

This data set was prepared on **02/22/2006** as electronic file number **1100XXXX** .

123 MAIN STREET
ANYTOWN, USA 12345-0034
Owner: **BALL LUCY B** County: **ANY COUNTY**

Value	\$184,000	Confidence	51
Highest Reasonable	\$202,000	Lowest Reasonable	\$166,000

This property is a SFR
Success - Valuation Successful.

Reported Property Information

Sale Date		APN	0140140000XXXX
Sale Price	\$145,000	Census Tract	
Sale Code	Undefined	Year Built	1920
Loan Amount		Living Area (sf)	
Prior Sale Date	05/01/2003	Lot Area (sf)	
Prior Sale Price	\$145,000	Total Rooms	
Prior Sale Code	Undefined	Bedrooms	
Assessed Date		Baths	
Assessor's Value		Stories	
Assessor's Land Value		A/C	
Assessor's Improvement Value		Pool	

Neighborhood Sales for
123 MAIN STREET
ANYTOWN, USA 12345-0034

The following properties are recently reported sales found in the immediate vicinity of the subject property. These properties, and others, are believed to be full value transfers or may represent an estimate of sale.

Sale 1 - 1367 FIRST ST, ANYTOWN, USA 12345 (Radius: 0.08 miles)

Sale Date	08/01/2005	APN		Assessed	\$51,240
Sale Price	\$305,000	Owner		A/C	
Loan Amount		Year Built	1930	Pool	
Prior Sale Date	01/01/2005	Rooms	/ /	Fireplace	
Prior Sale Price	\$250,443	Living Area (sf)		Parking	
-	-	Lot Area (sf)		Stories	

Sale 2 - 1394 FIRST ST, ANYTOWN, USA 12345 (Radius: 0.08 miles)

Sale Date	06/01/2005	APN		Assessed	\$103,240
Sale Price	\$140,200	Owner		A/C	
Loan Amount		Year Built	1920	Pool	
Prior Sale Date	10/01/2004	Rooms	/ /	Fireplace	
Prior Sale Price	\$310,000	Living Area (sf)		Parking	
-	-	Lot Area (sf)		Stories	

Sale 3 - 492 MAIN STREET, ANYTOWN, USA 12345 (Radius: 0 miles)

Sale Date	01/01/2005	APN		Assessed	\$35,160
Sale Price	\$225,000	Owner		A/C	
Loan Amount		Year Built	1920	Pool	
Prior Sale Date	06/01/1993	Rooms	/ /	Fireplace	
Prior Sale Price	\$50,000	Living Area (sf)		Parking	
-	-	Lot Area (sf)		Stories	

Sale 4 - 1378 SECOND ST, ANYTOWN, USA 12345 (Radius: 0.08 miles)

Sale Date	10/01/2004	APN		Assessed	\$59,360
Sale Price	\$280,000	Owner		A/C	
Loan Amount		Year Built	2003	Pool	
Prior Sale Date	07/01/2004	Rooms	/ /	Fireplace	
Prior Sale Price	\$152,900	Living Area (sf)		Parking	
-	-	Lot Area (sf)		Stories	

**Neighborhood Sales for
123 MAIN STREET
ANYTOWN, USA 12345-0034**

The following properties are recently reported sales found in the immediate vicinity of the subject property. These properties, and others, are believed to be full value transfers or may represent an estimate of sale.

Sale 1 - 1367 FIRST ST, ANYTOWN, USA 12345 (Radius: 0.08 miles)

Sale Date	08/01/2005	APN		Assessed	\$51,240
Sale Price	\$305,000	Owner		A/C	
Loan Amount		Year Built	1930	Pool	
Prior Sale Date	01/01/2005	Rooms	/ /	Fireplace	
Prior Sale Price	\$250,443	Living Area (sf)		Parking	
-	-	Lot Area (sf)		Stories	

Sale 2 - 1394 FIRST ST, ANYTOWN, USA 12345 (Radius: 0.08 miles)

Sale Date	06/01/2005	APN		Assessed	\$103,240
Sale Price	\$140,200	Owner		A/C	
Loan Amount		Year Built	1920	Pool	
Prior Sale Date	10/01/2004	Rooms	/ /	Fireplace	
Prior Sale Price	\$310,000	Living Area (sf)		Parking	
-	-	Lot Area (sf)		Stories	

Sale 3 - 492 MAIN STREET, ANYTOWN, USA 12345 (Radius: 0 miles)

Sale Date	01/01/2005	APN		Assessed	\$35,160
Sale Price	\$225,000	Owner		A/C	
Loan Amount		Year Built	1920	Pool	
Prior Sale Date	06/01/1993	Rooms	/ /	Fireplace	
Prior Sale Price	\$50,000	Living Area (sf)		Parking	
-	-	Lot Area (sf)		Stories	

Sale 4 - 1378 SECOND ST, ANYTOWN, USA 12345 (Radius: 0.08 miles)

Sale Date	10/01/2004	APN		Assessed	\$59,360
Sale Price	\$280,000	Owner		A/C	
Loan Amount		Year Built	2003	Pool	

Prior Sale Date	07/01/2004	Rooms	/ /	Fireplace	
Prior Sale Price	\$152,900	Living Area (sf)		Parking	
-	-	Lot Area (sf)		Stories	

AVM Street Map
 For Property Located At
123 MAIN STREET, ANYTOWN, USA 12345-0034

