

RetroValu

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SUBJECT IDENTIFICATION					
Property Address:	123 MAIN STREET				
City:	ANYTOWN	County:	ANY COUNTY	State:	USA
Zip Code:	X0000	Assessor's Parcel No.:	1401400000XXX	Census Tract:	41.00
Current Owner:	WHITE KIM	Owner Occupied:	false	Property Type:	SFR

VALUATION RESULTS					
Estimate of Market Value:	\$212,000	Highest Reasonable:	\$243,000	Lowest Reasonable:	\$149,000
Confidence Score:	58				

Success - Valuation successful.

This data set was prepared on 02/22/2006

Fetch File Number: 1171X000

SALE INFORMATION					
Last Sale Price:	\$245,000	Last Sale Date:	09/17/2004	Last Sale Type:	Full
Prior Sale Price:	\$145,000	Prior Sale Date:	05/21/2003	Prior Sale Type:	Full

SUBJECT DESCRIPTION					
Site Area:	8,500	Gross Living Area:	1,288	Year Built:	1920
No. of Units:	1	No. of Stories:	1	No. of Rooms:	6
No. of Bedrooms:	2	No. of Bathrooms:	1.0	No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	
Loan Amount:	\$220,500	Assessed Land Value:	\$28,700	Improvement Value:	\$62,100
Assessment:	\$90,800	Year of Assessment:	2004		

Comparable Sales

Comparable No. 1	Proximity to Subject: 0.08 mile				
Address:	1367 RRST ST, ANYTOWN, USA 12345-0034				
Current Owner:		APN:			
Sale Price:	\$305,000	Sale Date:	08/01/2005	Year Built:	1930
Prior Sale Price:	\$250,443	Prior Sale Date:	01/01/2005	Loan Amount:	
Assessment:	\$51,240	Site Area:		Gross Living Area:	
Price/GLA:		No. of Stories:		No. of Rooms:	
No. of Bedrooms:		No. of Bathrooms:		No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	

Comparable No. 2	Proximity to Subject: 0.08 mile				
Address:	1394 RRST ST, ANYTOWN, USA 12345-0034				
Current Owner:		APN:			
Sale Price:	\$140,200	Sale Date:	06/01/2005	Year Built:	1920
Prior Sale Price:	\$310,000	Prior Sale Date:	10/01/2004	Loan Amount:	
Assessment:	\$103,240	Site Area:		Gross Living Area:	
Price/GLA:		No. of Stories:		No. of Rooms:	
No. of Bedrooms:		No. of Bathrooms:		No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	

Comparable No. 3	Proximity to Subject: 0 mile				
Address:	492 MAIN STREET, ANYTOWN, USA 12345-0034				
Current Owner:		APN:			
Sale Price:	\$225,000	Sale Date:	01/01/2005	Year Built:	1920

Assessment:	\$35,160	Site Area:		Gross Living Area:	
Price/GLA:		No. of Stories:		No. of Rooms:	
No. of Bedrooms:		No. of Bathrooms:		No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	

* This property has transferred ownership more than once within two years from the valuation date.

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

