

Property Address: 123 N MAIN ST, ANYTOWN,USA 12345
 County: ANYTOWN, USA
 Owner Name: WHITE KIM
 Report ID: 1234856789101112

SUMMARY

> **SUCCESS** - VP4 Valuation Successful

Estimated Value: \$307,000

Value As Of: 10/11/2010

Estimated Value Range	Processed Date	Confidence Score	Forecasted Standard Deviation
\$260,000 - \$326,000	10/11/2010	77	8

SUBJECT PROPERTY INFORMATION

Property Address: 123 N MAIN ST, ANYTOWN,USA 12345

SALES HISTORY

Sale Price:	\$157,000	Prior Sale Price:	
Rec/Sale Date:	04/09/1990/ 02/1990	Prior Rec/Sale Date:	/
Sale Type:	FULL	Prior Sale Type:	
1st Mtg Amount:	\$141,300	Prior 1st Mtg Amt:	
1st Mtg Type:	CONV	Prior 1st Mtg Type:	
2nd Mtg Amount:			
Seller Name:	JOHNSON DAN		

Location Information

APN: 000-000-00
 Land Use: SFR
 Census Tract: 865.02
 Township:
 Absentee Owner: A


Tax Information

Assessed Value: \$309,565
 Assessed Year: 2010
 Land Value: \$257,499
 Improvement Value: \$52,066

Property Information

Living Area:	1,300	Lot Area:	6,113
Year Built:	1954	Total Rooms:	5
Bedrooms:	3	Bath(F/H):	2 / 1
No Of Stories:	1.00	A/C:	
Pool:		Fireplace:	
Parking:			

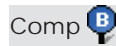
COMPARABLE SALES

Comp 

Distance From Subject: 0.20

Address: 1221 E DOREEN, ANYTOWN,USA 12345-6789

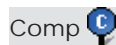
Owner:	DIXON ALEX	Sale Price:	\$310,000
Seller:	PAULA MARIA D	Sale Date:	07/27/2010
APN:	00000000	1st Mtg Amt:	\$248,000
Year Built:	1953	Prior Sale Price:	\$495,000
Census Tract:	864.05	Prior Rec Date:	09/07/2007
Land Use:	SFR	Total Rooms:	5
Assessed Value:	\$324,000	Bedrooms:	3
Living Area:	1,127	Bath(F/H):	2 / 1
Lot Area:	6,090	A/C:	
No Of Stories:	1	Fireplace:	1
Parking:	2		
Pool:	POOL		



Distance From Subject: 0.31

Address: 1241 E 2ND AVE, ANYTOWN,USA 12345-6789

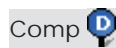
Owner:	SPEAR JANNY	Sale Price:	\$330,000
Seller:	ANYTOWN MTG	Sale Date:	07/16/2010
APN:	00000000	1st Mtg Amt:	\$320,681
Year Built:	1955	Prior Sale Price:	\$57,500
Census Tract:	864.04	Prior Rec Date:	12/09/1977
Land Use:	SFR	Total Rooms:	6
Assessed Value:	\$369,000	Bedrooms:	3
Living Area:	1,257	Bath(F/H):	2 /
Lot Area:	6,060	A/C:	
No Of Stories:	1	Fireplace:	1
Parking:	2		
Pool:			



Distance From Subject: 0.15

Address: 702 N 1ST ST, ANYTOWN,USA 12345-6789

Owner:	GARCIA CLARA M	Sale Price:	\$300,000
Seller:	SAMPLE TRUST 111	Sale Date:	07/08/2010
APN:	00000000	1st Mtg Amt:	
Year Built:		Prior Sale Price:	\$275,000
Census Tract:	864.05	Prior Rec Date:	03/12/2002
Land Use:	SFR	Total Rooms:	
Assessed Value:	\$381,371	Bedrooms:	
Living Area:		Bath(F/H):	/
Lot Area:	10,398	A/C:	
No Of Stories:		Fireplace:	
Parking:			
Pool:	POOL		




Distance From Subject: 0.02

Address: 704 N 1ST ST, ANYTOWN,USA 12345-6789

Owner:	SMITH RAMON	Sale Price:	\$300,000
Seller:	LIN ANA	Sale Date:	06/16/2010
APN:	00000000	1st Mtg Amt:	\$210,000
Year Built:	1953	Prior Sale Price:	\$500,000
Census Tract:	865.02	Prior Rec Date:	10/04/2005
Land Use:	SFR	Total Rooms:	6
Assessed Value:	\$297,000	Bedrooms:	4
Living Area:	1,235		
Lot Area:	5,800		

No Of Stories:	1	Bath(F/H):	1 /
Parking:	2	A/C:	
Pool:	POOL	Fireplace:	

Comp 

Distance From Subject: 0.37

Address: 1306 E TOWNCENTER AVE, ANYTOWN,USA 12345-6789

Owner:	NGUYEN TAN & THY		
Seller:	BROWN PAUL		
APN:	00000000	Sale Price:	\$300,000
Year Built:	1957	Sale Date:	03/24/2010
Census Tract:	864.04	1st Mtg Amt:	\$240,000
Land Use:	SFR	Prior Sale Price:	\$220,000
Assessed Value:	\$289,092	Prior Rec Date:	08/31/2000
Living Area:	1,256	Total Rooms:	6
Lot Area:	6,000	Bedrooms:	4
No Of Stories:	1	Bath(F/H):	2 /
Parking:	2	A/C:	
Pool:		Fireplace:	1

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 VP4™ 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.

VP4™:

VP4® employs multiple valuation methodologies recursively for each valuation. VP4® 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 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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