

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:			

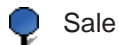
Comp 

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.

Disclaimer

The information and estimated values contained in this report (collectively, the "Report") do not constitute an appraisal of any subject property. The Report does not include a physical or visual inspection of any subject property or an analysis of current market conditions by a licensed or certified appraiser. You acknowledge that the condition of any subject property and current market conditions may greatly affect the validity of the Report. You shall not use the Report in lieu of a walk-through appraisal or other form of appraisal by a certified appraiser. This Report may be based upon data collected from public record sources. THE ACCURACY OF THE METHODOLOGY USED TO DEVELOP THE REPORT, THE EXISTENCE OF ANY SUBJECT PROPERTY, AND THE ACCURACY OF ANY PREDICTED VALUE OR SCORES PROVIDED ARE ESTIMATES BASED ON AVAILABLE DATA AND ARE NOT WARRANTED.

THE REPORT IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR WARRANTIES BASED ON COURSE OF DEALING OR USAGE IN TRADE. CORELOGIC DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR, AND DOES NOT ASSUME, AND EXPRESSLY DISCLAIMS, ANY LIABILITY TO ANY PERSON OR ENTITY FOR LOSS OR DAMAGE CAUSED BY ERRORS OR OMISSIONS IN THE REPORT, WHETHER SUCH ERRORS OR OMISSIONS RESULT FROM NEGLIGENCE, ACCIDENT, OR OTHER CAUSE. CORELOGIC MAKES NO REPRESENTATIONS OR WARRANTIES ABOUT THE LEGALITY OR PROPRIETY OF THE USE OF THE REPORT IN ANY GEOGRAPHIC AREA. CUSTOMER SHALL NOT CONSTRUE THE REPORT AS REPRESENTED BY CORELOGIC AS TO THE CONDITION OF TITLE TO REAL PROPERTY. CUSTOMER ACKNOWLEDGES THAT THE REPORT MAY NOT INCLUDE ALL RECORDED CONVEYANCES, INSTRUMENTS OR DOCUMENTS WHICH IMPART CONSTRUCTIVE NOTICE WITH RESPECT TO ANY CHAIN OF TITLE DESCRIBED IN THE REPORT.