

CL Tracking ID: 12345678900000000

123 N MAIN ST, ANYTOWN USA 12345-6789  
 Owner Name: WHITE KIM

Valuation Summary

#	AVM	Value	Low Value	High Value	Score	Comment
1	PASS®	\$291,900	\$257,500	\$326,400	74	✓

**Result #:** 1

PASS®

Property Address: 123 N MAIN ST, ANYTOWN USA 12345  
 County: ANYTOWN USA  
 Owner Name: WHITE KIM  
 Report ID: 00000000000000000

SUMMARY

> **SUCCESS** - SUCCESS - VALUATION SUCCESSFUL

Estimated Value: \$291,900      Value as of:

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$326,400 - \$257,500	10/11/2010	74	12

SUBJECT PROPERTY INFORMATION

Property Address: 123 N MAIN ST, ANYTOWN USA 12345

SALES HISTORY


Sale Price: \$157,000	Prior Sale Price:
Rec/Sale Date: 02/1990	Prior Rec/Sale Date:
Sale Type: Full	Prior Sale Type:
1st Mtg Amount: \$141,300	Prior 1st Mtg Amt:
1st Mtg Type:	Prior 1st Mtg Type:

Location Information	Tax Information
APN: 00000000	Assessed Value: \$309,565
Land Use: SFR	Assessed Year: 2010
Census Tract: 865.02	Land Value: \$257,499
Township:	Improvement Value: \$52,066
Absentee Owner: false	

Property Information

Living Area:	1,300	Lot Area:	6,113
Year Built:	1954	Total Rooms:	5
Bedrooms:	3	Total Baths:	3.0
No Of Stories:	1	A/C:	
Pool:	POOL	Fireplace:	
Parking:	2		


COMPARABLE SALES

Comp 

Distance From Subject: 0.31

Address: 1230 E WESTWOOD AVE, ANYTOWN USA 12345-6789


Owner:	JOHNSON LISA	Sale Price:	\$330,000
APN:	00000000	Sale Date:	08/07/2010
Year Built:	1955	1st Mtg Amt:	\$325,615
Census TRact:	864.04	Prior Sale Price:	\$180,000
Land Use:	SFR	Prior Rec Date:	06/03/1999
Assessed Value:	\$241,634	Total Rooms:	7
Living Area:	1,323	Bedrooms:	4
Lot Area:	6,300	Total Baths:	2.0
No Of Stories:	1	A/C:	
Parking:		Fireplace:	1
Pool:	POOL		

Comp 

Distance From Subject: 0.06

Address: 739 N BUSH ST, ANYTOWN USA 12345-6789


Owner:	WARREN JERED	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 E BELVIEW AVE, ANYTOWN USA 12345-6789


Owner:	PETERS RUSSEL & JANNY	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: 704 N MAIN ST, ANYTOWN USA 12345-6789


Owner:	SMITH RAMON	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 E DORREN ST, ANYTOWN USA 12345-6789

Owner:	RODRIGUEZ MARIA	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 E EASTWOOD AVE, ANYTOWN USA 12345-6789

Owner:	SAMPLE REAL ESTATE GROUP LLC	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

 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 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 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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