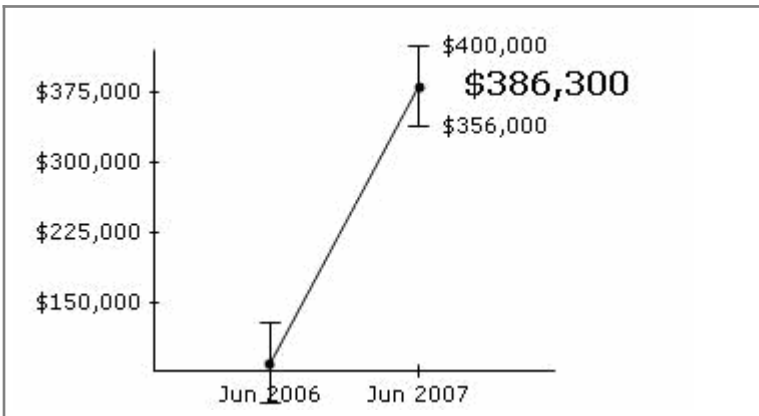


**Homeowner Report**

This report provides a current valuation and describes local market trends for 8326 165 ST NW. 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](http://www.homevaluationscanada.com))


**Property Valuation**

The current valuation for this property is \$386,300.

It is unlikely to be worth more than \$400,000 and less than \$356,000.

**Confidence** An indication of the expected accuracy of the valuation.

**Good**

The last sale on record for this cluster of properties took place April 28, 2007. The most recent 5 sales occurred in a span of 23 days. On average, the difference between HVC valuation and those actual values has been 7.2%.

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

Property values have risen dramatically by 59.6% 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. 8303 161 ST NW	Feb 9, 2007	\$343,000
2. 8318 164 ST NW	Mar 16, 2007	\$315,000
3. 8304 156 ST NW	Mar 6, 2007	\$315,000

**Sales History** These are the previous sales on record for 8326 165 ST NW.

Sale Date	Sale Price
No sales data available	

**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 1,060 individual properties, with 835 sales on record, and 54 sales occurring in the last 6 months. Historically, sales have ranged from \$80,000 to \$368,000.

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