

123 MAIN STREET, ANYTOWN, USA 12345-0034

Owner Name: **WHITE KIM**

Valuation Summary

(Note: accuracy sequence results are shown in random order)

#	AVM	Value	Low Value	High Value	Score	Comment
1	ValuePoint4	\$247,000	\$240,000	\$255,000	83	✓
2	PowerBASE	\$212,000	\$149,000	\$243,000	58	✓
3	HVE					✗ User not recognized
Average		\$229,500	\$194,500	\$249,000		

Result #: 1

ValuePoint®4 Report

For Property Located At

123 MAIN STREET, ANYTOWN, USA 12345-0034

Owner Name: **WHITE KIM**

Valuation Result

Estimated Value: **\$247,000**
 Estimated Value Range: **\$240,000 - \$255,000**
 Value As Of: **02/22/2006**
 Processed Date: **02/22/2006**
 Score: **83**
 Comment: **VP4 Valuation Successful**

Last Market Sale Information:

Sale Price: **\$245,000**
 Sale Date: **09/17/2004**
 Sale Type:
 Seller Name: **SAMPLE JOHN Q**
 1st Mtg Amount: **\$220,500**
 1st Mtg Type: **CONV**

Prior Sale Information:

Prior Sale Price: **\$280,000**
 Prior Sale Date: **02/13/2002**
 Prior Sale Type:
 Prior 1st Mtg Amt: **\$224,000**
 Prior 1st Mtg Type: **CONV**

2nd Mtg Amount:

Location Information:

County: **ANY COUNTY, USA** APN: **0014-014X-0000-000**
 Census Tract: **41.00** Township Name: **ANYPLACE**
 Absentee Owner : **A**

Property Information:

Living Area: **1,288** Land Use: **SFR**
 Total Rooms: **6** Lot Area: **8,712**
 Bedrooms: **2** Year Built / Eff: **1920 /**
 Bath(F/H): **1 /** Air Conditioning: **CENTRAL**
 Pool: Fireplace: **1**
 # of Stories: **1.00** Parking:

Tax Information:

Assessed Value: **\$110,100** Assessed Year: **2005**
 Land Value: **\$28,700** Improvement Value: **\$81,400**

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Area Market Sales

For Property Located At

123 MAIN STREET, ANYTOWN, USA 12345-0034

Comp#:	1		Distance From Subject:	0.29 (miles)	
Address:	310 FIRST ST, ANYTOWN, USA 12345-0034				
Owner Name:	MILLER DAVID		Living Area:	1,764	
Seller Name:	JONES JAMES		Total Rooms:	6	
APN:	014 014000X000	Land Use:	SFR	Bedrooms:	2
County:	ANYTOWN, USA	Parking:		Bath(F/H):	1 /
Sale Price:	\$250,000	Prior Sale Price:	\$43,500	Year Built:	1920
Recording Date:	10/24/2005	Prior Rec. Date:	03/11/1997	Air Cond:	
1 st Mortgage Amount:	\$200,000	Lot Area:	7,405	Fireplace:	1
Total Assessed Value:	\$63,500	# of Stories:	1	Pool:	

Comp#:	2		Distance From Subject:	0.41 (miles)	
Address:	45681 DOREEN DR, ANYTOWN, USA 12345-0034				
Owner Name:	SMITH BRIAN		Living Area:	1,043	
Seller Name:	DOE JOHN		Total Rooms:	5	
APN:	014 0139000X000	Land Use:	SFR	Bedrooms:	2
County:	ANYTOWN, USA	Parking:		Bath(F/H):	1 /
Sale Price:	\$238,000	Prior Sale Price:	\$155,000	Year Built:	1930
Recording Date:	08/02/2005	Prior Rec. Date:	06/10/2003	Air Cond:	
1 st Mortgage Amount:	\$190,400	Lot Area:	7,405	Fireplace:	
Total Assessed Value:	\$121,800	# of Stories:	1	Pool:	

Comp#:	3		Distance From Subject:	0.38 (miles)	
Address:	301 FIRST ST, ANYTOWN, USA 12345-0034				
Owner Name:	DAVIS JIM		Living Area:	1,121	
Seller Name:	BROWN SALLY		Total Rooms:	5	
APN:	014 0149000X000	Land Use:	SFR	Bedrooms:	3
County:	ANYTOWN, USA	Parking:		Bath(F/H):	1 /
Sale Price:	\$225,300	Prior Sale Price:	\$190,000	Year Built:	1920
Recording Date:	06/27/2005	Prior Rec. Date:	07/22/2003	Air Cond:	YES
1 st Mortgage Amount:	\$225,250	Lot Area:	9,583	Fireplace:	
Total Assessed Value:	\$83,100	# of Stories:	1	Pool:	

Result #: 2

PowerBASE 6.0

SUBJECT IDENTIFICATION					
Property Address:	123 MAIN STREET				
City:	ANYTOWN	County:	ANY COUNTY	State:	USA
Zip Code:	X0000	Assessor's Parcel No.:	1401400000XXX	Census Tract:	41.00
Current Owner:	WHITE KIM	Owner Occupied:	false	Property Type:	SFR

VALUATION RESULTS					
Estimate of Market Value:	\$212,000	Highest Reasonable:	\$243,000	Lowest Reasonable:	\$149,000
Confidence Score:	58				

Success - Valuation successful.

This data set was prepared on 02/22/2006

Fetch File Number: 1171X000

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SALE INFORMATION					
Last Sale Price:	\$245,000	Last Sale Date:	09/17/2004	Last Sale Type:	Full
Prior Sale Price:	\$145,000	Prior Sale Date:	05/21/2003	Prior Sale Type:	Full

SUBJECT DESCRIPTION

Site Area:	8,500	Gross Living Area:	1,288	Year Built:	1920
No. of Units:	1	No. of Stories:	1	No. of Rooms:	6
No. of Bedrooms:	2	No. of Bathrooms:	1.0	No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	
Loan Amount:	\$220,500	Assessed Land Value:	\$28,700	Improvement Value:	\$62,100
Assessment:	\$90,800	Year of Assessment:	2004		

Comparable Sales

Comparable No. 1	Proximity to Subject: 0.08 mile				
Address:	333 MORSE AVE, ANYTOWN, USA 12345-0034				
Current Owner:			APN:		
Sale Price:	\$305,000	Sale Date:	08/01/2005	Year Built:	1930
Prior Sale Price:	\$250,443	Prior Sale Date:	01/01/2005	Loan Amount:	
Assessment:	\$51,240	Site Area:		Gross Living Area:	
Price/GLA:		No. of Stories:		No. of Rooms:	
No. of Bedrooms:		No. of Bathrooms:		No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	

Comparable No. 2	Proximity to Subject: 0.08 mile				
Address:	335 MORSE AVE, ANYTOWN, USA 12345-0034				
Current Owner:			APN:		
Sale Price:	\$140,200	Sale Date:	06/01/2005	Year Built:	1920
Prior Sale Price:	\$310,000	Prior Sale Date:	10/01/2004	Loan Amount:	
Assessment:	\$103,240	Site Area:		Gross Living Area:	
Price/GLA:		No. of Stories:		No. of Rooms:	
No. of Bedrooms:		No. of Bathrooms:		No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	

Comparable No. 3	Proximity to Subject: 0 mile				
Address:	12 POPPY LN, ANYTOWN, USA 12345-0034				
Current Owner:			APN:		
Sale Price:	\$225,000	Sale Date:	01/01/2005	Year Built:	1920
Prior Sale Price:	\$50,000	Prior Sale Date:	06/01/1993	Loan Amount:	
Assessment:	\$35,160	Site Area:		Gross Living Area:	
Price/GLA:		No. of Stories:		No. of Rooms:	
No. of Bedrooms:		No. of Bathrooms:		No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	

*** This property has transferred ownership more than once within two years from the valuation date.**

Result #: 3

**Freddie Mac's
Home Value Explorer®**

Report Date:

**For Property Located At
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User not recognized