

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

123 MAIN STREET
ANYTOWN, USA 12345-0034
Owner: WHITE KIM County: ANY COUNTY

Value	\$263,000	Confidence	69
Highest Reasonable	\$288,000	Lowest Reasonable	\$249,000

This property is a SFR
Success - Valuation successful.

Reported Property Information

Sale Date	09/17/2004	APN	140140000XXXX
Sale Price	\$245,000	Census Tract	41.00
Sale Code	Full	Year Built	1920
Loan Amount	\$220,500	Living Area (sf)	1,288
Prior Sale Date	05/21/2003	Lot Area (sf)	8,500
Prior Sale Price	\$145,000	Total Rooms	6
Prior Sale Code	Full	Bedrooms	2
Assessed Date	2004	Baths	1.0
Assessor's Value	\$90,800	Stories	1
Assessor's Land Value	\$28,700	A/C	
Assessor's Improvement Value	\$62,100	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 - 925 DOREEN DR, ANYTOWN, USA 12345 * (Radius: 0.4 miles)

Sale Date	05/31/2005	APN	14014900XXXXX	Assessed	\$93,900
Sale Price	\$229,000	Owner	SMITH BEN	A/C	
Loan Amount	\$183,200	Year Built	1920	Pool	
Prior Sale Date	04/15/2005	Rooms	6 / 2 / 1.0	Fireplace	
Prior Sale Price	\$158,000	Living Area (sf)	1,210	Parking	
-	-	Lot Area (sf)	8,350	Stories	1

Sale 2 - 127 MAIN ST, ANYTOWN, USA 12345 * (Radius: 0.45 miles)

Sale Date	07/05/2005	APN	14015000XXXXX	Assessed	\$89,900
Sale Price	\$246,000	Owner	SAMPLE JOHN Q	A/C	
Loan Amount	\$221,400	Year Built	1935	Pool	
Prior Sale Date	03/14/2005	Rooms	7 / 4 / 2.0	Fireplace	
Prior Sale Price	\$135,000	Living Area (sf)	1,344	Parking	
-	-	Lot Area (sf)	8,200	Stories	1

Sale 3 - 803 PARK PL, ANYTOWN, USA 12345 * (Radius: 0.34 miles)

Sale Date	08/03/2005	APN	14013900XXXXX	Assessed	\$153,500
Sale Price	\$250,000	Owner	HITCHCOCK ALF	A/C	
Loan Amount	\$225,000	Year Built	1930	Pool	
Prior Sale Date	09/09/2004	Rooms	5 / 2 / 1.0	Fireplace	
Prior Sale Price	\$180,000	Living Area (sf)	1,212	Parking	
-	-	Lot Area (sf)	5,400	Stories	1

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

AVM Street Map

For Property Located At

123 MAIN STREET, ANYTOWN, USA 12345-0034

