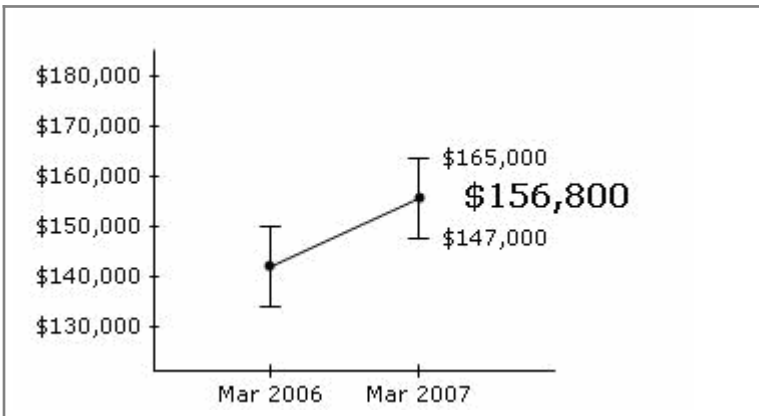


Homeowner Report

This report provides a current valuation and describes local market trends for 6424 NUGGETT DR. These are based on a mathematical analysis of all historical sales which have occurred in a cluster of similar nearby properties.

(For more on how this information is put together, please see www.homevaluationscanada.com)


Property Valuation

The current valuation for this property is \$156,800.

It is unlikely to be worth more than \$165,000 and less than \$147,000.

Confidence An indication of the expected accuracy of the valuation.

Best

The last sale on record for this cluster of properties took place January 16, 2007. The most recent 5 sales occurred in a span of 45 days. On average, the difference between HVC valuation and those actual values has been 6.2%.

Market Trends Taken from recent sales history in the cluster of properties.

Property values have risen by 3.6% over the last 12 months. The market has been quite active, but has been slowing recently.

Comparative Sales These are considered the best comparatives at this time, and have been used in this valuation.

Address	Sale Date	Sale Price
1. 1967 COLORADO LANE	Nov 30, 2006	\$157,000
2. 1899 SIMARD DR	Dec 15, 2006	\$161,000
3. 6652 SAPINIER ST	Oct 6, 2006	\$166,000

Sales History These are the previous sales on record for 6424 NUGGETT DR.

Sale Date	Sale Price
Jul 4, 2006	\$155,000
Jul 3, 2001	\$109,900

Cluster Details The cluster is a group of similar nearby properties, on which the historical sales data is based.

This cluster is made up of 328 individual properties, with 399 sales on record, and 23 sales occurring in the last 6 months. Historically, sales have ranged from \$59,250 to \$169,000.

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