

ENTRY INFORMATION

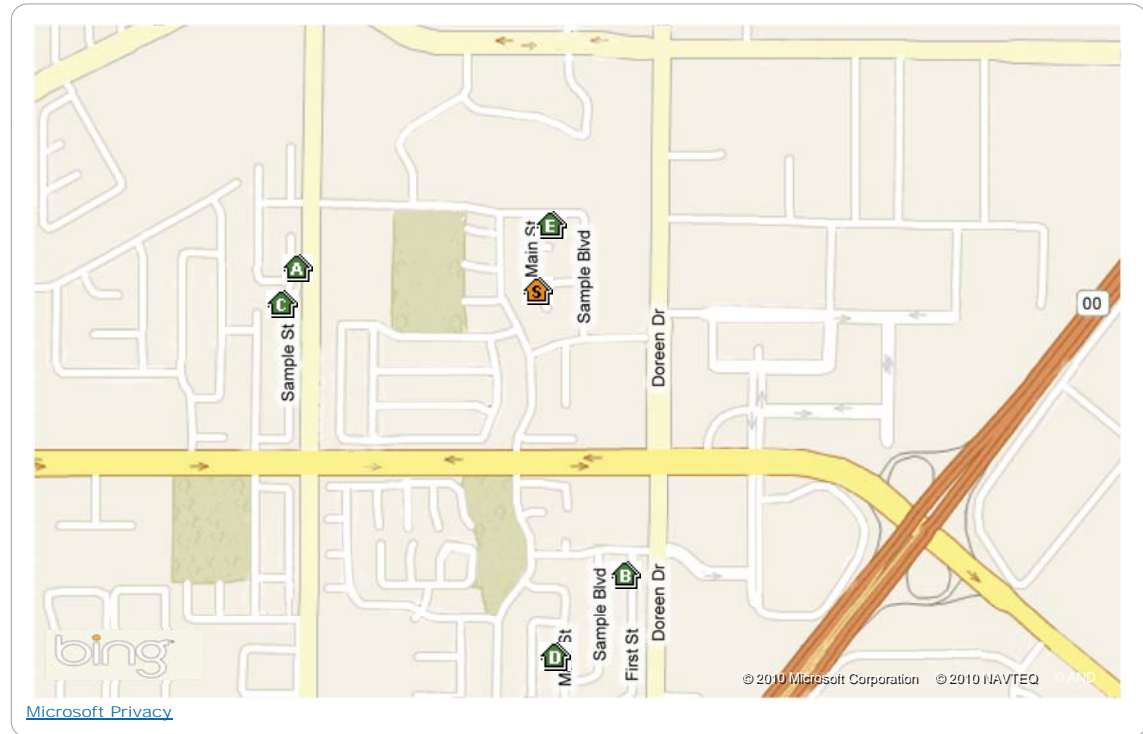
Order Number	S10000000A0B0000C000D0
Order Date	10/11/2010 10:26:29 AM
Street Address	123 N MAIN ST, ANYTOWN, USA 12345-6789
Value As Of:	08/15/2010

CONCLUSION

DISPOSITION VALUE: \$287,500 ESTIMATED DISPOSITION VALUE RANGE: \$255,500 - \$319,600
 VALUE AS OF: 08/15/2010 FORECASTED STANDARD DEVIATION: 11

MARKET ANALYSIS SUMMARY

High Price	Average Price	Median Price	Low Price
\$545,000	\$311,305	\$300,000	\$160,000



SUBJECT DETAIL

Site Address: 123 N MAIN ST, ANYTOWN, USA 12345 -6789
 Mail Address: 456 SAMPLE ST, ANYTOWN, USA 67890 -1234
 Current Owner: SAMPLE JOHN
 Second Owner:
 Spouse:

Last Transfer Date: 02/01/1990	County: Anytown County
Last Transfer Price: \$157,000 (FULL)	MSA Name: Anytown, USA
Assessed Land: \$238,831	MSA Code: 00000
Assessed Improvement: \$51,169	Census Tract: 00.000.000000.0.000
Assessed Total: \$290,000	School District: Elementary : ANYTOWN ELEMENTARY , Secondary :
Assessed Market:	ANYTOWN HIGH
	APN: 000-000-00

Legal Desc: N TR 0000 LOT 00

▶ SUBJECT PROPERTY DETAILS:









Use Code: [RSFR](#) Building Sq Ft: 1,300 Living Sq Ft: 1,300 \$ Per Sq Ft: \$120
 Lot Size: 6,113 Sq Ft (0.14 acre) Bedrooms: 3 Bathrooms: 3.0 Total Rooms: 5
 View: Improved: 17% Heating: Baseboard Hot Water Cooling:
 Tax Amount: \$3,463 Garage: Attached Garage/Carport Stories: 1.0 Year Built: 1954
 No. of Units: 4 Pool: Fireplace: Zoning: R-1

SUBJECT PROPERTY SALES AND LOAN HISTORY






Date	Transfer	Value	1st Loan/ 2nd Loan	Loan/ Rate	Deed/ (Val. Sale)	Doc. No.	Transactors
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▶ NEARBY SALES

▶ NEARBY SALES

Comp# /Miles	Address	Sale Date	Sale Price	Living Sq Ft	Lot Sq Ft	Bed/ Bath	Year Built	Land Use Code
 0.16	330 SAMPLE ST ANYTOWN, USA 12345	Aug 3, 2010	\$347,000 (FULL)	921	5,495	2/1	1938	RSFR 
 0.05	3714 FIRST ST ANYTOWN, USA 12345	Jul 19, 2010	\$256,000	1,400	6,113	3/2	1954	RSFR
 0.15	331 S SAMPLE ST ANYTOWN, USA 12345	Jul 8, 2010	\$300,000 (FULL)	0	10,398	0/0	0	RSFR 
 0.15	3818 MAIN ST ANYTOWN, USA 12345	Jun 25, 2010	\$545,000 (FULL)	1,033	15,697	2/1	1949	RSFR 
 0.02	320 MAIN ST ANYTOWN, USA 12345	Jun 16, 2010	\$300,000 (FULL)	1,235	5,800	4/1	1953	RSFR

▶ RECENT FORECLOSURE SALES SUMMARY

Prop# /Miles	Address	Sale Date	Sale Price	Living Sq Ft	Lot Sq Ft	Bed/ Bath	Year Built	Land Use Code
 0.26	3401 DOREEN DR ANYTOWN, USA 12345	Feb 2, 2010	\$0	4,524	6,992	0/0	1957	RMFD
 0.29	3411 DOREEN DR ANYTOWN, USA 12345	Jan 13, 2010	\$499,000	3,707	6,992	0/0	1962	RMFD
 0.36	3405 DOREEN DR ANYTOWN, USA 12345	Aug 6, 2010	\$215,000	831	6,469	2/1	1949	RSFR
 0.4	3403 DOREEN DR ANYTOWN, USA 12345	May 26, 2010	\$320,000	0	0	0/0	0	RCON
 0.41	406 W MORSE AVE ANYTOWN, USA 12345	Aug 11, 2010	\$481,111	1,213	6,000	3/2	1957	RSFR

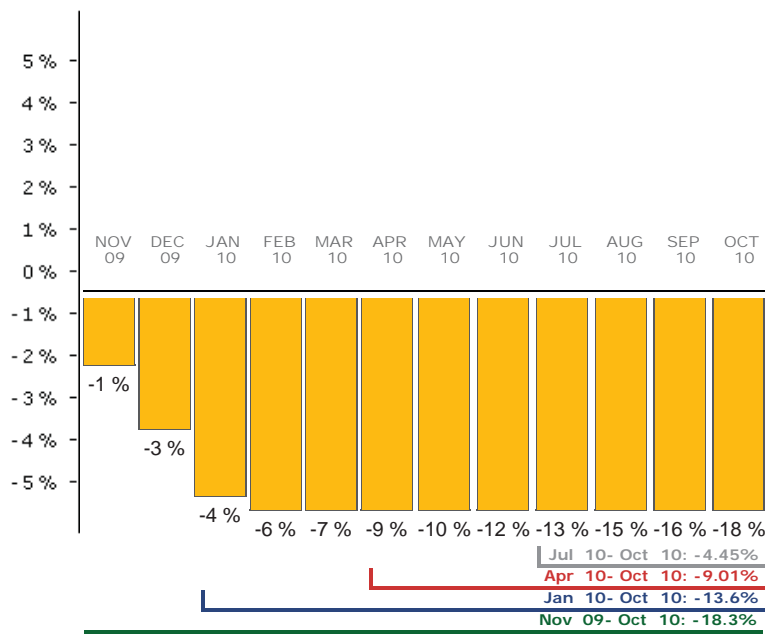
AREA DISTRESSED PROPERTY SUMMARY

Prop# /Miles	Address	Last Sale Date	Last Sale Price	Living Sq Ft	Lot Sq Ft	Bed/Bath
1 0.02	313 MAIN ST, ANYTOWN, USA 12345		\$0	1,656	6,113	4/1
2 0.09	322 PARK PL, ANYTOWN, USA 12345		\$0	1,235	6,120	4/2
3 0.1	3122 SAMPLE BLVD, ANYTOWN, USA 12345		\$0	1,754	6,030	3/2
4 0.12	313 MAIN ST, ANYTOWN, USA 12345		\$0	2,339	16,850	5/1
5 0.12	340 MAIN ST, ANYTOWN, USA 12345		\$0	2,072	21,859	0/0

TREND GRAPH

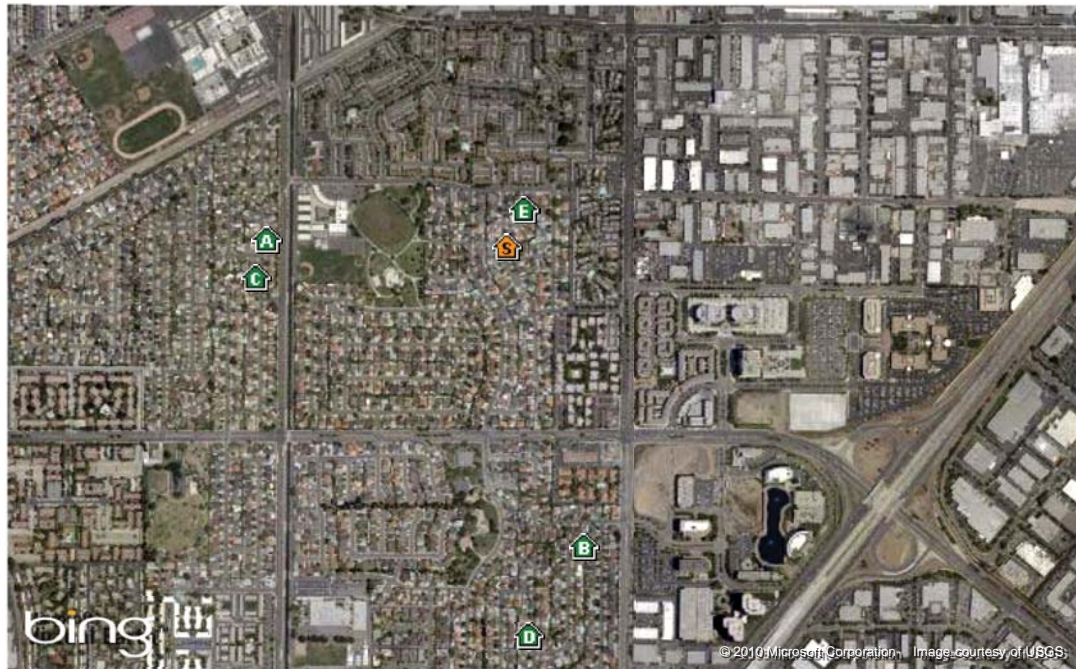
▶ 12 MONTH PRICE TREND

Each monthly % change in value is compared to the beginning of the 12 month period.



Index Change by Period

12 MONTH	-18.3%
9 MONTH	-13.6%
6 MONTH	-9.01%
3 MONTH	-4.45%



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Forecast Standard Deviation:

FSD represents the probability that the Automated Valuation Model value falls within a statistical range of the actual market value, measured against a confirmed sales price. For example, if the FSD is 12, historical testing indicates a 68% probability (one standard deviation) that the AVM value is within 12% of the market value for the property.

Data Sources:

The information and estimated values contained in this report are derived from a variety of sources, including without limitation, public record tax assessor data, public record deed transaction data, other public record data, listing data, contributory data and proprietary data.

Disclaimer of Use

* Disposition Value: The most probable price that a specified interest in real property is likely to bring under all of the following conditions: 1. Consummation of a sale will occur within a limited future marketing period specified by the client. 2. The actual market conditions currently prevailing are those to which the appraised property interest is subject. 3. The buyer and seller is each acting prudently and knowledgeably. 4. The seller is under compulsion to sell. 5. The buyer is typically motivated. 6. Both parties are acting in what they consider their best interests. 7. An adequate marketing effort will be made in the limited time allowed for the completion of a sale. 8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto. 9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms. See also distress sale; forced price; liquidation value; market value. Source: The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, IL 2002