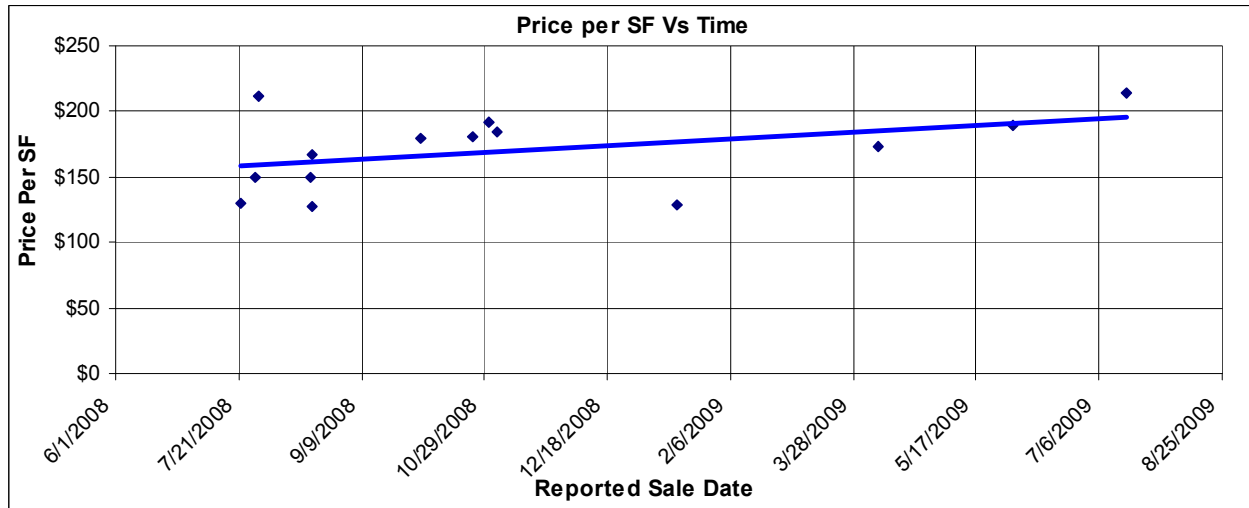
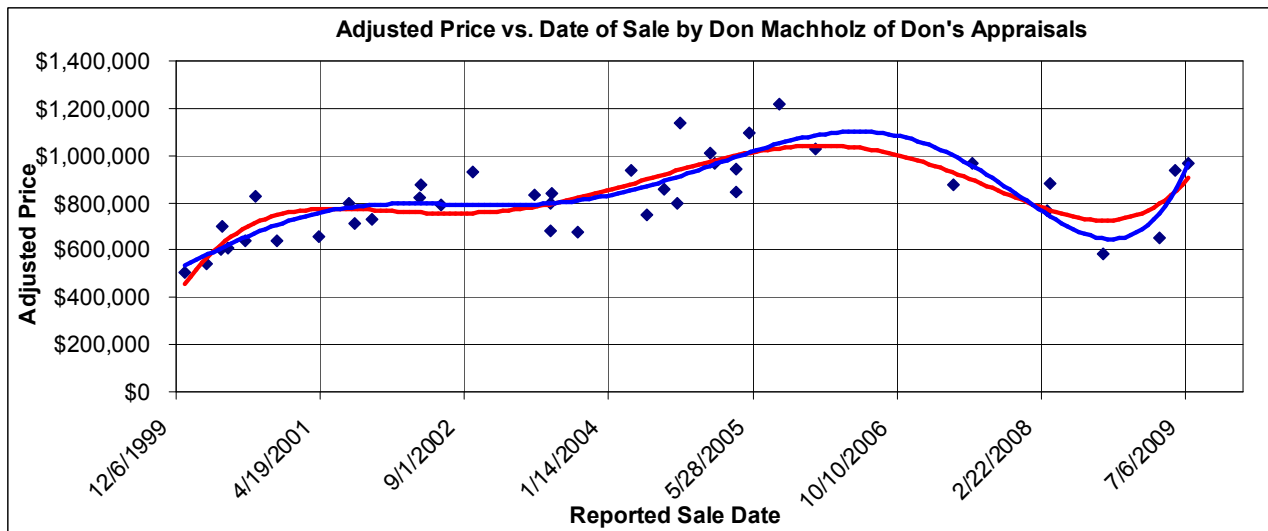


The Past Year in Saddleback Estates in Auburn



Recently I appraised a house in the Saddleback Estates, off Dry Creek Rd., and in the course of determining market trends I produced the graph seen above. It shows non-distressed sales over the past year and indicates an increase in value. To see how we got to this point I studied the past ten years in this subdivision. That study produced the graph seen below. This roller coaster shows a general increase throughout the past ten years, with a large dip more than two years ago. We are presently recovering from that dip. 08/06/2009



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