



# Agile Evaluation

Exterior Inspection Evaluation Report



**For Property Located at:**

3807 Bellewater Blvd,  
Riverview, FL 33578

**Value Estimate / Condition:**

\$250,500 / C2

**Client:**

ABC Mortgage

**Effective Date:**

02/22/2018

## AGILE EVALUATION Executive Summary

### HOUSECANARY VALUE

High Confidence

**\$250,500** \$146/sq.ft.

**\$240,692 - \$254,754**

\$140/sq.ft. - \$148/sq.ft.

### HOUSECANARY RENTAL VALUE

High Confidence

**\$1,600** \$0.93/sq.ft.

**\$1,488 - \$1,761**

\$0.87/sq.ft. - \$1.03/sq.ft.

### MARKET STATUS

Seller's Market

### MSA 1YR RISK OF DECLINE

**4.9%** Very Low

### C2 EXCELLENT

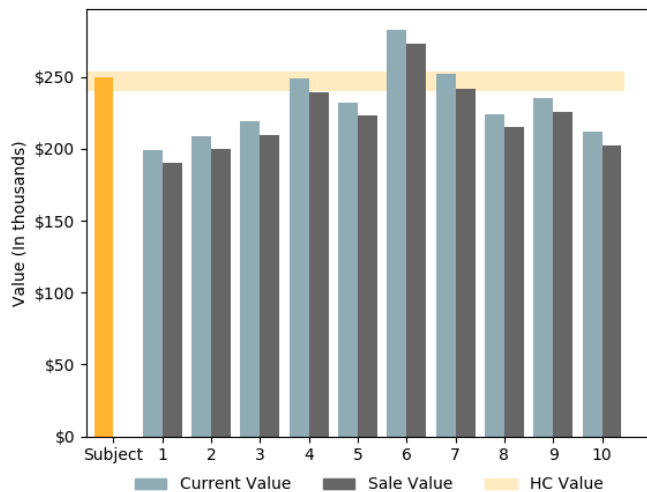
Like new, no deferred maintenance noted. Property improvements and site appear well maintained. Final conclusion of value reflects the Excellent condition of the subject.

## Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	Yes	4	2.5	1712	7195	2000	No

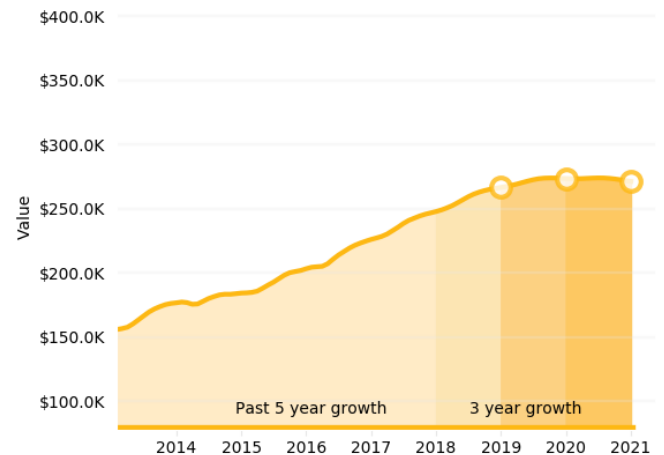
Disclaimer: attributes for properties may be inaccurate because county assessor data does not always include recent additions and/or modifications to property structure

## Recent Similar Sales (Past 12 Months)



#	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	\$190,000	\$199,063	9007 Egret Cove... Riverview, FL 33578	High
2	\$200,000	\$209,259	3904 Bellewater... Riverview, FL 33578	High
3	\$210,000	\$219,396	9012 Egret Cove... Riverview, FL 33578	High
4	\$239,900	\$249,468	8411 Canterbury... Tampa, FL 33619	High
5	\$223,000	\$232,574	3744 Bellewater... Riverview, FL 33578	High
6	\$273,000	\$283,215	4008 Water Park Ct Riverview, FL 33578	High
7	\$242,500	\$252,263	9054 Egret Cove... Riverview, FL 33578	High
8	\$215,000	\$224,380	9339 Hidden Wat... Riverview, FL 33578	High
9	\$226,500	\$235,972	8410 Canterbury... Tampa, FL 33619	High
10	\$202,900	\$212,079	9404 Hidden Wat... Riverview, FL 33578	High

## Value Forecast

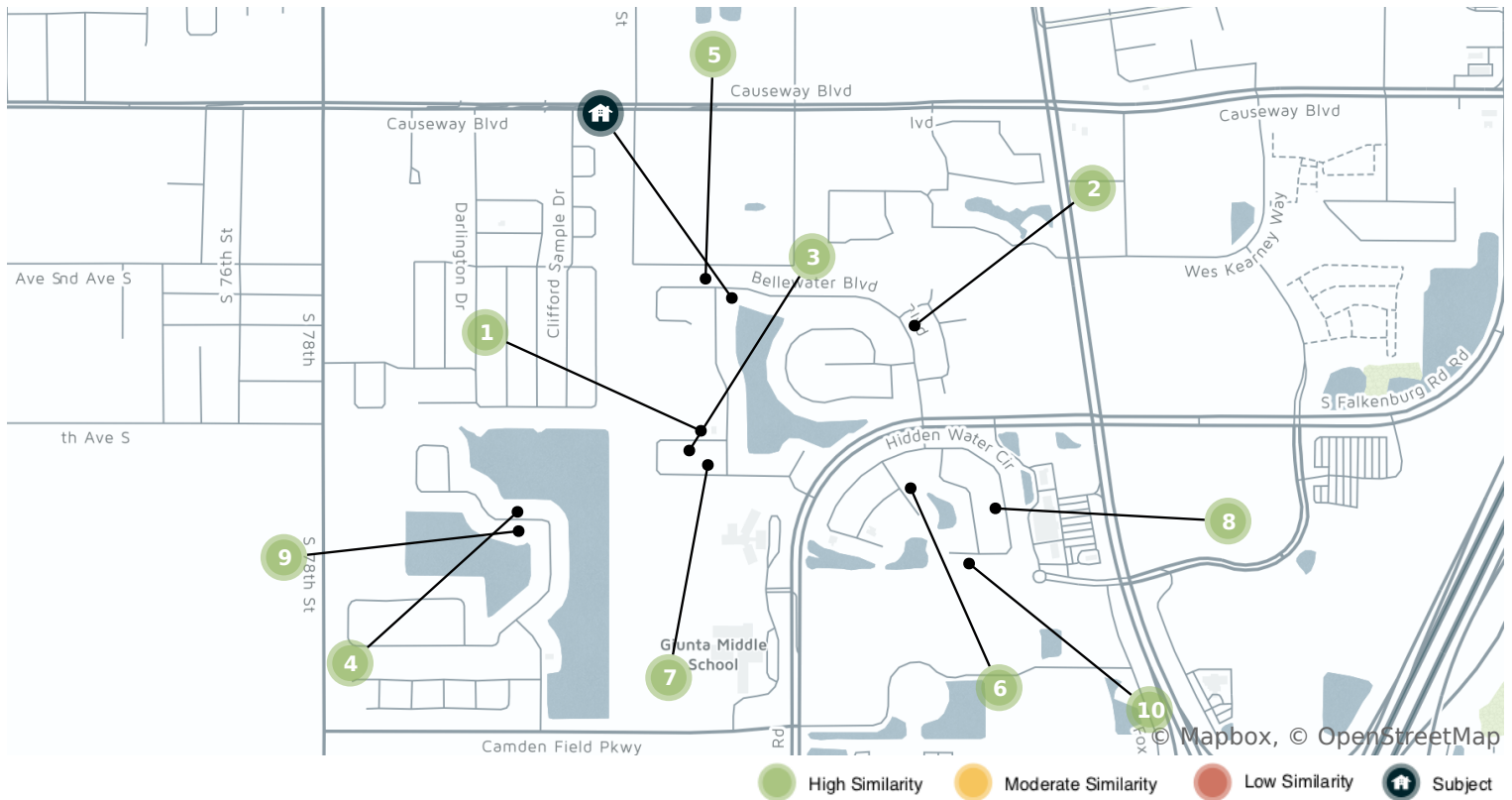


1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
7.6%	10.4%	9.5%
\$266,525	\$273,461	\$271,232

## Purchase History

DATE	SALE PRICE
07/10/2017	\$238,000
03/05/2013	\$170,000
03/10/2006	\$271,000
04/24/2003	\$147,000
12/06/2000	\$140,500

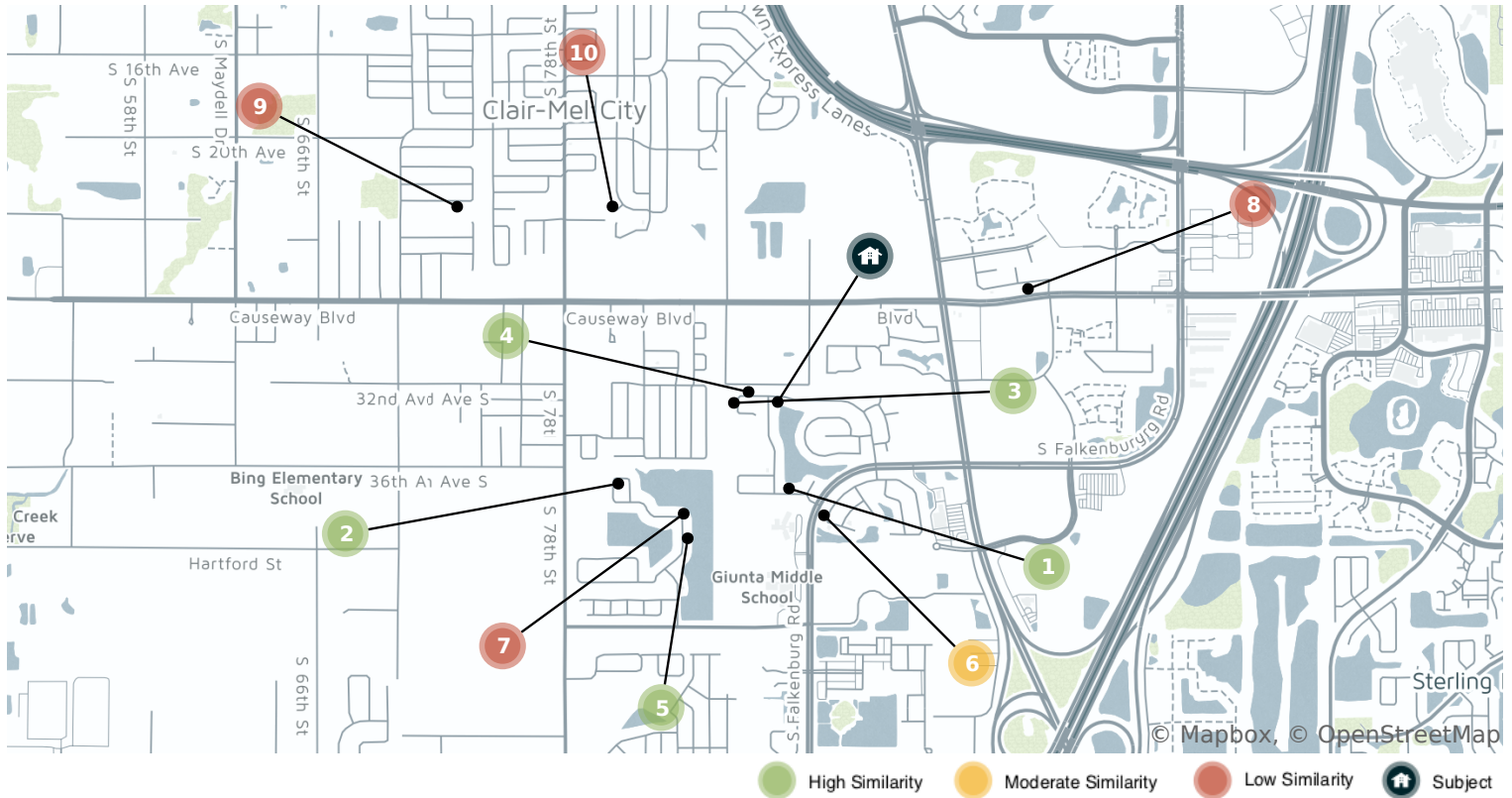
## Recent Similar Sales



#	SIMILARITY	DISTANCE	PROPERTY	SALE PRICE	SALE DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	<b>SUBJECT</b>	<b>\$238,000</b>	<b>07/2017</b>	<b>\$247,723</b>	<b>18</b>	<b>4</b>	<b>2.5</b>	<b>1712</b>	<b>7195</b>
1	High	0.21mi	9007 Egret Cove Cir Riverview, FL 33578	\$190,000	01/2018	\$199,063	18	3	2.0	1592	4950
2	High	0.29mi	3904 Bellewater Blvd Riverview, FL 33578	\$200,000	12/2017	\$209,259	19	3	2.0	1640	5550
3	High	0.25mi	9012 Egret Cove Cir Riverview, FL 33578	\$210,000	11/2017	\$219,396	18	3	2.0	1620	5850
4	High	0.48mi	8411 Canterbury Lake Blvd Tampa, FL 33619	\$239,900	11/2017	\$249,468	14	3	2.0	2008	5500
5	High	0.05mi	3744 Bellewater Blvd Riverview, FL 33578	\$223,000	10/2017	\$232,574	17	4	2.0	1778	5650
6	High	0.41mi	4008 Water Park Ct Riverview, FL 33578	\$273,000	09/2017	\$283,215	23	4	3.0	2202	8250
7	High	0.27mi	9054 Egret Cove Cir Riverview, FL 33578	\$242,500	09/2017	\$252,263	18	4	2.5	1778	5625
8	High	0.53mi	9339 Hidden Water Cir Riverview, FL 33578	\$215,000	08/2017	\$224,380	20	3	2.0	1640	5500
9	High	0.5mi	8410 Canterbury Lake Blvd Tampa, FL 33619	\$226,500	08/2017	\$235,972	14	4	2.0	1908	5500
10	High	0.56mi	9404 Hidden Water Cir Riverview, FL 33578	\$202,900	08/2017	\$212,079	22	3	2.0	1440	5500

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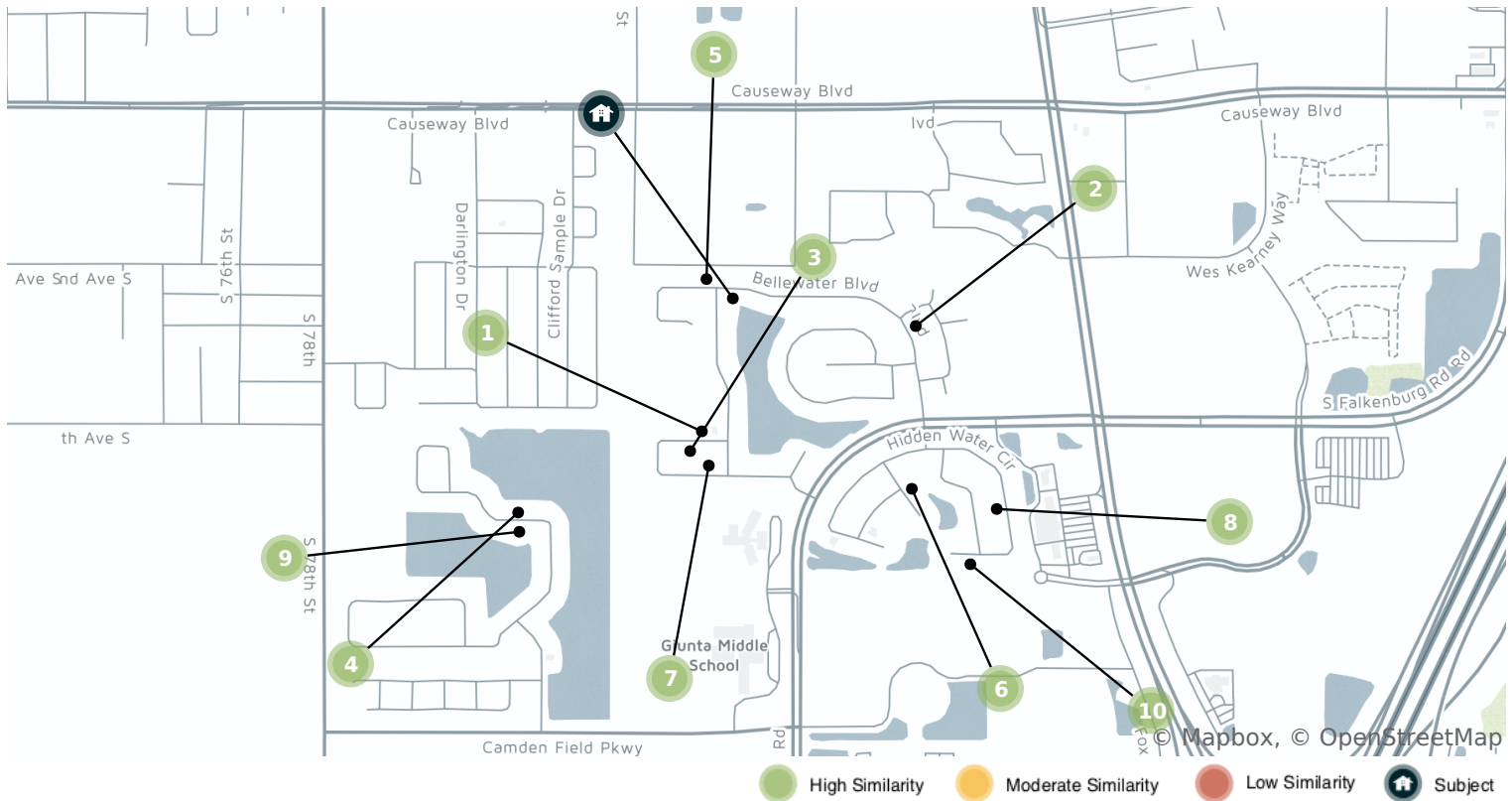
## Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	<b>SUBJECT</b>	-	-	18	4	2.5	1712	7195	-
1	High	0.26mi	9108 Egret Cove Cir Riverview, FL 33578	\$294,900	01/2018	17	3	2.5	2022	7200	28
2	High	0.54mi	8527 Canterbury Lake Blvd Tampa, FL 33619	\$225,000	01/2018	14	3	2.0	1878	6553	29
3	High	0.13mi	3722 Bellewater Blvd Riverview, FL 33578	\$219,900	01/2018	18	4	3.0	1797	5500	36
4	High	0.09mi	3734 Bellewater Blvd Riverview, FL 33578	\$199,900	01/2018	17	3	2.0	1439	5650	51
5	High	0.5mi	8327 Canterbury Lake Blvd Tampa, FL 33619	\$229,900	11/2017	15	3	2.0	1719	4700	106
6	Moderate	0.37mi	9212 Hidden Water Cir Riverview, FL 33578	\$240,000	11/2017	21	3	2.0	2060	8033	99
7	Low	0.44mi	8401 Canterbury Lake Blvd Tampa, FL 33619	\$265,000	02/2018	15	4	2.5	2460	4739	6
8	Low	0.83mi	10403 Ventura Ave Tampa, FL 33619	\$118,500	02/2018	48	3	1.0	1062	7015	13
9	Low	1.14mi	2060 Balfour Cir Tampa, FL 33619	\$140,000	02/2018	44	3	2.0	1101	7480	14
10	Low	0.78mi	2031 Waikiki Way Tampa, FL 33619	\$128,000	02/2018	59	3	2.0	1176	7931	15

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## Historical Similar Sales (0-4yrs)



#	SIMILARITY	DISTANCE	PROPERTY	SALE PRICE	SALE DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	<b>SUBJECT</b>	<b>\$238,000</b>	<b>07/2017</b>	<b>\$247,723</b>	<b>18</b>	<b>4</b>	<b>2.5</b>	<b>1712</b>	<b>7195</b>
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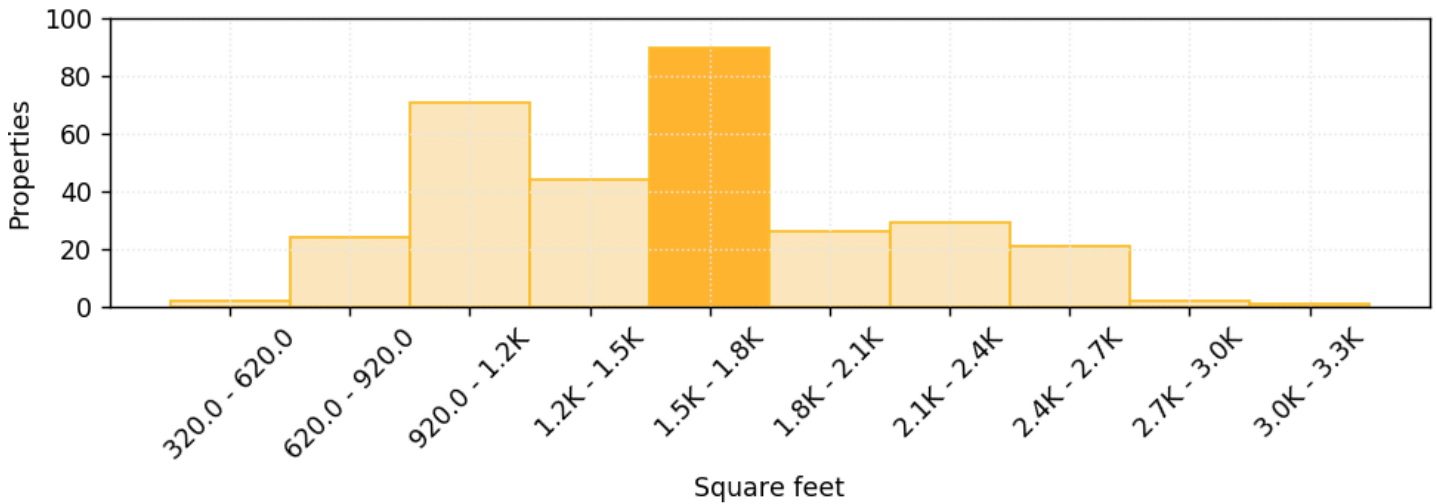
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## Nearby Properties

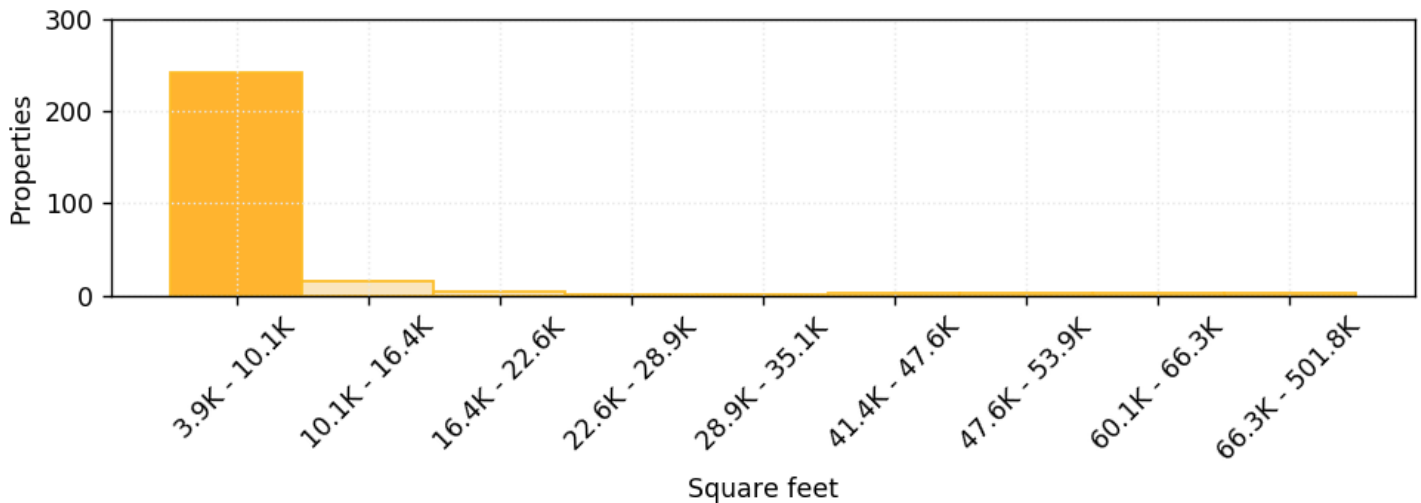
1 mile radius

# of nearby properties    Subject property

### Gross Living Area (sq. ft.)



### Site Area (sq. ft.)





## Nearby Properties

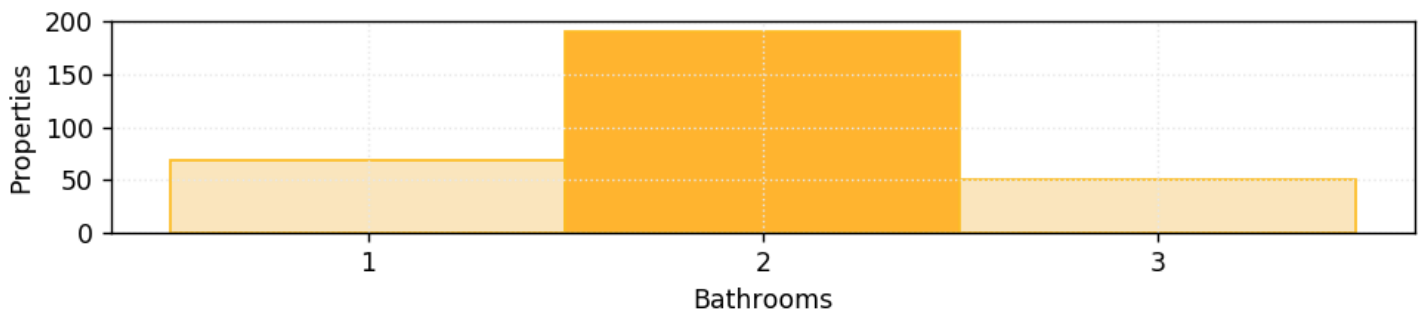
1 mile radius

# of nearby properties    Subject property

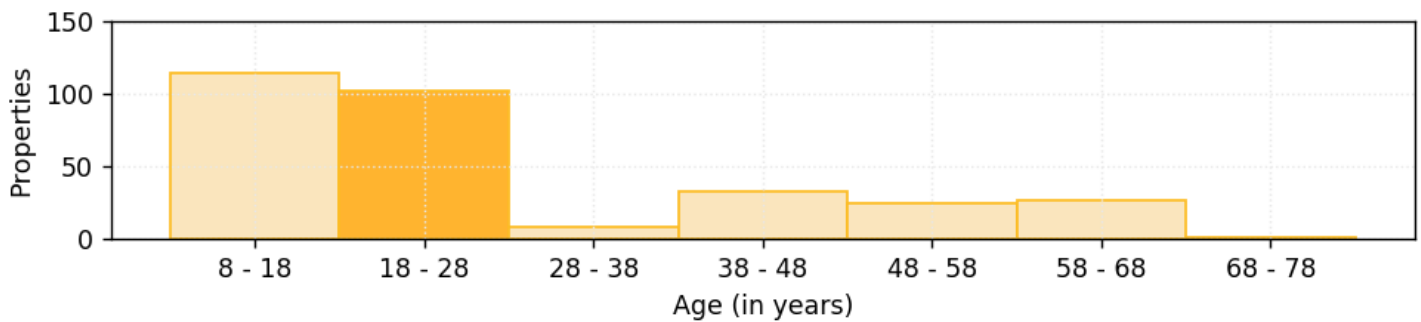
### Bedrooms



### Bathrooms

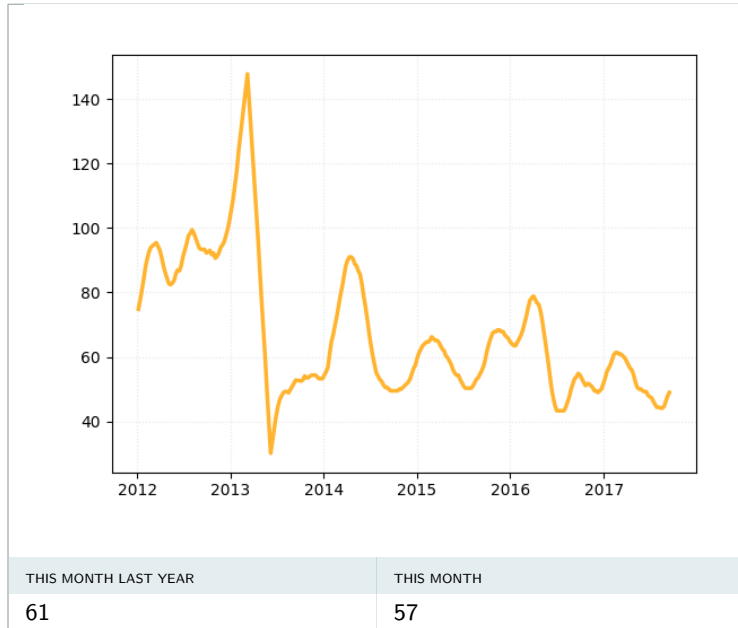


### Age



## Market Analysis - 33578

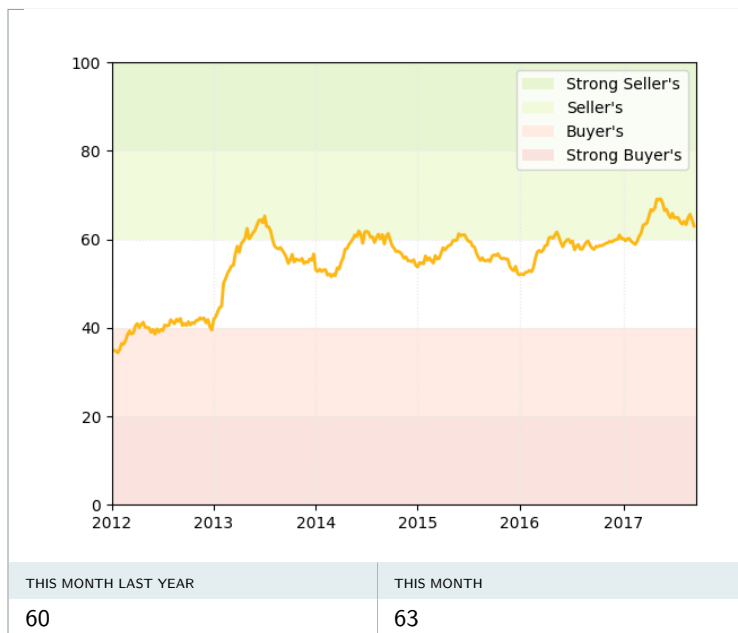
### Days on Market - Sold or De-listed Properties



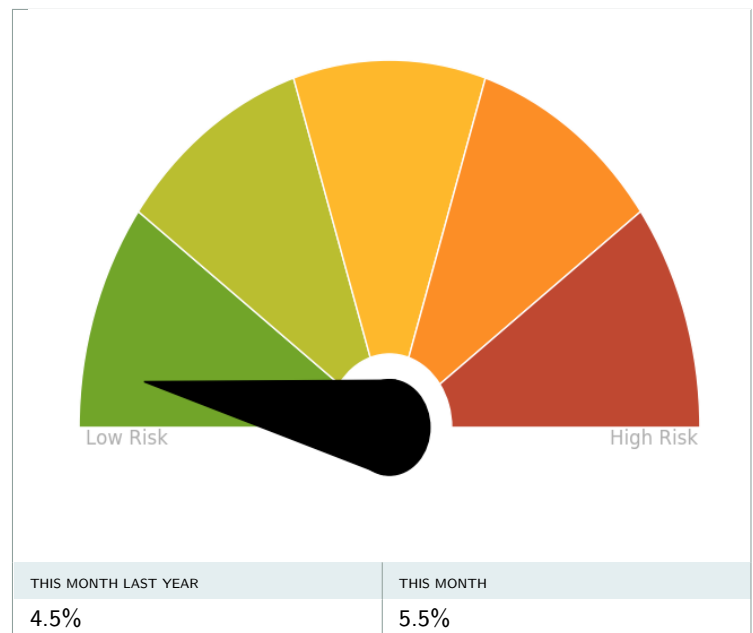
### Months of Supply



### Market Index



### 1 Year risk of decline



MARKET STATUS  
**Seller's Market**

RISK LEVEL  
**Very Low**



## Glossary

<b>Active</b>	<p>Active listings within a 1 year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Local MLS</p>
<b>Current Value</b>	<p>Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index.</p> <p>Source: Public Record, HouseCanary Automated Valuation Model</p>
<b>Days on Market</b>	<p>The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Historical Similar Listings</b>	<p>Similar listings within a 4-year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary Home Price Index</p>
<b>Historical Similar Sales</b>	<p>Similar sales within a 4-year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary Home Price Index</p>
<b>Market Index</b>	<p>The market index is designed to measure supply versus demand at a local zip code level. The index ranges from 0-100 where values of 41-60 indicate a market in equilibrium (neutral). Values above 61 indicate that demand exceeds supply, and that the local area is a seller's market. Values below 41 indicate that supply exceeds demand, and that the local area is a buyer's market. Demand is measured using indicators such as sales volume, changes in listing prices, and days on market. Supply is measured using indicators such as inventory and the number of new listings.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Market Status</b>	<p>The market status is the summary conclusion on the market index. Specifically whether the market is currently classified as a buyer's market, seller's market or neutral. For more details see market index definition.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Months of Supply</b>	<p>The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>MSA 1yr risk of decline</b>	<p>The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Nearby Properties</b>	<p>All nearby properties and associated attributes within a 1 mile radius to the subject property. This chart allows for comparison of the subject property attributes with nearby properties.</p> <p>Source: Public Record, HouseCanary analysis</p>
<b>Non-disclosure state</b>	<p>In most non-disclosure states (or counties) both transaction sales price and date are not available to the general public. This data is not available because either the transaction details are not required or cannot legally be disclosed to the public. As a result, HouseCanary relies on different data to provide information such as comparable properties in our Value Report.</p> <p>When a request for a value report occurs in a non-disclosure area, HouseCanary uses listing information to populate comparable properties in the recent similar, active and historical sections of the report. Specific fields will change in these sections, for example in recent similar listings, sales price will be replaced with listed price.</p> <p>The following fourteen states are considered non-disclosure: Alaska, Idaho, Indiana, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.</p> <p>Source: Public Record, MLS</p>

## Glossary Contd.

<b>Owner Occupancy</b>	Owner occupancy indicates whether the owner of the home is the primary resident. Source: Public Record
<b>Property Type</b>	Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Income Generating Property. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories. Source: Public Record
<b>Recent Similar Listings</b>	Similar listings within a 1-year timeframe and a 1-mile radius to the subject property. Source: Public Record, HouseCanary analysis
<b>Recent Similar Sales</b>	Similar sales within a 1-year timeframe and a 1-mile radius to the subject property. Source: Public Record, HouseCanary analysis
<b>Similarity Level</b>	HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property. Source: Public Record, MLS, HouseCanary analysis
<b>Valuation Suitability Score</b>	HouseCanary's valuation suitability score is measured in percentage terms relative to the estimated price. This score allows for comparison of accuracy on two or more properties regardless of the magnitude of the individual price estimates. Formally, if the Valuation Suitability Score is $X$ and the estimated price is $P$ , then the lower price bound approximately equals $P * (X/100)$ and the upper price bound approximately equals $P * (2 - (X/100))$ . Scores over 85 imply high model accuracy, scores between 70-85 imply average model accuracy, and scores below 70 imply low model accuracy. Source: Public Record, MLS, HouseCanary analysis

## Data Sources

HouseCanary accesses up-to-date data from county recorders and local MLS's. Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Agile Evaluation Report for every property.

For questions, please contact HouseCanary at [support@housecanary.com](mailto:support@housecanary.com).

## Disclaimer

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# Exterior Inspection

Property / Neighborhood Info

Completed Inspection Date: 02/22/2018

## Property Details

PUD	No
Carpport	None
Garage	Yes
Attached	No
Detached	No
Built-in	2 spaces
Driveway	2 spaces
Material	Concrete
Condition	Very Good
On-street parking	No
Roof surface	
Material	Composition
Roof Pitch	Sharp
Condition	Good
Exterior walls	
Material	Stucco
Condition	Good
Views	Water,Residential
Impact on value	Beneficial
Stories	2.0
Pool	Did not go to the rear of property
Porch	No
Number	0
Matches house	
Patio / Deck	No
Uncovered	0
Covered	0
Special amenities	House appears to be on a lake.
Adverse site conditions	None noted

## Neighborhood

Ability to view property	Yes
Repairs required	No
Damage by	
Comment	
Subject property maintenance	C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.
Locational influences	Residential
Impact on value	Neutral
Comment	Near Hwy 301 and Falkenburg Rd, shopping.
% of land area occupied by commercial	0
Evidence of occupancy	Lawn Maintenance,Window Coverings

## Inspector comments

House in good condition.

## Inspection Photos

Photos are time-stamped and location verified (geolocation of photos matches subject address) as indicated.



Front



Exterior - Right



Exterior - Right



Exterior - Left





Exterior - Left



Street - Right



Street - Left



Address Verification



Street Sign