

This report key provides an example of the output provided by the CoreLogic<sup>®</sup> GeoAVM<sup>™</sup> Core Cascade product. The sample shown is a result from the PASS model, however other outputs could be generated from one of four automated valuation models. Once you enter a street address and ZIP code, property information runs through the GeoAVM Core Cascade. The cascade then selects the most appropriate valuation model from a group of individual AVMs. The report output will look the same, but you may see different AVM names.

Confidence scores for CoreLogic AVMs indicate the probable accuracy of the AVM result and estimated value range. Higher confidence scores indicate greater probable accuracy, while lower confidence scores indicate less probable accuracy.

Forecast Standard Deviation (FSD) represents the probability that the AVM estimate falls within a statistical range of actual market value for the specific property. Lower FSDs are better, and indicate that the AVM estimate is more accurate.

County in which the subject property is located, as identified in public records.


The property owner is returned with the subject property, as identified in public records or deed.

Estimate of the property's market value at a specific point in time, based on the available data on the property and local market.

The most likely highest and lowest property value. Narrow range indicates more available data for analysis, while a broad range could result from less available data or inconsistencies in the data.

Codified description of the type of property structure.

PASS<sup>®</sup>



Property Address: 1234 PAPER FLOWER CT, SAMPLETOWN, USA 12345  
 County: SAMPLE, USA  
 Owner Name: SMITH BRADLEY  
 Report ID: 1000000000000000

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**SUMMARY**

► **Success - VALUATION SUCCESSFUL**

Estimated Value: **\$200,600** Value as of: 03/28/2014

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$178,900 - \$222,300	03/28/2014	75	11

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**SUBJECT PROPERTY INFORMATION**

Property Address: 1234 PAPER FLOWER CT, SAMPLETOWN, USA 12345

**SALES HISTORY**

Sale Price: <b>\$175,000</b>	Prior Sale Price: <b>\$138,490</b>
Sale Date: <b>01/19/2000</b>	Prior Sale Date: <b>08/00/1993</b>
Sale Type: <b>Full</b>	Prior Sale Type:
1st Mtg Amount: <b>\$140,000</b>	Prior 1st Mtg Amount:

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LOCATION INFORMATION	PROPERTY INFORMATION	TAX INFORMATION
APN: <b>0000000000</b>	Living Area: <b>2,406</b>	Lot Area: <b>4792.00</b>
Land Use: <b>SFR</b>	Year Built: <b>1993</b>	Total Rooms: <b>8</b>
Census Tract: <b>32.19</b>	Bedrooms: <b>4</b>	Total Baths: <b>3</b>
Township:	No. of Stories: <b>2</b>	A/C: <b>Y</b>
Absentee Owner: <b>Y</b>	Pool: <b>N</b>	Fireplace: <b>1</b>
	Parking: <b>2</b>	Assessed Value: <b>\$146,320</b>
		Assessed Year: <b>2013</b>
		Land Value: <b>\$25,500</b>
		Improvement Value: <b>\$120,820</b>



AVMs select and use recently sold properties located near the subject property that have similar characteristics (e.g., square footage, number of bedrooms, etc.) to estimate a property's market value. Some AVM reports include comparable sales used in the value calculations, while others do not.

## COMPARABLE SALES

### Comp A

Distance from Subject: 0.07

Address: 1824 CALICO FLOWER AVE,SAMPLETOWN, USA 12345

Owner:	<b>JOHNSON STEVE &amp; LISA</b>			Sale Price:	<b>\$250,000</b>
APN:	<b>00000000000</b>	Living Area:	<b>2,406</b>	Lot Area:	<b>5,227</b>
Year Built:	<b>1994</b>	Total Rooms:	<b>8</b>	Bedrooms:	<b>4</b>
Census Tract:	<b>32.19</b>	No. of Stories:	<b>2</b>	Total Baths:	<b>3</b>
Land Use:	<b>SFR</b>	Parking:	<b>3</b>	A/C:	<b>Y</b>
Assessed Value:	<b>\$147,363</b>	Pool:	<b>N</b>	Fireplace:	<b>1</b>
				1st Mtg Amt:	<b>\$110,000</b>
				Prior Sale Price:	<b>\$208,000</b>
				Prior Sale Date:	<b>12/27/2013</b>

### Comp B

Distance from Subject: 0.05

Address: 1620 WESTERN LILY ST,SAMPLETOWN, USA 12345

Owner:	<b>PULLMAN HAMID</b>			Sale Price:	<b>\$206,000</b>
APN:	<b>00000000000</b>	Living Area:	<b>2,331</b>	Lot Area:	<b>4,792</b>
Year Built:	<b>1994</b>	Total Rooms:	<b>8</b>	Bedrooms:	<b>4</b>
Census Tract:	<b>32.19</b>	No. of Stories:	<b>2</b>	Total Baths:	<b>3</b>
Land Use:	<b>SFR</b>	Parking:	<b>2</b>	A/C:	<b>Y</b>
Assessed Value:	<b>\$170,363</b>	Pool:	<b>Y</b>	Fireplace:	<b>1</b>
				1st Mtg Amt:	<b>\$155,000</b>
				Prior Sale Price:	<b>\$155,000</b>
				Prior Sale Date:	<b>12/00/1994</b>

### Comp C

Distance from Subject: 0.06

Address: 1829 PAPER FLOWER CT,SAMPLETOWN, USA 12345

Owner:	<b>WEN DOUG &amp; TESSA</b>			Sale Price:	<b>\$275,000</b>
APN:	<b>00000000000</b>	Living Area:	<b>2,406</b>	Lot Area:	<b>10,019</b>
Year Built:	<b>1993</b>	Total Rooms:	<b>8</b>	Bedrooms:	<b>4</b>
Census Tract:	<b>32.19</b>	No. of Stories:	<b>2</b>	Total Baths:	<b>3</b>
Land Use:	<b>SFR</b>	Parking:	<b>3</b>	A/C:	<b>Y</b>
Assessed Value:	<b>\$167,511</b>	Pool:	<b>Y</b>	Fireplace:	<b>1</b>
				1st Mtg Amt:	<b>\$260,988</b>
				Prior Sale Price:	<b>\$170,000</b>
				Prior Sale Date:	<b>06/14/2013</b>

### Comp D

Distance from Subject: 0.12

Address: 1649 POPPY ST,SAMPLETOWN, USA 12345

Owner:	<b>ALBERTS ELSY</b>			Sale Price:	<b>\$190,000</b>
APN:	<b>00000000000</b>	Living Area:	<b>2,406</b>	Lot Area:	<b>5,663</b>
Year Built:	<b>1994</b>	Total Rooms:	<b>8</b>	Bedrooms:	<b>4</b>
Census Tract:	<b>32.19</b>	No. of Stories:	<b>2</b>	Total Baths:	<b>3</b>
Land Use:	<b>SFR</b>	Parking:	<b>3</b>	A/C:	<b>Y</b>
Assessed Value:	<b>\$151,574</b>	Pool:	<b>N</b>	Fireplace:	<b>1</b>
				1st Mtg Amt:	<b>\$182,000</b>
				Prior Sale Price:	<b>\$190,000</b>
				Prior Sale Date:	<b>10/13/2009</b>

### Comp E

Distance from Subject: 0.03

Address: 1812 PAPER FLOWER CT,SAMPLETOWN, USA 12345

Owner:	<b>SMITH ROD &amp; CATHY</b>			Sale Price:	<b>\$257,000</b>
APN:	<b>00000000000</b>	Living Area:	<b>2,406</b>	Lot Area:	<b>4,792</b>
Year Built:	<b>1993</b>	Total Rooms:	<b>8</b>	Bedrooms:	<b>4</b>
Census Tract:	<b>32.19</b>	No. of Stories:	<b>2</b>	Total Baths:	<b>3</b>
Land Use:	<b>SFR</b>	Parking:	<b>3</b>	A/C:	<b>Y</b>
Assessed Value:	<b>\$148,717</b>	Pool:	<b>N</b>	Fireplace:	<b>1</b>
				1st Mtg Amt:	<b>\$248,417</b>
				Prior Sale Price:	<b>\$180,000</b>
				Prior Sale Date:	<b>06/11/2013</b>

### Comp F


Distance from Subject: 0.45

Address: 8201 CACTUS CANYON CT,SAMPLETOWN, USA 12345

Owner:	<b>CHEC FRANK I</b>			Sale Price:	<b>\$240,000</b>
APN:	<b>00000000000</b>	Living Area:	<b>2,317</b>	Lot Area:	<b>6,098</b>
Year Built:	<b>1995</b>	Total Rooms:	<b>7</b>	Bedrooms:	<b>4</b>
Census Tract:	<b>32.19</b>	No. of Stories:	<b>2</b>	Total Baths:	<b>3</b>
Land Use:	<b>SFR</b>	Parking:	<b>2</b>	A/C:	<b>Y</b>
Assessed Value:	<b>\$157,154</b>	Pool:	<b>N</b>	Fireplace:	<b>1</b>
				1st Mtg Amt:	<b>\$232,800</b>
				Prior Sale Price:	<b>\$147,950</b>
				Prior Sale Date:	<b>10/28/1997</b>

## LEGEND

 Sale

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



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**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 range is 60-100 and can vary based on which AVM model is chosen by the cascade. 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<sup>®</sup>:**

PASS<sup>®</sup> 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

Notices are included in each report and are intended for the various recipients of the AVM report.

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