

Sample Report

MARKET DATA DETAIL

1	333 Main St.	OWNER: John Doe	DISTANCE (MI): 0.43				
SALE PRICE:	160650	APN:	9522431027	YR BUILT:	2001	POOL:	
SALE DATE:	22-OCT-03	LIVING SF:	1218	BED:	3	FP:	
PRIOR SALE PRICE:		LOT SF:	3920	BATH:	1.5	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	12420	COUNTY:	Lincoln	STORIES:	1
		ASS'D IMPROV:	8810	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	3610	CENSUS:	002005	VIEW:	

2	321 Main St.	OWNER: John Doe	DISTANCE (MI): 0.77				
SALE PRICE:	178000	APN:	9521147022	YR BUILT:	1998	POOL:	
SALE DATE:	04-AUG-03	LIVING SF:	1192	BED:	2	FP:	1
PRIOR SALE PRICE:	134263	LOT SF:	4356	BATH:	2	GARAGE:	1
PRIOR SALE DATE:	19-OCT-98	ASS'D TOTAL:	14550	COUNTY:	Lincoln	STORIES:	1
		ASS'D IMPROV:	11830	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	2720	CENSUS:	002009	VIEW:	

3	222 Old Main St.	OWNER: John Doe	DISTANCE (MI): 0.58				
SALE PRICE:	161900	APN:	9522431014	YR BUILT:	2000	POOL:	
SALE DATE:	24-MAR-03	LIVING SF:	1262	BED:	3	FP:	
PRIOR SALE PRICE:	155000	LOT SF:	3920	BATH:	1.5	GARAGE:	1
PRIOR SALE DATE:	01-MAY-02	ASS'D TOTAL:	12680	COUNTY:	Lincoln	STORIES:	1
		ASS'D IMPROV:	8840	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	3840	CENSUS:	001704	VIEW:	

4	333 Old Main St	OWNER: John Doe	DISTANCE (MI): 0.06				
SALE PRICE:	158000	APN:	9522350002	YR BUILT:	1994	POOL:	
SALE DATE:	28-JAN-03	LIVING SF:	1162	BED:	2	FP:	1
PRIOR SALE PRICE:	124900	LOT SF:	6534	BATH:	2	GARAGE:	1
PRIOR SALE DATE:	01-OCT-98	ASS'D TOTAL:	12750	COUNTY:	Lincoln	STORIES:	1
		ASS'D IMPROV:	10600	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	2150	CENSUS:	002005	VIEW:	

5	111 New Main St	OWNER: Jane Doe	DISTANCE (MI): 0.06				
SALE PRICE:	186592	APN:	9522357001	YR BUILT:	1995	POOL:	
SALE DATE:	15-JAN-03	LIVING SF:	1380	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	6534	BATH:	2	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	14460	COUNTY:	Lincoln	STORIES:	1
		ASS'D IMPROV:	12310	LAND USE:	CONDO	A/C:	
		ASS'D LAND:	2150	CENSUS:	002005	VIEW:	

6	123 New Main St.	OWNER: Jane Doe	DISTANCE (MI): 0.72				
SALE PRICE:	186900	APN:	9522281020	YR BUILT:	1998	POOL:	
SALE DATE:	03-JAN-03	LIVING SF:	1289	BED:	2	FP:	
PRIOR SALE PRICE:	122590	LOT SF:	4356	BATH:	2	GARAGE:	1
PRIOR SALE DATE:	05-MAY-98	ASS'D TOTAL:	15730	COUNTY:	Lincoln	STORIES:	1
		ASS'D IMPROV:	13010	LAND USE:	CONDO	A/C:	Y
		ASS'D LAND:	2720	CENSUS:	002005	VIEW:	

The price range of **condominiums** in the subject property's neighborhood is from a low of **\$76000** to a high of **\$373000**, with a median price of **\$164000**. The subject property is valued at **\$170000** and is ranked at the **56** percentile, meaning that **56%** of the in the subject's neighborhood are valued less than the subject property.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 1 to a high of 99, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: VeroValue software provides a valuation report and Estimated Market Value ("EMV") for residential property that is the product of automated valuation technology, public record data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property. This EMV and valuation report is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This property valuation is intended for use only for extensions of credit associated with home equity lending or as a screening tool for collateral risk exception management. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold in any form or manner whatsoever.

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