



Year Built:	1955	Sale Date:	08/07/2010
Census TRact:	864.04	1st Mtg Amt:	\$325,615
Land Use:	SFR	Prior Sale Price:	\$180,000
Assessed Value:	\$241,634	Prior Rec Date:	06/03/1999
Living Area:	1,323	Total Rooms:	7
Lot Area:	6,300	Bedrooms:	4
No Of Stories:	1	Total Baths:	2.0
Parking:		A/C:	
Pool:	POOL	Fireplace:	1

Comp  Distance From Subject: 0.06

Address: 739 SAMPLE ST, ANYTOWN, USA 12345-5678

Owner:	CROTEAU ERIN	Sale Price:	\$256,000
APN:	00000000	Sale Date:	07/19/2010
Year Built:	1954	1st Mtg Amt:	
Census TRact:	865.02	Prior Sale Price:	\$555,000
Land Use:	SFR	Prior Rec Date:	09/21/2005
Assessed Value:	\$303,000	Total Rooms:	6
Living Area:	1,400	Bedrooms:	3
Lot Area:	6,113	Total Baths:	2.0
No Of Stories:	1	A/C:	
Parking:	2	Fireplace:	1
Pool:	POOL		

Comp  Distance From Subject: 0.31


Address: 1241 SECOND ST, ANYTOWN, USA 12345-5678

Owner:	WONG AMY	Sale Price:	\$330,000
APN:	00000000	Sale Date:	07/16/2010
Year Built:	1955	1st Mtg Amt:	\$320,681
Census TRact:	864.04	Prior Sale Price:	\$57,500
Land Use:	SFR	Prior Rec Date:	12/09/1977
Assessed Value:	\$369,000	Total Rooms:	6
Living Area:	1,257	Bedrooms:	3
Lot Area:	6,060	Total Baths:	2.0
No Of Stories:	1	A/C:	
Parking:	2	Fireplace:	1
Pool:			

Comp  Distance From Subject: 0.02


Address: 145 N MAIN ST, ANYTOWN, USA 12345-5678

Owner:	JOHNSON SHARON	Sale Price:	\$300,000
APN:	00000000	Sale Date:	06/16/2010
Year Built:	1953	1st Mtg Amt:	\$210,000
Census TRact:	865.02	Prior Sale Price:	\$500,000
Land Use:	SFR	Prior Rec Date:	10/04/2005
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:	2	Fireplace:	
Pool:	POOL		

Comp  Distance From Subject: 0.23

Address: 1238 THIRD ST, ANYTOWN, USA 12345-5678

Owner:	GONZALES GRACE	Sale Price:	\$324,500
APN:	00000000	Sale Date:	05/24/2010
Year Built:	1952	1st Mtg Amt:	\$320,187
Census TRact:	864.05	Prior Sale Price:	\$155,000
Land Use:	SFR	Prior Rec Date:	04/14/1995
Assessed Value:	\$236,544	Total Rooms:	5
Living Area:	1,300	Bedrooms:	3
Lot Area:	7,381	Total Baths:	3.0
No Of Stories:	1	A/C:	
Parking:	2	Fireplace:	1
Pool:			

Comp 

Distance From Subject: 0.48

Address: 1232 WOOD AVE, ANYTOWN, USA 12345-5678

Owner:	BROWN PENNY	Sale Price:	\$305,000
APN:	00000000	Sale Date:	05/07/2010
Year Built:	1954	1st Mtg Amt:	
Census TRact:	864.04	Prior Sale Price:	\$580,000
Land Use:	SFR	Prior Rec Date:	08/24/2006
Assessed Value:	\$330,000	Total Rooms:	5
Living Area:	1,278	Bedrooms:	3
Lot Area:	6,000	Total Baths:	3.0
No Of Stories:	1	A/C:	
Parking:	2	Fireplace:	1
Pool:			

LEGEND



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 PASS® 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.

PASS®:

PASS® employs multiple valuation methodologies recursively for each valuation. PASS® utilizes property comparables, appraiser emulation artificial intelligence, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.

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

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