

**123 MAIN STREET, ANYTOWN, USA 12345-0034**

Owner Name: **SAMPLE JOHN Q**

**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: **BROWN SALLY**  
 1<sup>st</sup> Mtg Amount: **\$220,500**  
 1<sup>st</sup> Mtg Type: **CONV**  
 2<sup>nd</sup> Mtg Amount:

**Prior Sale Information:**

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

**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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Tracking ID: **114XX3108313243**

**Area Market Sales**

For Property Located At

**123 MAIN STREET, ANYTOWN, USA 12345-0034**

Comp#:	1	Distance From Subject:	0.29 (miles)
Address:	45678 DOREEN DR, ANYTOWN, USA 12345-0034		
Owner Name:	MILLER DAVID	Living Area:	1,764
Seller Name:	JONES JAMES	Total Rooms:	6
APN:	014 0140000X000	Land Use:	SFR
County:	ANYTOWN, USA	Bedrooms:	2
Sale Price:	\$250,000	Parking:	Bath(F/H): 1 /
Recording Date:	10/24/2005	Prior Sale Price:	\$43,500
1 <sup>st</sup> Mortgage Amount:	\$200,000	Prior Rec. Date:	03/11/1997
Total Assessed Value:	\$63,500	Lot Area:	7,405
		# of Stories:	1
		Pool:	

Comp#:	2	Distance From Subject:	0.41 (miles)
Address:	96 PARK PL, 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
County:	ANYTOWN, USA	Bedrooms:	2
Sale Price:	\$238,000	Parking:	Bath(F/H): 1 /
Recording Date:	08/02/2005	Prior Sale Price:	\$155,000
1 <sup>st</sup> Mortgage Amount:	\$190,400	Prior Rec. Date:	06/10/2003
Total Assessed Value:	\$121,800	Lot Area:	7,405
		# of Stories:	1
		Pool:	

Comp#:	3	Distance From Subject: 0.38 (miles)	
Address:	64 POPPY LN, 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
County:	ANYTOWN, USA	Parking:	
Sale Price:	\$225,300	Prior Sale Price:	\$190,000
Recording Date:	06/27/2005	Prior Rec. Date:	07/22/2003
1 <sup>st</sup> Mortgage Amount:	\$225,250	Lot Area:	9,583
Total Assessed Value:	\$83,100	# of Stories:	1
		Fireplace:	
		Pool:	

## AVM Street Map

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

