



RES

This data set was prepared on 07/25/2005  
Valuation ID factualdata sample  
Reference 1234BX00004321

123 MAIN ST.  
USATOWN, CO 01234

Owner: TESTCASE, ANDREW  
County: CENTRAL

<b>Value</b>	<b>\$339,000</b>	<b>Confidence</b>	<b>75</b>
<b>Highest Reasonable</b>	<b>\$362,000</b>	<b>Lowest Reasonable</b>	<b>\$330,000</b>

This property is a Single Family Residence.  
Valuation successful.

Reported Property Information

<b>Sale Date</b>	<b>06/27/2002</b>	<b>APN</b>	<b>20813320</b>
<b>Sale Price</b>	<b>\$317,500</b>	<b>Census Tract</b>	<b>1036.08</b>
<b>Sale Code</b>	<b>Full</b>	<b>Year Built</b>	<b>1992</b>
<b>Loan Amount</b>	<b>\$285,750</b>	<b>Living Area (sf)</b>	<b>2,642</b>
<b>Prior Sale Date</b>	<b>02/28/2000</b>	<b>Lot Area (sf)</b>	<b>8,839</b>
<b>Prior Sale Price</b>	<b>\$285,000</b>	<b>Total Rooms</b>	<b>7</b>
<b>Prior Sale Code</b>	<b>Full</b>	<b>Bedrooms</b>	<b>0</b>
<b>Assessed Date</b>	<b>2004</b>	<b>Baths</b>	<b>3</b>
<b>Assessor's Value</b>	<b>\$212,000</b>	<b>Stories</b>	<b>2</b>
<b>Assessor's Land Value</b>	<b>\$42,400</b>	<b>A/C</b>	<b>Yes</b>
<b>Assessor's Improvement Value</b>	<b>\$169,600</b>	<b>Pool</b>	<b>Yes</b>

Neighborhood Sales for  
123 Main St.  
USA Town, USA

The following properties are recently reported sales found in the immediate vicinity of the subject property. These properties, and others, are believed to be full value transfers or may represent an estimate of sale.

Sale 1 – 222 Main St. USA Town, USA 12345 (Radius: 0.07 mile)

<b>Sale Date</b>	<b>12/19/2003</b>	<b>APN</b>	<b>20813360</b>	<b>Assessed</b>	<b>\$236,500</b>
<b>Sale Price</b>	<b>\$329,000</b>	<b>Owner</b>	<b>ANDREW T FULLER</b>	<b>A/C</b>	<b>Yes</b>
<b>Loan Amount</b>	<b>Unknown</b>	<b>Year Built</b>	<b>1994</b>	<b>Pool</b>	<b>Yes</b>
<b>Prior Sale Date</b>	<b>01/03/1994</b>	<b>Total / Bed / Bath</b>	<b>10 / 0 / 3</b>	<b>Fire Place</b>	<b>0</b>
<b>Prior Sale Price</b>	<b>\$171,700</b>	<b>Living Area (sf)</b>	<b>2,982</b>	<b>Parking</b>	<b>3</b>
<b>-</b>	<b>-</b>	<b>Lot Area (sf)</b>	<b>10,496</b>	<b>Stories</b>	<b>2</b>

Sale 2 – 333 Main St. USA Town, USA 12345 (Radius: 0.42 mile)

<b>Sale Date</b>	<b>11/21/2003</b>	<b>APN</b>	<b>20813421</b>	<b>Assessed</b>	<b>\$251,000</b>
<b>Sale Price</b>	<b>\$328,000</b>	<b>Owner</b>	<b>ROY K TERAMOTO</b>	<b>A/C</b>	<b>Yes</b>
<b>Loan Amount</b>	<b>\$262,400</b>	<b>Year Built</b>	<b>1993</b>	<b>Pool</b>	<b>Yes</b>
<b>Prior Sale Date</b>	<b>11/23/1999</b>	<b>Total / Bed / Bath</b>	<b>10 / 0 / 3</b>	<b>Fire Place</b>	<b>0</b>
<b>Prior Sale Price</b>	<b>\$275,000</b>	<b>Living Area (sf)</b>	<b>3,309</b>	<b>Parking</b>	<b>3</b>
<b>-</b>	<b>-</b>	<b>Lot Area (sf)</b>	<b>15,422</b>	<b>Stories</b>	<b>2</b>

Sale 3 – 111 Old Main St. USA Town, USA (Radius: 0.30 mile)

<b>Sale Date</b>	12/09/2003	<b>APN</b>	20813605	<b>Assessed</b>	\$231,500
<b>Sale Price</b>	\$325,000	<b>Owner</b>	JOSEPH N DITTA	<b>A/C</b>	Yes
<b>Loan Amount</b>	\$250,000	<b>Year Built</b>	1995	<b>Pool</b>	Yes
<b>Prior Sale Date</b>	12/01/1995	<b>Total / Bed / Bath</b>	10 / 0 / 3	<b>Fire Place</b>	0
<b>Prior Sale Price</b>	\$210,400	<b>Living Area (sf)</b>	3,018	<b>Parking</b>	3
-	-	<b>Lot Area (sf)</b>	7,307	<b>Stories</b>	2

Sale 4 - \* 321 Old Main St. USA Town, USA (Radius: 0.59 mile)

<b>Sale Date</b>	12/01/2003	<b>APN</b>	20812578	<b>Assessed</b>	\$239,500
<b>Sale Price</b>	\$330,000	<b>Owner</b>	SUSAN J WALLACE	<b>A/C</b>	Yes
<b>Loan Amount</b>	Unknown	<b>Year Built</b>	1986	<b>Pool</b>	No
<b>Prior Sale Date</b>	12/01/2003	<b>Total / Bed / Bath</b>	8 / 0 / 3	<b>Fire Place</b>	0
<b>Prior Sale Price</b>	Unknown	<b>Living Area (sf)</b>	3,040	<b>Parking</b>	2
-	-	<b>Lot Area (sf)</b>	12,467	<b>Stories</b>	1

Sale 5 – 333 New Main St. USA Town, USA (Radius: 0.01 mile)

<b>Sale Date</b>	12/12/2003	<b>APN</b>	20813321	<b>Assessed</b>	\$217,500
<b>Sale Price</b>	\$320,000	<b>Owner</b>	YEVGENIY MAR	<b>A/C</b>	Yes
<b>Loan Amount</b>	\$304,000	<b>Year Built</b>	1992	<b>Pool</b>	Yes
<b>Prior Sale Date</b>	01/31/1992	<b>Total / Bed / Bath</b>	7 / 0 / 3	<b>Fire Place</b>	0
<b>Prior Sale Price</b>	\$184,700	<b>Living Area (sf)</b>	2,642	<b>Parking</b>	3
-	-	<b>Lot Area (sf)</b>	9,469	<b>Stories</b>	2

Sale 6 – 111 New Main St. USA Town, USA (Radius: 0.66 mile)

<b>Sale Date</b>	02/10/2004	<b>APN</b>	20827896	<b>Assessed</b>	\$337,000
<b>Sale Price</b>	\$350,000	<b>Owner</b>	JOHN M DENSMORE	<b>A/C</b>	Yes
<b>Loan Amount</b>	\$280,000	<b>Year Built</b>	1983	<b>Pool</b>	Yes
<b>Prior Sale Date</b>	01/31/1993	<b>Total / Bed / Bath</b>	7 / 0 / 3	<b>Fire Place</b>	0
<b>Prior Sale Price</b>	Unknown	<b>Living Area (sf)</b>	2,828	<b>Parking</b>	2
-	-	<b>Lot Area (sf)</b>	13,616	<b>Stories</b>	1

\*Indicated address has had multiple transfers in the last 24 months.

**Disclaimer:** This Property Valuation is the product of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership and the property condition as average for the neighborhood. This Property Valuation is intended for use only for extensions of credit applicable with home equity lending or as a screening tool for collateral risk exception management. Property Valuations are not suitable for complex properties. 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.

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