





Year Built:	1955	Sale Date:	07/01/2010
Census TRact:		1st Mtg Amt:	
Land Use:		Prior Sale Price:	\$57,500
Assessed Value:	\$369,000	Prior Rec Date:	12/01/1977
Living Area:	1,257	Total Rooms:	6
Lot Area:	6,060	Bedrooms:	3
No Of Stories:	1	Total Baths:	2.0
Parking:		A/C:	
Pool:		Fireplace:	

Comp  Distance From Subject: 0.00


Address: 704 MAIN ST, ANYTOWN,USA 12345-4567

Owner:		Sale Price:	\$300,000
APN:		Sale Date:	06/01/2010
Year Built:	1953	1st Mtg Amt:	
Census TRact:		Prior Sale Price:	\$500,000
Land Use:		Prior Rec Date:	10/01/2005
Assessed Value:	\$297,000	Total Rooms:	6
Living Area:	1,235	Bedrooms:	4
Lot Area:	5,800	Total Baths:	1.0
No Of Stories:	1	A/C:	
Parking:		Fireplace:	
Pool:			

Comp  Distance From Subject: 0.02

Address: 1257 GREEN, ANYTOWN,USA 12345-4567

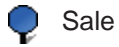
Owner:		Sale Price:	\$260,000
APN:		Sale Date:	04/01/2010
Year Built:	1953	1st Mtg Amt:	
Census TRact:		Prior Sale Price:	\$550,000
Land Use:		Prior Rec Date:	08/01/2007
Assessed Value:	\$333,000	Total Rooms:	5
Living Area:	1,146	Bedrooms:	3
Lot Area:	6,728	Total Baths:	2.0
No Of Stories:	1	A/C:	
Parking:		Fireplace:	
Pool:			

Comp  Distance From Subject: 0.01

Address: 723 MAYFLOWER, ANYTOWN,USA 12345-4567

Owner:		Sale Price:	\$360,000
APN:		Sale Date:	04/01/2010
Year Built:	1952	1st Mtg Amt:	
Census TRact:		Prior Sale Price:	\$155,000
Land Use:		Prior Rec Date:	04/01/1998
Assessed Value:	\$188,144	Total Rooms:	5
Living Area:	1,392	Bedrooms:	3
Lot Area:	6,391	Total Baths:	2.0
No Of Stories:	1	A/C:	
Parking:		Fireplace:	
Pool:			

LEGEND



Sale



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

#### FSD Definition:

The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

#### Confidence Score:

The HPA confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

#### Home Price Analyzer® (HPA):

HPA is a multi-method home price valuation tool designed to give the maximum hit rate possible given the data available. The methodologies employed are determined by the amount and quality of comparable information available, and include hedonic, assessed value, price per square foot; proximity (used primarily when characteristic data is sparse), and indexing.

#### Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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#### Disclaimer

The information and estimated values contained in this report (collectively, the "Report") do not constitute an appraisal of any subject property. The Report does not include a physical or visual inspection of any subject property or an analysis of current market conditions by a licensed or certified appraiser. You acknowledge that the condition of any subject property and current market conditions may greatly affect the validity of the Report. You shall not use the Report in lieu of a walk-through appraisal or other form of appraisal by a certified appraiser. This Report may be based upon data collected from public record sources. THE ACCURACY OF THE METHODOLOGY USED TO DEVELOP THE REPORT, THE EXISTENCE OF ANY SUBJECT PROPERTY, AND THE ACCURACY OF ANY PREDICTED VALUE OR SCORES PROVIDED ARE ESTIMATES BASED ON AVAILABLE DATA AND ARE NOT WARRANTED.

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