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For Property Located At
Tracking ID: 114XX0931932700

123 MAIN STREET, ANYTOWN, USA 12345-0034
Owner Name: SAMPLE JOHN Q

Valuation Result

Estimated Value: **\$247,000**
Estimated Value Range: **\$240,000 - \$255,000**
Value As Of: **02/22/2006**
Processed Date: **02/22/2006**
Score: **83**
Comment: **VP4 Valuation Successful**

Last Market Sale Information:

Sale Price: **\$245,000**
Sale Date: **09/17/2004**
Sale Type:
Seller Name: **BROWN SALLY**
1st Mtg Amount: **\$220,500**
1st Mtg Type: **CONV**
2nd Mtg Amount:

Prior Sale Information:

Prior Sale Price: **\$280,000**
Prior Sale Date: **02/13/2002**
Prior Sale Type:
Prior 1st Mtg Amt: **\$224,000**
Prior 1st Mtg Type: **CONV**

Location Information:

County: **ANY COUNTY, USA** APN: **0014-014X-0000-000**
Census Tract: **41.00** Township Name: **ANYPLACE**
Absentee Owner : **A**

Property Information:

Living Area: **1,288** Land Use: **SFR**
Total Rooms: **6** Lot Area: **8,712**
Bedrooms: **2** Year Built / Eff: **1920 /**
Bath(F/H): **1 /** Air Conditioning: **CENTRAL**
Pool: Fireplace: **1**
of Stories: **1.00** Parking:

Tax Information:

Assessed Value: **\$110,100** Assessed Year: **2005**
Land Value: **\$28,700** Improvement Value: **\$81,400**

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Tracking ID: 114XX3108313243

Area Market Sales

For Property Located At
123 MAIN STREET, ANYTOWN, USA 12345-0034

Comp#:	1	Distance From Subject:	0.29 (miles)
Address:	45678 DOREEN DR, ANYTOWN, USA 12345-0034		
Owner Name:	MILLER DAVID	Living Area:	1,764
Seller Name:	JONES JAMES	Total Rooms:	6
APN:	014 0140000X000	Bedrooms:	2
County:	ANYTOWN, USA	Bath(F/H):	1 /
	Land Use:	SFR	
	Parking:		

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Sale Price:	\$250,000	Prior Sale Price:	\$43,500	Year Built:	1920
Recording Date:	10/24/2005	Prior Rec. Date:	03/11/1997	Air Cond:	
1 st Mortgage Amount:	\$200,000	Lot Area:	7,405	Fireplace:	1
Total Assessed Value:	\$63,500	# of Stories:	1	Pool:	

Comp#:	2	Distance From Subject:	0.41 (miles)
Address:	96 PARK PL, ANYTOWN, USA 12345-0034		
Owner Name:	SMITH BRIAN	Living Area:	1,043
Seller Name:	DOE JOHN	Total Rooms:	5
APN:	014 0139000X000	Land Use:	SFR
County:	ANYTOWN, USA	Bedrooms:	2
Sale Price:	\$238,000	Parking:	Bath(F/H): 1 /
Recording Date:	08/02/2005	Prior Sale Price:	\$155,000
1 st Mortgage Amount:	\$190,400	Prior Rec. Date:	06/10/2003
Total Assessed Value:	\$121,800	Lot Area:	7,405
		# of Stories:	1
		Pool:	

Comp#:	3	Distance From Subject:	0.38 (miles)
Address:	64 POPPY LN, ANYTOWN, USA 12345-0034		
Owner Name:	DAVIS JIM	Living Area:	1,121
Seller Name:	BROWN SALLY	Total Rooms:	5
APN:	014 0149000X000	Land Use:	SFR
County:	ANYTOWN, USA	Bedrooms:	3
Sale Price:	\$225,300	Parking:	Bath(F/H): 1 /
Recording Date:	06/27/2005	Prior Sale Price:	\$190,000
1 st Mortgage Amount:	\$225,250	Prior Rec. Date:	07/22/2003
Total Assessed Value:	\$83,100	Lot Area:	9,583
		# of Stories:	1
		Pool:	

AVM Street Map

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