderosa park neighborhood and is move-in readyl High, lofty ceilings with an open starcase with stately oak steps. The red oak floors expand the entire house and have been lovingly refinished. Fresh interior pant throughout and all new light fixtures and recessed lighting. The kitchen is awash in bright sunlight from the silder door to the patio and the large corner dual-pane windows that look out onto the expansive back yard. Custom cabinet fronts. Luxury laminate flooring, and beautiful quartz counter tops are a delight to enjoy as well. Beautiful paver patio in the tranquil back yard. Prime location within walking distance to ponderose park, ponderous elementary, and close to apple park & many high-tech companies! Spectacular location near caltrain, lawrence expy, and major hwys. Less than 3 miles from apple park campus! Near google & facebook shuttle stops! Award-winning schools!



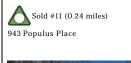
MLS Comments:

MLS Comments: Single story charmer! 3 bedroom 2 bathroom single family in the heart of sunnyvale! Located minutes from ponderosa park, downtown sunnyvale, apple, google & so many more! Loads of curb appeal surrounded by fruit trees, this recently remodeled home has tons of natural light w/extr windows and a functional floor-plan. Open, bright and separate living room with bay window! Dining room off of kitchen. Additional family room off of kitchen w/freplace & large patio door leading to backyard! Master suite with custom closets & recently upgraded en-suite bathroom. Upgraded hallway bathroom! Home was remodeled recently with copper piping, new paint, new tile, new flooring and so much more! 2 car side by side garage. Spacious backyard, great for outdoor dining & entertaining. Located near major companies such as apple, google. linkedin, annazon, & so many more! Short drive to downtown sunnyvale w/restaurats. target, whole foods and movie theater coming soon! Walk to starbucks, dining & shops!





SOLD COMPS





A.G.SOFT: Total SOFT: 1.296 AVE SQFT: 1,296 Year Built: 1964 Basement: Pool: Private Waterfront: Sale Price: \$1,942,000 Concessions: COE Date: 3/16/2020

Bed: 3

Bath: 2.0

List Date: 2/19/2020 ACT DOM: 7 **TOT DOM:** 26 List Price: \$1,588,000

Listing #: ML81783152

School District: Santa Clara Unified

MLS Comments:

Subdivision:

MLS Comments: Fabulous opportunity to own a move in ready home located in the highly sought-after ponderosa park neighborhood! Park-like backyard boasts a large patio for entertaining, mature landscaping, and a sparkling pool! Exceptional floor plan featuring a separate living room and family room as well as a spacious master suite! Beautiful kitchen boasts white cabinets, quartz countertops, stanless stele appliances, and a breaktast bar! Other features include refinished white cak hardwood floors, updated bathrooms, new interior doors, new interior and exterior paint, new baseboards, recessed lights, garage with epox floors and lots of cabinets for storage, expansive pie shaped lot, and much more! Prime location within walking distance to ponderosa park, starbucks and close proximity to apple park and many high-tech companies.



Bed: 3 Bath: 2.0 A.G.SOFT: Total SQFT: 1.767 AVE SQFT: 1,767 Year Built: 1970 Basement: Pool: None Waterfront: Sale Price: \$2,022,000 Concessions: COE Date: 2/11/2020 List Date: 1/15/2020 ACT DOM: 7 **TOT DOM:** 27 List Price: \$1,688,000 Listing #: ML81779122

Subdivision:

School District: Santa Clara Unified

Sold #15 (0.51 miles)

1078 Clematis Drive

MLS Comments:

MLS Comments: Fabulous opportunity to o wn a move in ready home located in the heart of the ponderosa park neighborhood! Lovely home boasts a recently remodeled kitchen with white cabinets, carrara quartz countertops, full tile backsplash, and high-end appliances including as ub zero fridge, thermador oven & gas cooktop! Other features include pella windows with between-the-glass blinds, refinished hardwood floors, newer furnace and thermostat. new closet doors, valuted cellings, indoor laundry, updated bahrooms, and much more! Professionally landscaped yards throughout with mature plants and trees, large patio for outdoor entertaining, and automatic sprinklers for easy maintenance. Prime location within walking distance to ponderosa elementary and ponderosa park, and in close proximity to shopping, restaurants, apple park, & many high tech companies! companies



Bed: 3

Subdivision: Ponderosa

School District:

MLS Comments

MLS Comments: You will fall in low with this bright and open concept single family house! Very spacious 3 bedrooms and 3 bathrooms extended by 325sqft of sumroom. One master suite and one junior suite. Newer engineered hardwood floor throughout, updated kitchen and newer appliances, newer air conditioner, updated bathrooms, dual pane windows and too much to list. Huge master bedroom come with walk in closet, concrete wide side yard allows vehicle to access. Very convenient located close to lawrence caltrain station, costco, 101, park, shopping, etc. park, shopping, etc

Sold #18 (0.64 miles) 907 Bluebell Way



Total SQFT: 1,622 AVE SQFT: 1,622 Year Built: 1968 **Basement:** Pool: None Waterfront: Sale Price: \$1,970.000 Concessions:

Bed: 3

Bath: 2.0 A.G.SQFT:

COE Date: 3/23/2020 List Date: 2/26/2020 ACT DOM: 7 **TOT DOM: 26**

List Price: \$1.688.000 Listing #: ML81784152

Subdivision: School District: Santa Clara Unified

MLS Comments:

MLS Comments: Fabulous opportunity to own a move in ready home located in a highly sought-after sunnyvale neighborhood! Beautiful kitchen boasts granite countertops, stainless steel appliances, stained maple cabinets, pendant lights, and a large breakfast bar. Exceptional floor featuring a separate living room and family room, spacious dining area, and a large master suite! Professionally landscaped yards which include a large patio for entertaining and new lawn in front and backyard with automatic sprinklers. Other features include remodeled bathrooms, hardwood floors, large corner lot, central forced heat with new thermostat, recessed lights, new interior doors, new baseboards, and much more! Prime location within close proximity to parks, schools, shopping, restaurants, apple park, and many high-tech companies! Open saturday and sunday from 1:30 to 4:30!

Notice: Based on information from the BRIDGE MLS, California Regional Multiple Listing Service, Inc., Custom/Multiple Listing Service.listings Professional Edition Multiple Listing Service, San Diego Multiple Listing Service, Inc., for the period 5/1/2019 through 6/23/2020. Disclaimer: This valuation estimate is not intended to be an appraisal of the market value of the Subject Property. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.



	Date: S	ubject: 844 Poplar Avenue Su	innyvale, CA	94086		Be	d: 3 Bath:	2.00 SQI	T: 1996 Bu	ilt: 1977	Garage: 2.	.00 Lot: 0.14	PropType:	Single Family		
Ord	ler ID: 32380306-5			Retai	l Market:	98	.31 %					Distressed N	Market:	1.69 %	Rec	Be
					Quick Sa	le Price:	\$0				Calcul	ated Price:	\$2,150,5	35	I KC	n istate 🖬
LIST	ED COMPS															
#	Street Address	city	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	LP/Sqft	Included
#1	1024 Sumac Driv	e Sunnyvale	94086	3	2.00	1296	1	2.00	0.1500	1964	0.27	5/7/2020	\$1,748,000	47	\$1,349	х
#2	843 Mangrove Aver	nue Sunnyvale	94086	3	2.00	1533	1	2.00	0.152	1963	0.30	6/22/2020	\$1,748,000	1	\$1,140	х
#7	520 Sequoia Drive	e Sunnyvale	94086	3	2.00	1417	1	2.00	0.163	1970	0.50	6/11/2020	\$1,799,000	12	\$1,270	x
#11	812 Pierino Avenu	ie Sunnyvale	94086	3	2.00	2074	1	2.00	0.265500	1954	0.63	6/6/2020	\$1,850,000	17	\$892	х
#12	759 Iris Avenue	Sunnyvale	94086	3	2.00	1506	1	2.00	0.1200	1957	0.65	5/8/2020	\$1,895,000	46	\$1,258	x
#3	787 Sweetbay Driv	e Sunnyvale	94086	4	2.00	1691	1	2.00	0.145	1970	0.37	6/1/2020	\$1,848,000	22	\$1,093	
#4	840 Sweetbay Driv	ve Sunnyvale	94086	5	2.00	1767	1	2.00	0.1600	1970	0.38	5/5/2020	\$1,899,000	49	\$1,075	
#5	830 Tamarack Lar	ne Sunnyvale	94086	4	3.00	1937	1	2.00	0.147	1955	0.43	6/11/2020	\$2,599,900	12	\$1,342	
#6	631 Spruce Drive		94086	5	2.50	2149	1	2.00	0.148	1971	0.47	6/18/2020	\$1,950,000	5	\$907	
#8	949 Reed Avenue	e Sunnyvale	94086	2	1.00	1380	1	3.00	0.245	2000	0.51	6/23/2020	\$1,499,000	0	\$1,086	
#9	837 Gladiola Driv		94086	4	2.00	1688	1	2.00	0.15	1966	0.54	5/1/2019	\$1,988,000	419	\$1,178	
#10	1095 Clematis Driv	ve Sunnyvale	94086	4	2.50	1767	1	2.00	0.153	1971	0.59	4/28/2020	\$1,899,000	56	\$1,075	
#13	1091 Bryant Way	Sunnyvale	94087	4	3.00	2295	1	2.00	0.170	1968	0.73	5/2/2020	\$1,890,000	52	\$824	
#14	669 673 Old San Francis	co Road Sunnyvale	94086	4	3.00	1595	1	2.00	0.34	2020	0.76	6/2/2020	\$5,280,000	21	\$3,310	
#15	1398 Hampton Dri	ve Sunnyvale	94087	5	3.50	2703	1	2.00	0.162	2020	0.83	6/17/2020	\$2,598,000	6	\$961	
#16	1359 Kingfisher Wa	ay Sunnyvale	94087	5	4.00	2198	1	3.00	0.1600	1963	0.88	2/19/2020	\$1,888,000	125	\$859	

Listed #1 (0.27 miles)

Bath: 2.0 A.G.SQFT: Total SQFT: 1,296 AVE SQFT: 1,296 Year Built: 1964 **Basement**: Pool: N/A Waterfront: List Price: \$1,748,000 List Date: 5/7/2020 ACT DOM: 47 **TOT DOM:** 47 List Price: \$1,748,000

Bed: 3

Listing #: 302517936

Subdivision:

1024 Sumac Drive

School District:

MLS Comments: The one you've been waiting for! Fabulous opportunity to pack your bags & move right into this beautifully updated home in the highly sought-after ponderosa park neighborhood! The bright & light-filled separate living room and dining room features large windows and an open concept. The exceptional floor plan features a spacedous kitchen with new quartz countertops, breakfast bar, stainless steel appliances, and refinished cabinets. The kitchen flows into a lovely separate family room or breakfast nook. Oth



Bath: 2.0 A.G.SQFT: Total SQFT: 1,533 AVE SQFT: 1,533 Year Built: 1963 Basement: Pool: None Waterfront: List Price: \$1,748,000 List Date: 6/22/2020 ACT DOM: 1 TOT DOM: 1

List Price: \$1,748,000

Listing #: ML81797747

Bed: 3

Subdivision:

Listed #12 (0.65 miles)

School District: Santa Clara Unified

MLS Comments:

MLS Comments: Fabulous opportunity to own a move-in ready home located in the highly sought-after ponderosa park neighborhood! Light and bright remodeled kitchen with white shaker cabinets, quartz counterlops, and new tile flooring! Exceptional floor plan featuring a separate living room, family room, and dining area as well as 3 spacious bedrooms. Other amenities include remodeled bathrooms with designer finishes, refinished white oak hardwood floors, new carpet, new garage door with automatic opener, copper plumbing, fireplace, and much more! Professionally landscaped yards which includes new graves with automatic sprinkders, large patio for eltertaining and mature fruit trees! Prime vint automatic sprinkders, large patio for eltertaining and mature fruit trees! Prime doea voreimity to a mark ontered on emp which, sech, and proderosa elementary as well as loave averse. close proximity to apple park and many high-tech companies



A.G.SQFT: Total SQFT: 1,417 AVE SQFT: 1,417 Year Built: 1970 Basement: Pool: None Waterfront: List Price: \$1,799,000 List Date: 6/11/2020 ACT DOM: 12 **TOT DOM:** 12 List Price: \$1,799,000 Listing #: ML81796223

Bed: 3

Bath: 2.0

Subdivision:

School District: Santa Clara Unified

MLS Comments:

MLS Comments: Don't let this one get away. Enter the double doors to a spacious, light filled home and indulge in the open floor plan. Large living room with diming area and cozy fireplace. The wide open, beautifully remodeled kitchen, with stone counters and sa appliances has large windows that pass thru to the outdoor counter and an attached family room with enough space for an eat in nook. Sliders bring in plenty of light, and take you to the inviting and private back yard. New laminate floors throughout. New interior paint. Updated bathroom and new master vanity. Laundry area inside. Over sized finished garage has abundance of built-in cupboards and large closet.

🕥 Listed #11 (0.63 miles) 812 Pierino Avenue



Subdivision:

School District: Not Listed

MLS Comments:

MLS Comments: Mid:-century modern home in sunnyvale's gavello glen neighborhood was build in 1954 by elmer gavello and designed by renowned mcm architects, anshen & allen. Open living & dining area w/ brick fireplace, tongue & groove ceiling, original redwood & grasscloth accent walls, & floor to ceiling glass w/ redwood trim featuring views of the large backyard. Galley style with new tile floors. Separate laundry/utility room with storage and a second bathroom spacious backyard with hush foliage, fruit, and mature trees. Minutes to braly park, and ponderosa park, and sunken gardens golf course. Short drive or bike ride to new apple campus, sunnyvale downtown murphy st, farmer's market, caltrain station. Schools: braly elementary, peterson middle, wilcox high.

A.G.SQFT: Total 2,074 SOFT: AVE SQFT: 2,074 Year Built: 1954 Basement: Pool: N/A Waterfront: List Price: \$1,850,000 List Date: 6/6/2020 ACT DOM: 17 TOT DOM: 17

Bed: 3

Bath: 2.0

List Price: \$1,850,000 Listing #: ML81795576

Subdivision:

759 Iris Avenue

School District:

MLS Comments:

MLS Comments: Charming and renovated contemporary california rancher! This recently updated home is loaded with amenities and charm, move in ready! Here are some of the details: 3 spacious bedrooms: including a spacious master suite, huge kitchen-family-dining area with access to interior courtyard and backyard. 2 car garage equipped w? electric ar charger, whole house air conditioning system. Some new amenities include: new electrical service & main panel, new plugs, switches, led lighting throughout, new kitchen cab

Bed: 3 Bath: 2.0 A.G.SQFT: Total SQFT: 1,506 AVE SQFT: 1,506 Year Built: 1957 Basement: Pool: N/A Waterfront: List Price: \$1,895,000 List Date: 5/8/2020 ACT DOM: 46 **TOT DOM:** 46 List Price: \$1,895,000

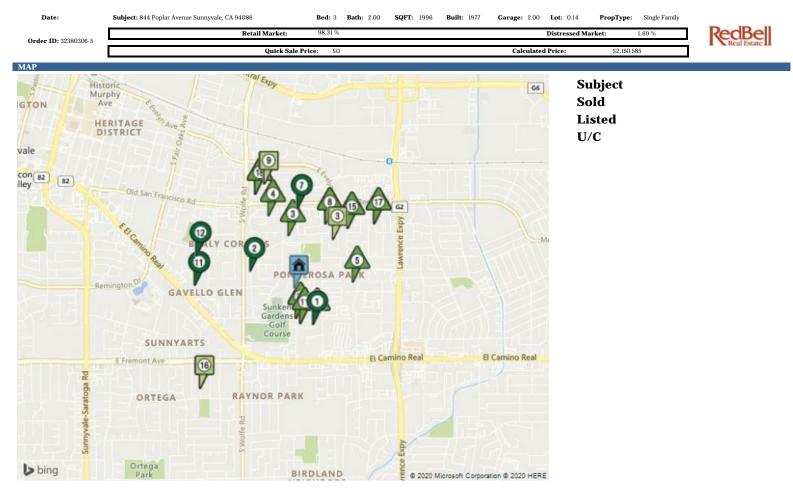
Listing #: 302519090



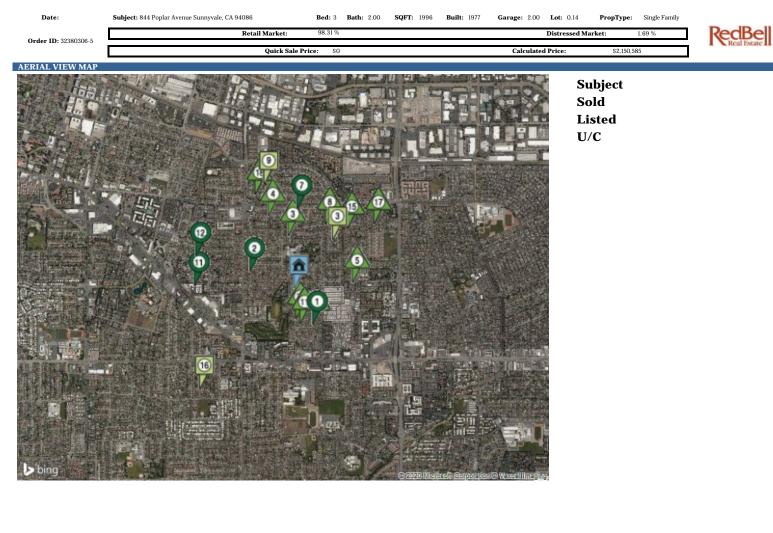
	Date:	Subject: 844	I Poplar Ave	enue Sunn	yvale, CA 9	4086		Bed: 3 E	ath: 2.00	SQFT: 1996	Built: 197	77 Garage:	2.00 Lot: 0.14	PropType:	Single Family		
0	rder ID: 32380306-5					Retail Mar	ket:	98.31%					Distressed	Market:	1.69 %	Rec	Be
0	uer 1D. 32380300-5					Qu	ick Sale Pri	ce: \$0				Calc	ulated Price:	\$2,150,5	85	Rea	il Estate 🚺
UNI	DER CONTRACT CO	OMPS															
#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	LP/Sqft	Included
#3	684 Spruce Drive	Sunnyvale	94086	4	2.00	1691	1	2.00	0.1400	1970	0.39	4/15/2020	\$1,848,000	8	69	\$1,093	x
#9	898 Azalea Drive	Sunnyvale	94086	3	2.00	1622	1	2.00	0.165	1968	0.68	5/11/2020	\$1,728,000	27	43	\$1,065	х
#16	1345 Arleen Avenue	Sunnyvale	94087	3	2.00	1662	1	2.00	0.2100	1950	0.89	4/9/2020	\$1,998,000	6	75	\$1,202	х

Bed: 4 Bath: 2.0 684 Spruce Drive	8,000 2020 8,000 -	Bed: 3 Bath: 2.0 A.G.SQFT: Total 1.622 SQFT: 1.622 Year Built: 1968 Basement: Pool: None Waterfront: List Price: \$1,728,000 List Date: 5/11/2020 ACT DOM: 27 TOT DOM: 43 List Price: \$1,728,000 List Price: \$1,728,000 List Price: \$1,728,000	U/C #16 (0.89 miles) I345 Arleen Avenue	Bed: 3 Bath: 2.0 A.G.SQFT: Total SQFT: 1,662 XVE SQFT: 1,662 Year Built: 1950 Basement: Pool: N/A Waterfront: List Price: \$1,998,000 List Date: 4/9/2020 ACT DOM: 6 TOT DOM: 75 List Price: \$1,998,000 Listing #: 302493945
Subdivision:	Subdivision:		Subdivision:	
School District:	School District: Santa Clara	Unified	School District:	
MLS Comments: Fabulous opportunity to own a move in ready home located in the highly sought- ponderosa park neighborhood! Please see our 3d walk-in showcase: https://my.Matterport.com/show?m=hdtsp3par2&mls=1. Light and bright k with white cabinets, new countertops, stainless steel appliances, and new recesse Exceptional floor plan featuring a separate living room, family room, and dining r Other updates include new european white oak hardwood floors, updated bathro- new carpet, double pane	chen built-in microwave and trash compac a large stall shower in the master bath oml glearning hardwood flooring and lux family room. / the walls and ceilings	es bright white shaker style cabinets,granite es / four burner free standing gas oven and range, tor / both bathrooms are beautifully remodeled with room and shower over tub in the hall bathroom / ury water proof plank flooring in the kitchen and have all been textured with a smooth finish veneer olar (owned not leased) and dual pane windows and hopping and all major highways.	ML.S Comments: Elegant, updated home in prime sunnyvale locale with 3 9.503 sqft nicely landscaped lot. Expansive family room chale style windows overlooking park like back yard. U steel appliances, maple cabinets & stone countertops. I- cathedral cellings, large windows, two wardrobe closest Large attached 2-car garage w/laundry area. Immense n	n w/cathedral ceilings and large pdated kitchen w/new stainless Huge master suite features & en suite bath w/jetted tub.











			Retail Mar	ket: 98.31%	5		Distressed Ma	rket: 1.69 %	RedRell		
Order ID: 32380306-5									Real Estate		
ARKET ANALYSIS			Qui	ick Sale Price: \$0)	Calcul	ated Price:	\$2,150,585			
		0 - 90 Days		80 Days	181 - 270 Days	271 - 365	Days				
Total # of Sales (So		20		9	18	12					
bsorption Rate(Sales p		6.67		8.00	6.00	4.00)				
nventory (Listing and	-	33		33	33	33	-				
Months Supply	/	4.95	1.	1.00	5.50	8.25	SOLD				
		Active	Per	nding	0 - 90 Days	91 - 180		181 - 270 Days	271 - 365 D		
Low		\$1,499,000		38,000	\$1,480,000	\$1,925,	, in the second s	\$1,250,000	\$1,200,00		
High		\$5,280,000	\$2,6	98,000	\$2,499,999	\$2,150,	000	\$2,560,000	\$1,850,00		
Median		\$1,892,500	\$1,8	48,000	\$1,945,000	\$1,960,	000	\$1,851,500	\$1,640,50		
Average		\$2,148,681	\$1,8	98,588	\$1,941,974	\$1,997	,111	\$1,850,722	\$1,581,16		
Median DOM		22		8	8	8		9	27		
Current Active List	tings	16			MEDIAN SOLD PRIC	CE AS % OF FINAL I	IST PRICE				
Current Pendin	-	17	Most Recei	nt 0 - 90 Davs	Most Recent 91 to 180 Days			Most Recent 271 to 360 Da	vs		
	8			1.68%	109.61%	106.68	,	99.48%	,5		
					MEDIAN SOLD PRICE						
			Most Recei	nt 0 - 90 Days	Most Recent 91 to 180 Days	s Most Recent 18	1 to 270 Days	Most Recent 271 to 360 Da	ys		
				4.68%	109.61%	106.68	-	96.55%			
TERED MARKET ANAL	.YSIS										
Subject SQFT: 1996 by:		Subj	ect Year Built:	1977	Property Type:	Single Family					
Min SQFT:			Max SQFT:		Min Year Built:		Max Year Built:				
Min Bed:		0.007	Max Bed:		Zip:		Property Type:	Single Family			
Totol # -CC 1 (7		0 - 90 Days		80 Days	181 - 270 Days	271 - 365	Days				
Total # of Sales (So		20 6.67		9 3.00	18 6.00	12					
sorption Rate(Sales po ventory (Listing and		6.67 33		33	33	4.00	,				
Months Supply	-	4.95		1.00	5.50	8.25	5				
						0.20	SOLD				
		Active	Pei	nding	0 - 90 Days	91 - 180	Days	181 - 270 Days	271 - 365 I		
Low		\$1,499,000	\$1,4	38,000	\$1,480,000	\$1,925,	000	\$1,250,000	\$1,200,0		
High		\$5,280,000		98,000	\$2,499,999	\$2,150,		\$2,560,000	\$1,850,00		
Median		\$1,892,500		48,000	\$1,945,000	\$1,960,		\$1,851,500	\$1,640,50		
Average		\$2,148,681		98,588	\$1,941,974	\$1,997	,111	\$1,850,722	\$1,581,16		
Median DOM		22		8	8	8		9	27		
Current Active List	tings	16			MEDIAN SOLD PRIC	CE AS % OF FINAL L	IST PRICE				
Current Pendin	g	17	Most Recei	nt 0 - 90 Days	Most Recent 91 to 180 Days	s Most Recent 18	1 to 270 Days	Most Recent 271 to 360 Da	ys		
			104	1 000/							
			10	4.68%	109.61%	106.68	8%	99.48%			
					MEDIAN SOLD PRICE	AS % OF ORIGINAL	LIST PRICE				
			Most Recei	nt 0 - 90 Days	MEDIAN SOLD PRICE Most Recent 91 to 180 Days	AS % OF ORIGINAL s Most Recent 18	LIST PRICE 1 to 270 Days	Most Recent 271 to 360 Da	ys		
			Most Recei		MEDIAN SOLD PRICE	AS % OF ORIGINAL	LIST PRICE 1 to 270 Days		ys		
PRESSED MARKET GRI	D		Most Recen	nt 0 - 90 Days 4.68%	MEDIAN SOLD PRICE Most Recent 91 to 180 Days 109.61%	AS % OF ORIGINAL Most Recent 183 106.63	LIST PRICE 1 to 270 Days 8%	Most Recent 271 to 360 Da 96.55%			
	D etail		Most Recen	nt 0 - 90 Days	MEDIAN SOLD PRICE Most Recent 91 to 180 Days	AS % OF ORIGINAL s Most Recent 18	LIST PRICE 1 to 270 Days	Most Recent 271 to 360 Da 96.55% nding # of Solds			
R			Most Recen	nt 0 - 90 Days 4.68% of Listings	MEDIAN SOLD PRICE Most Recent 91 to 180 Days 109.61% % of Listings	AS % OF ORIGINAL s Most Recent 18: 106.63 # of Pending	LIST PRICE 1 to 270 Days 8% % of Pe	Most Recent 271 to 360 Da 96.55% nding # of Solds 2% 58	% of Sold		
R	etail	_	Most Recen	nt 0 - 90 Days 4.68% of Listings 16	MEDIAN SOLD PRICE Most Recent 91 to 180 Days 109.61% % of Listings 100%	AS % OF ORIGINAL Most Recent 183 106.63 # of Pending 16	LIST PRICE 1 to 270 Days 8% % of Pe 94.12	Most Recent 271 to 360 Da 96.55% nding # of Solds 2% 58 5 0	% of Sold 98.31%		
R Sho I CDIAN SALE PRICE	etail ort Sale REO		Most Recen	nt 0 - 90 Days 4.68% of Listings 16 0	MEDIAN SOLD PRICE Most Recent 91 to 180 Days 109.61% % of Listings 100% 0% 0%	AS % OF ORIGINAL Most Recent 18: 106.63 # of Pending 16 0	LIST PRICE 1 to 270 Days 8% % of Pe 94.12 0%	Most Recent 271 to 360 Da 96.55% nding # of Solds 2% 58 6 0 % 1	% of Sold 98.31% 0%		
R Sho I DIAN SALE PRICE	etail ort Sale		Most Recen	nt 0 - 90 Days 4.68% of Listings 16 0	MEDIAN SOLD PRICE Most Recent 91 to 180 Days 109.61% % of Listings 100% 0%	AS % OF ORIGINAL Most Recent 18: 106.63 # of Pending 16 0	LIST PRICE 1 to 270 Days 8% % of Pe 94.12 0%	Most Recent 271 to 360 Da 96.55% nding # of Solds 2% 58 5 0	% of Sold 98.31% 0%		
R Sho DIAN SALE PRICE O	etail ort Sale REO	es Media	Most Recen	nt 0 - 90 Days 4.68% of Listings 16 0	MEDIAN SOLD PRICE Most Recent 91 to 180 Days 109.61% % of Listings 100% 0% 0% 0% TWO MONTHS	AS % OF ORIGINAL Most Recent 18: 106.63 # of Pending 16 0	LIST PRICE 1 to 270 Days 8% % of Pe 94.12 0%	Most Recent 271 to 360 Da 96.55% nding # of Solds 2% 58 5 0 1% 1	% of Sold 98.31% 0% 1.69%		
R Sho DIAN SALE PRICE O Contract Date Pen	etail ort Sale REO NE MONTH		Most Recei	nt 0 - 90 Days 4.68% of Listings 16 0 0	MEDIAN SOLD PRICE Most Recent 91 to 180 Days 109.61% % of Listings 100% 0% 0% TWO MONTHS te Pending Sales	AS % OF ORIGINAL Most Recent 18: 106.64 # of Pending 16 0 1	LIST PRICE 1 to 270 Days 8% % of Pe 94.12 0% 5.88	Most Recent 271 to 360 Da 96.55% adding # of Solds 2% 58 5 0 % 1 THREE MONTHS ate Pending Sales	% of Sold 98.31% 0% 1.69% Median Prio		
R Sho DIAN SALE PRICE O Contract Date Pen Jun-18	etail ort Sale REO NE MONTH nding Sal	\$2,0	Most Recen 104 # m Price	nt 0 - 90 Days 4.68% of Listings 16 0 0 Contract Da	MEDIAN SOLD PRICE Most Recent 91 to 180 Days 109.61% % of Listings 100% 0% 0% TWO MONTHS te Pending Sales 3 1	AS % OF ORIGINAL Most Recent 18: 106.63 # of Pending 16 0 1 Median Price	LIST PRICE 1 to 270 Days 8% % of Pe 94.12 0% 5.88 Contract D	Most Recent 271 to 360 Da 96.55% nding # of Solds 2% 58 5 0 % 1 THREE MONTHS ate Pending Sales 18 1	% of Sold 98.31% 0% 1.69% Median Prio \$2,080,000		
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THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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