





Year Built:	1952	Sale Date:	08/09/2010
Census TRact:	864.05	1st Mtg Amt:	\$319,838
Land Use:	SFR	Prior Sale Price:	
Assessed Value:	\$56,284	Prior Rec Date:	
Living Area:	1,549	Total Rooms:	6
Lot Area:	6,567	Bedrooms:	3
No Of Stories:	1	Total Baths:	2.0
Parking:	2	A/C:	
Pool:	POOL	Fireplace:	

Comp  Distance From Subject: 0.31


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

Owner:	CROTEAU ERIN	Sale Price:	\$330,000
APN:	000-000-00	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: 0.20


Address: 1221 N WOOD ST, ANYTOWN USA 12345-6789

Owner:	WONG RYAN	Sale Price:	\$310,000
APN:	000-000-00	Sale Date:	07/27/2010
Year Built:	1953	1st Mtg Amt:	\$248,000
Census TRact:	864.05	Prior Sale Price:	\$495,000
Land Use:	SFR	Prior Rec Date:	09/07/2007
Assessed Value:	\$324,000	Total Rooms:	5
Living Area:	1,127	Bedrooms:	3
Lot Area:	6,090	Total Baths:	2.0
No Of Stories:	1	A/C:	
Parking:	2	Fireplace:	1
Pool:	POOL		

Comp  Distance From Subject: 0.06


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

Owner:	YOUR COMPANY LLC	Sale Price:	\$256,000
APN:	000-000-00	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 N SAMPLE ST, ANYTOWN USA 12345-6789

Owner:	TAN KIM	Sale Price:	\$330,000
APN:	000-000-00	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: 0.13

Address: 740 E ROSE AVE, ANYTOWN USA 12345-6789

Owner:	GARCIA JAN	Sale Price:	\$234,000
APN:	000-000-00	Sale Date:	06/23/2010
Year Built:	1925	1st Mtg Amt:	\$230,890
Census TRact:	865.02	Prior Sale Price:	\$280,000
Land Use:	SFR	Prior Rec Date:	11/05/2003
Assessed Value:	\$229,000	Total Rooms:	4
Living Area:	777	Bedrooms:	2
Lot Area:	5,556	Total Baths:	1.0
No Of Stories:	1	A/C:	
Parking:	1	Fireplace:	
Pool:	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 PowerBASE®6 (PB6) 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.

### PowerBASE®6(PB6):

PB6 uses a hedonic-based model with multiple valuation methodologies for each valuation. PB6 utilizes property comparables, appraiser emulation, artificial intelligence, home price indexes and various statistical methods. Neighborhood trends and characteristics are also included in these algorithms. After all of the valuation methods are complete, the PB6 AVM engine reconciles all the values generated by the various methods to achieve a final value.

### 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,

is not displayed on the AVM report.

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#### Disclaimer

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