

# LoanSafe Appraisal Manager™

Sample Report


Quickly assess appraisals for risk of over or under-valuation with the Valuation Risk Score.

Instantly see the overall quality of the appraisal and compliance with USPAP, UAD, FIRREA and more using the Integrity Risk Score.

Get insight into local market information, property values, comparable selections, complexity in valuing the property and risk of fraud to help channel the appraisal through the review process.

Consistently and efficiently review appraisals with alerts that are tailored to your review process and identify specific quality issues.


Customize your review process using the three levels of Review Alerts: High, Medium or Low.



## LoanSafe Appraisal Manager™


REPORT INFORMATION	SUBJECT PROPERTY
<b>Report Order No.</b> COA3E48F355143A5B4E40C0CCE4C93BE	<b>Street Address</b> 141 MILLS BROOK PATH, ANYTOWN, GA 12121
<b>Report Date</b> 05/23/2015 05:06:45 PM	<b>Appraised Value</b> \$164,500
<b>Effective Date</b> 04/16/2015	
<b>Loan Amount</b> --	
<b>Loan Purpose</b> --	


**Reported Appraised Value**  
**\$164,500**





**Valuation Risk Score: 609**


**Integrity Risk Score: 821**



Comparable Selection 

Property Complexity 

Market Risk 

Misrepresentation Risk 

[Expand All Sections](#)

**⚠️ APPRAISAL REVIEW ALERTS**

**Appraisal Rule Compliance**

**0 High Alerts**

**2 Medium Alerts** Hide

Alert ID	Message	Recommended Action
ARC_391	The Estimated Market Value exceeds Predominate Value on pg 1 by more than +/- 20%.	Review appraisal for detailed commentary describing whether or not the subject is an over/under improvement and it's impact on marketability.
ARC_405	Comp 5 net adjustments exceed 15%.	Review to see if the appraiser provided sufficient commentary on net adjustments exceeding 15%.

**5 Low Alerts** Show

**Comparable Selection**

**1 High Alert** Show

**2 Medium Alerts** Hide

Alert ID	Message	Recommended Action
COMP_022	The price range defined in the Neighborhood One-unit Housing section does not bracket the unadjusted sale prices of the comparables utilized.	Request that the appraiser provide a comparable that falls within the defined range, or revise the range to bracket all of the comparables utilized.
COMP_032	The Estimated Market Value is not bracketed by the "comparable sales in the subject neighborhood within the past twelve months" range above the sales comparison grid.	Review to see if sufficient commentary is provided. Ensure value is supported.

**3 Low Alerts** Show

Understand the level of difficulty in valuing a property and identify the specific factors that can cause it.

Get specific detail into the risk of payment default, foreclosure and other market factors with the Market Risk alerts.

Identify any unusual transactions to help uncover the risk of fraud or flipping.

Easily expand and contract pertinent report sections using the slide-out banner. The slide-out banner can be extended from anywhere in the report, allowing for even more efficiency in the review process.

Pinpoint issues related to appropriate comp selection, market adjustments and more.

Easily make or reference review notes from within the report. Remarks remain static and can be shared among departments or other entities.

Easily verify the subject property information against public record and MLS data.

**Valuation Risk**  
 0 High Alerts  
 0 Medium Alerts  
 0 Low Alerts

**Property Complexity**  
 1 High Alert Hide  
 Alert ID Message Recommended Action  
 PC\_007 The subject property characteristics along with data in the general market area indicates the subject is a complex property to value. Review appraisal for unique subject characteristics such as size, design, view, site size, condition and age. Review appraisal for unique market conditions such as density, homogeneity, foreclosure ratio and demand/supply. Adjustments should be supported and the appraisal should include photos of any/all unique features.

1 Medium Alert Show  
 0 Low Alerts

**Market Risk**  
 1 High Alert Show  
 2 Medium Alerts Hide  
 Alert ID Message Recommended Action  
 MKT\_001 Unusually high number of private lenders in sales histories Review lenders in the transaction history sections. Review market for possible fraudulent flipping activity. Ensure value is well supported.  
 MKT\_002 Unusually high number of corporate/LLC buyers and sellers in sales histories Review buyers and sellers in the transaction history sections. Review market for possible fraudulent flipping activity. Ensure

**Misrepresentation Risk**  
 0 High Alerts  
 0 Medium Alerts  
 0 Low Alerts

**APPRAISAL REVIEW COMMENTS**

**SUBJECT PROPERTY INFORMATION**

**PROPERTY SUMMARY**

Property Information	Owner Information	Location Information
<ul style="list-style-type: none"> <li>Site Address: 141 MILLS BROOK PATH, ANYTOWN, GA 12121</li> <li>Mail Address: PO BOX 55 ANYTOWN, GA 12121</li> <li>Heating: Heat Pump</li> <li>Cooling: Heat Pump</li> <li>Stories: 1.5</li> <li>Fireplace: 1</li> <li>No. of Units: 1</li> <li>Garage: Parking</li> <li>View: --</li> </ul>	<ul style="list-style-type: none"> <li>Current: SMITH IAN</li> <li>Second: SMITH DEBORAH M</li> <li>Spouse: SMITH DEBORAH M</li> </ul> <p><b>Assessed Information</b></p> <ul style="list-style-type: none"> <li>Land: \$30,280</li> <li>Improvement: \$31,920</li> <li>Total: \$62,200</li> <li>Market: \$155,500</li> <li>Tax Amount: \$2,032</li> <li>Improved: 51%</li> </ul>	<ul style="list-style-type: none"> <li>Subdivision: --</li> <li>County: ALLYOURS</li> <li>MSA Name: Atlanta-Sandy Springs, Ga, GA</li> <li>MSA Code: 12060</li> <li>Census Block: 132231205032000</li> <li>Legal Desc: SEE NOTES CHG AC FOR 93 CHG AC PER J WATTS 9/94 70/721</li> <li>Land Use Code: RSFR</li> <li>APN: 012963</li> <li>Zoning: --</li> </ul>

Expanded View

Expand All   Review Alerts   Subject Property Information   Comparables Analysis   Maps   Comparable Search Results   Market Conditions   Collapse All

Understand property flipping or frequent sales transactions with the Recent Transfer Summary.

Get the inside track by viewing the latest subject property information from the MLS, agent remarks and agent information.

Make quick work of validating comparable data by listing the property characteristics, data on the last sale and property performance information. Click on the MLS photo icon to view interior and exterior photos from the MLS\*.

*\*MLS data and photos where available through the CoreLogic Partner InfoNet and alternative listing data sources.*

#### RECENT TRANSFER SUMMARY

	Full-Value Arms-Length Sale	Non-Arms Length Transaction
Transaction within the last 90 days	No	No
Transaction within the last 12 months	No	No
Last Transaction Date	12/01/1998	05/29/1992
Last Transaction Value	\$140,000	\$0
Deed Type	DEED	DEED
Current Reported Appraised Value to Last Sales Price	17.5%	--
Last Nearby Sales Median Value	\$84,400	--
Current Nearby Sales Median Value	\$81,000	--
Last Sales Price to Last Nearby Median Value	65.88%	--
Current Reported Appraised Value to Current Nearby Sales Median Value	103.09%	--

#### LISTING HISTORY

##### Market Information

- Current Status: --
- As of Date (Run Date): 8/29/2012
- Days on Market: --
- MLS Sale Type: --

##### List Information

- Date: --
- Current Price: --
- Original Price: --
- List Price High: --
- List Price Low: --
- Change in Price : --
- Listing Source: Public Record
- Listing ID:

##### Agent Remarks

Entertainer's Delight. This spacious 3 bedroom, 2 bath ranch style home has upgraded appliances with open floor plan, cozy fireplace for the winters and a fantastic pool and patio for summer outdoor living. Bring your pickiest buyers - they won't be disappointed. Property information to be accurate, but not guaranteed. Buyer to verify. Send all offers to myemail@realestatebroker.com or fax to (123)456-7890.

##### History

Date	Days on Market	Status	Price	Listing ID	Source
02/11/2008		FINANCE	\$203,400		PUBLIC RECORD
02/09/2006		FINANCE	\$20,000		PUBLIC RECORD
01/16/2004		FINANCE	\$163,000		PUBLIC RECORD

##### Agent/Broker Information

No agent/broker information available

#### COMPARABLES ANALYSIS

##### COMPARABLE PROPERTY INFORMATION

	SUBJECT	COMP 1	COMP 2	COMP 3
<b>PROPERTY COMPARISONS</b>				
Address	141 MILLS BROOK PATH, ANYTOWN, GA 12121	366 LOOKOUT TRL, ANYCITY, GA 12122	7840 WATER STREET N, YOURTOWN GA 12123	305 RIDGECREST RD, ANYCITY, GA 12124
Distance From Subject	--	14.11 miles N	14.65 miles W	6.38 miles SW
Reported Appraised Value/ Sales Price	\$164,500	\$137,000	\$165,000	\$165,000
Appraised / Sale Date	May 2015	February 2015	March 2015	April 2015
Price Per SqFt	\$40	\$80	\$96	\$91
Living SqFt / Lot SqFt	1,810 / 213,444	1,720 / 207,781	1,725 / 219,542	1,820 / 142,005
View	N;Res;Res	N;Res;Res	N;Res;Res	N;Res;Res
Rooms / Bed / Bath	6 / 3 / 2-0	6 / 3 / 2-1	6 / 3 / 2-1	7 / 4 / 3-1
Year Built	1992	1989	1996	1987
Last Sale Date	--	--	--	--
Last Sale Price	--	--	--	--
Basement	Yes	Yes	Yes	No
Garage / Carport	Yes	Yes	Yes	Yes
Fireplace	Yes	No	No	No
Pool	Yes	No	No	Yes
Land Use	RSFR	RSFR	RSFR	RSFR
Prior 3 Year Foreclosure	No	Yes	No	No
Active Notice of Default	No	No	No	No
Prior 3 Year Sale Gain	52.2%	48.8%	99.1%	96.7%
Tax Assessed Value	\$62,200	\$62,240	\$63,960	\$49,440
Listed in Past 12 Months	No	Yes	Yes	Yes
Externality				



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Understand if comparable properties are within similarly valued markets as the subject property with the Market Comparisons section.

Easily view both interior and exterior MLS photos for both the subject and comps when available.



#### MARKET COMPARISONS

Area Value Rating	--	HIGHER	LOWER	SAME
High Price	\$286,000	\$272,500	\$103,920	\$225,000
Average Price	\$95,012	\$193,832	\$51,976	\$103,356
Median Price	\$76,500	\$190,000	\$50,000	\$99,900
Low Price	\$12,800	\$125,000	\$25,100	\$25,901
1/3 Year Foreclosure Rate	48.6% / 77.1%	20% / 45.7%	28.6% / 77.1%	34.3% / 74.3%
Rural / Urban	URBAN	URBAN	URBAN	URBAN
Owner Occupancy	--	--	100%	--
School District Name	--	ALLYOURS COUNTY SCHOOL DISTRICT	ALLYOURS COUNTY SCHOOL DISTRICT	ALLYOURS COUNTY SCHOOL DISTRICT

#### COMPARABLE PROPERTY INFORMATION

	SUBJECT	COMP 4	COMP 5
<b>PROPERTY COMPARISONS</b>			
	141 MILLS BROOK PATH, ANYTOWN, GA 12121	446 HILLSIDE STORE RD, CITYVILLE, GA 30134	2253 SUNSET BRIDGE RD, CITYVILLE, GA 30134
Distance From Subject	--	6.45 miles SW	5.88 miles S
Appraised Value / Sales Price	\$164,500	\$185,500	\$215,000
Appraised / Sale Date	May 2015	April 2015	April 2015
Price Per SqFt	\$40	\$83	\$118
Living SqFt / Lot SqFt	1,810 / 213,444	2,236 / 87,120	1,817 / 252,648
View	N;Res;Res	N;Res;Res	N;Res;Res
Rooms / Bed / Bath	6 / 3 / 2-0	7 / 3 / 2-0	7 / 3 / 2-1
Year Built	1992	1999	1999
Last Sale Date	--	--	--
Last Sale Price	--	--	--
Basement	Yes	Yes	Yes
Garage / Carport	Yes	Yes	Yes
Fireplace	Yes	No	No
Pool	Yes	No	No
Land Use	RSFR	RSFR	RSFR
Prior 3 Year Foreclosure	No	Yes	No
Active Notice of Default	No	No	No
Prior 3 Year Sale Gain	52.2%	60.8%	58.6%
Tax Assessed Value	\$62,200	\$71,960	\$83,800
Listed in Past 12 Months	No	Yes	Yes
Externality			Water

#### MARKET COMPARISONS

Area Value Rating	--	LOWER	LOWER
High Price	\$286,000	\$156,728	\$223,914
Average Price	\$95,012	\$77,469	\$75,278
Median Price	\$76,500	\$81,000	\$74,900
Low Price	\$12,800	\$20,000	\$20,261
1/3 Year Foreclosure Rate	48.6% / 77.1%	28.6% / 77.1%	40% / 80%
Rural / Urban	URBAN	URBAN	URBAN
Owner Occupancy	--	94%	--
School District Name	--	ALLYOURS COUNTY SCHOOL DISTRICT	ALLYOURS COUNTY SCHOOL DISTRICT



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Get the sales transaction and loan history for both the subject and comparables in the Sales History section to better understand any market factors that may affect the appraisal.

Verify the subject property and comparable data against national public record and MLS data base: - eliminating the need to access multiple data sources.

### SUBJECT AND COMPARABLES SALES HISTORY

[Collapse All Records](#)

	Address	Appraised Date/ Sale Date	Reported Appraised Value/Sales Price	
SUBJECT	141 MILLS BROOK PATH, ANYTOWN, GA 12121	05/01/2015	\$164,500	
COMP 1	366 LOOKOUT TRL, ANYCITY, GA 12122	05/01/2015	\$137,000	
COMP 2	7840 WATER STREET N, YOURTOWN,, GA 12123	03/01/2015	\$165,000	
COMP 3	305 RIDGECREST RD, ANYCITY, GA 12124	04/01/2015	\$165,000	
COMP 4	446 HILLSIDE STORE RD, CITYVILLE GA 30134	04/01/2015	\$185,500	
COMP 5	2253 SUNSET BRIDGE RD, CITYVILLE GA 30134	04/01/2015	\$215,000	

Full Value Foreclosure/REO/Short Sale

### APPRAISAL DATA VALIDATION

SUBJECT PROPERTY FEATURE	Appraisal	Public Record	MLS
Address	141 MAIN STREET, ANY TOWN, GA 12121	✓ 141 MAIN STREET, ANY TOWN, GA 12121	
Owner	Ian & Deborah M SMITH	✗ SMITH IAN	
County/Census Tract	ALLYOURS/1205.01	✗ ALLYOURS/13223120503	
Legal Description	Land Lot 824, 2nd District, 3rd Section being tract#2 per plat book 22, page 6	✓ SEE NOTES CHG AC FOR 93 CHG ADD PER J WATTS 9/94 70/721	
APN	R012963	✓ 12963	
Listed In Past 12 Months	No		
Zoning/Use Code	R1/SINGLE_FAMILY	✗ --/SingleFamily	
Year Built/Age	1992/20	✓ 1992/20	
Rooms/Bed/Bath	6/3/2-0	✗ 5/3/2-0	
Living SqFt	1,810	✓ 1,824	
Lot SqFt	213,444	✓ 213,444	
Basement SqFt	937	✓ 928	
Fireplace	1	✓ 1	
Garage/Carport	3		
Pool	Yes	✗ No	
Last Sale Date/Price	--/--		

COMPARABLE FEATURE	COMP 1	Public Record	MLS	COMP 2	Public Record	MLS
Address	366 LOOKOUT TRL, ANYCITY, GA 12122	✓ 366 LOOKOUT TRL, ANYCITY, GA 12122	✓ 366 LOOKOUT TRL, ANYCITY, GA 12122	7840 WATER STREET N YOURTOWN, GA 12123	✓ 7840 WATER STREET N YOURTOWN, GA 12123	✓ 7840 WATER STREET YOURTOWN, GA 12123
Distance From Subject	14.11 miles N	✗ 14.36	✗ 14.36	14.65 miles W	✓ 14.56	✓ 14.56
Sale Date	May 1, 2012	✓ Apr 4, 2012		Jun 1, 2012	✓ Jun 15, 2012	
Sale Price	\$137,000	✓ \$137,000		\$165,000	✓ \$165,000	
Price Per SqFt	\$79.65	✓ \$79	✓ \$80	\$95.65	✓ \$95	✓ \$96
Year Built	1989	✓ 1989	✓ 1989	1996	✓ 1996	✓ 1996
Living SqFt	1,720	✓ 1,720	✓ 1,720	1,725	✓ 1,725	✓ 1,725
Lot SqFt	207,781	✓ 207,781		219,542	✓ 219,542	
Rooms/Bed/Bath	6/3/2-1	✗ 2/--/3-0	✗ --/4/3-1	6/3/2-1	✗ 5/3/2-1	✗ --/3/2-1
Basement SqFt	1,200	✓ 1,200		1,445	✓ 1,445	
Garage/Carport			✓			✓
Fireplace						
Pool	No	✓ No	✓ No	No	✓ No	✓ No
Last Sale Date						
Last Sale Price	\$0			\$0		



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Clearly identify discrepancies between the appraisal provided data and what is found in MLS or public record for quick validation during the review.

COMPARABLE FEATURE	COMP 3	Public Record	MLS	COMP 4	Public Record	MLS
Address	305 RIDGECREST RD, ANYCITY, GA 12124	✓ 305 RIDGECREST RD, ANYCITY, GA 12124	✓ 305 RIDGECREST RD, ANYCITY, GA 12124	446 HILLSIDE STORE RD, CITYVILLE, GA 30134	✓ 446 HILLSIDE STORE RD, CITYVILLE, GA 30134	✓ 446 HILLSIDE STORE RD, CITYVILLE, GA 30134
Distance From Subject	6.38 miles SW	✓ 6.35	✓ 6.35	6.45 miles SW	✓ 6.37	✓ 6.37
Sale Date	Apr 1, 2012	✓ Apr 30, 2012		Apr 1, 2012	✓ Apr 11, 2012	
Sale Price	\$165,000	✓ \$165,000		\$185,500	✓ \$185,000	
Price Per SqFt	\$90.66	✗ \$101	✗ \$102	\$82.96	✓ \$83	✓ \$84
Year Built	1987	✓ 1987	✓ 1987	1999	✓ 1999	✓ 1999
Living SqFt	1,820	✗ 1,620	✗ 1,620	2,236	✓ 2,213	✓ 2,213
Lot SqFt	142,005	✓ 141,570		87,120	✓ 87,120	
Rooms/Bed/Bath	7/4/3-1	✗ 6/4/2-1	✗ --/4/3-1	7/3/2-0	✗ 5/3/3-0	✗ --/3/2-0
Basement SqFt				2,236	✓ 2,213	
Garage/Carport	2		✓ 2	2		✓ 2
Fireplace						
Pool	Yes	✗ No	✓ Yes	No	✓ No	✗ Yes
Last Sale Date						
Last Sale Price	\$0			\$0		

COMPARABLE FEATURE	COMP 5	Public Record	MLS
Address	2253 SUNSET BRIDGE RD, CITYVILLE, GA 30134	✓ 2253 SUNSET BRIDGE RD, CITYVILLE, GA 30134	✓ 2253 SUNSET BRIDGE RD, CITYVILLE, GA 30134
Distance From Subject	5.88 miles S	✓ 5.89	✓ 5.89
Sale Date	Apr 1, 2012	✓ Apr 12, 2012	
Sale Price	\$215,000	✓ \$215,000	
Price Per SqFt	\$118.33	✓ \$118	✓ \$118
Year Built	1999	✓ 1999	✓ 1999
Living SqFt	1,817	✓ 1,816	✓ 1,817
Lot SqFt	252,648	✓ 252,648	
Rooms/Bed/Bath	7/3/2-1	✗ 5/3/3-1	✗ --/4/3-1
Basement SqFt	1,205	✓ 1,205	
Garage/Carport	2		✓ 2
Fireplace			
Pool	No	✓ No	✗ Yes
Last Sale Date			
Last Sale Price	\$0		



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## MAP

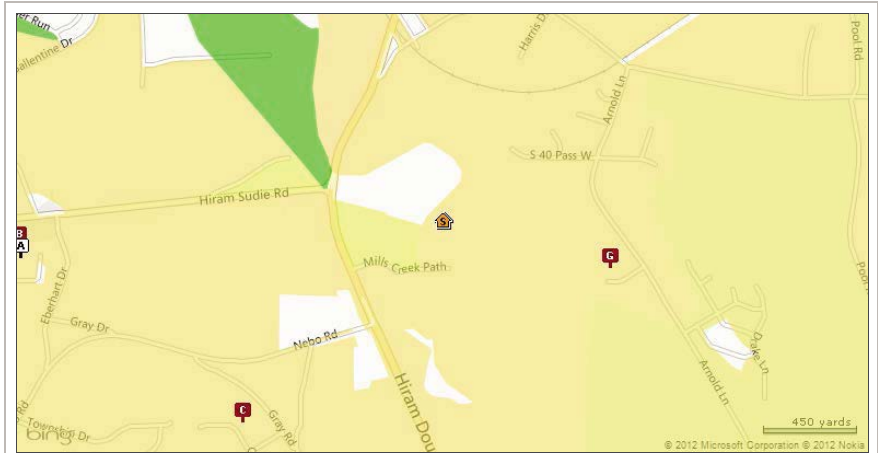
### VALUATION MAP

Get clarity into the surrounding area property values with the color-coded Valuation Map.

**Tan** = lower valued areas

**Green** = higher valued areas

**White** = undetermined property values



Sixteen shades of Tan-to-Green shading are used to depict values: tan is lower, green is higher

Subject Property



Appraisal Comp



Full Value



Foreclosure/REO/Short Sale

Search Comp



Full Value



Foreclosure/REO/Short Sale

Listing Comp



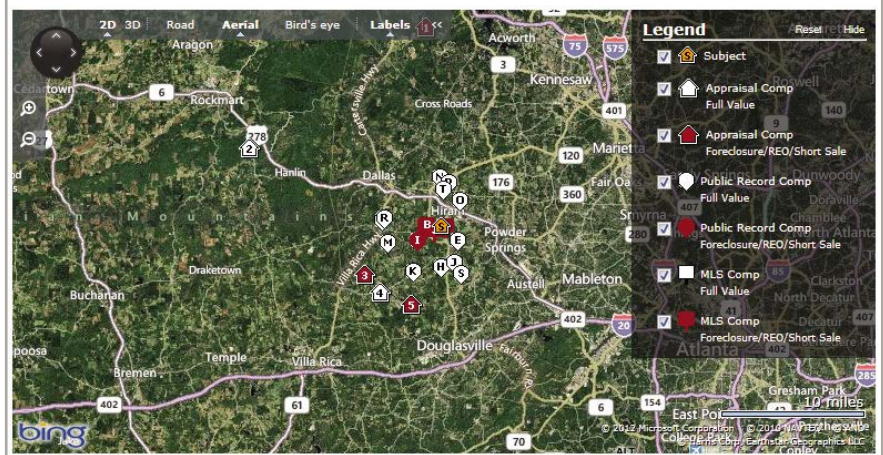
Full Value



Foreclosure/REO/Short Sale

### STREET MAP

Interact with an aerial view of geological or neighborhood features that may influence value on the Street Map. Comparables are plotted on the map in relation to the subject property.



Easily study the market trends with the Comparable Sales Summary. Quickly see how many comparables (appraisal provided or search) were full value transactions versus foreclosure or REO.

Evaluate the comparables found by the LoanSafe Appraisal Manager™ search as well as the comparables provided on the appraisal.

See comparable results based on the strength of the comparable: Excellent, Good, Average, Fair and Other.

## COMPARABLE SEARCH RESULTS

### SUMMARY OF COMPARABLE SALES (RECORDED SALES IN PUBLIC RECORD)

	Full-Value	Short Sale	Bank Owned
<b>Property Count</b>	35	1	4
<b>Minimum Sales Price</b>	\$23,300	\$70,000	\$52,000
<b>Median Sales Price</b>	\$85,000	\$70,000	\$76,450
<b>Maximum Sales Price</b>	\$227,500	\$70,000	\$139,000
<b># of 3 Year Sales Pairs</b>	14% (5 of 35)	0% (0 of 1)	0% (0 of 4)
<b># of Sales Pairs with Value Increasing / Average Price Increase</b>	5 / \$33,730 / 40%	0 / \$0 / 0%	0 / \$0 / 0%
<b># of Sales Pairs with Value Decreasing / Average Price Decrease</b>	0 / -\$0 / 0%	0 / -\$0 / 0%	0 / -\$0 / 0%

### SUMMARY OF MLS COMPARABLES (ACTIVE, PENDING OR CLOSED STATUS)

	Full-Value	Bank Owned
<b>Property Count</b>	13	27
<b>Minimum Price</b>	\$37,500	\$21,000
<b>Median Price</b>	\$74,900	\$69,900
<b>Maximum Price</b>	\$179,800	\$110,000
<b>Average Days on Market (DOM)</b>	147	95

### COMPARABLE SEARCH RESULTS BY GROUP

Collapse All Records

	Address	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Subject	141 MILLS BROOK PATH, ANYTOWN, GA 12121	\$164,500 \$40	1,810 213,444	1992 RSFR	6 3/2-0

#### EXCELLENT - 4 properties

	Address	Date/Dist.	Event/Source	Type	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Comp Search	42 VALLEYVIEW DR, ANYTOWN, GA 12121	04/29/2015 0.85	Listing(Closed) MLS #XXXXXXX		\$55,500 \$28	1,984 20,037	1994 RSFR	5 3/2-0
Comp Search	52 VALLEYVIEW DR, ANYTOWN, GA 12121	05/29/2015 0.85	Listing(Closed) MLS #XXXXXXX		\$38 20,037	1,624 20,037	1993 RSFR	5
Comp Search	156 MILL DR, ANYTOWN, GA 12121	05/18/2015 0.5	Listing(Closed) MLS #XXXXXXX		\$46,500 \$24	1,978 20,037	1991 RSFR	6 3/2-0
Comp Search	13 VALLEYVIEW DR, ANYTOWN, GA 12121	01/06/2015 0.89	Listing(Closed) MLS #XXXXXXX		\$71,916 \$36	2,022 20,473	1993 RSFR	5 3/2-1

#### GOOD - 2 properties

	Address	Date/Dist.	Event/Source	Type	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Comp Search	488 HEATHER LN, WARM SPRINGS, GA 12125	01/31/2015 1.79	Sold Public Record	Full	\$49,000 \$23	2,100 27,007	1998 RSFR	5 3/2-0
Comp Search	144 OLIVE BEND DR, ANYTOWN, GA 12121	08/12/2014 0.92	Listing(Closed) MLS #XXXXXXX		\$75,000	1,629 20,037	1993 RSFR	4 3/2-0

#### AVERAGE - 19 properties

#### FAIR - 10 properties

#### OTHER - 5 properties

	Address	Date/Dist.	Event/Source	Type	Price \$/SqFt	GLA Lot Area	Year Built Land Use	Rooms Bed/Bath
Appraisal Comp 2	7840 WATER STREET N, YOURTOWN,, GA 12123	06/01/2015 14.65	Sold Appraisal		\$165,000	1,725 219,542	1996 RSFR	6 3/2-1
Appraisal Comp 1	366 LOOKOUT TRL, ANYCITY, GA 12122	05/01/2015 14.11	Sold Appraisal		\$137,000	1,720 207,781	1989 RSFR	6 3/2-1
Appraisal Comp 5	2253 SUNSET BRIDGE RD, CITYVILLE, GA 30134	04/01/2015 5.88	Sold Appraisal		\$215,000	1,817 252,648	1999 RSFR	7 3/2-1
Appraisal Comp 3	305 RIDGECREST RD, ANYCITY, GA 12124	04/01/2015 6.38	Sold Appraisal		\$165,000	1,820 142,005	1987 RSFR	7 4/3-1
Appraisal Comp 4	446 HILLSIDE STORE RD, CITYVILLE, GA 30134	04/01/2015 6.45	Sold Appraisal		\$185,500	2,236 87,120	1999 RSFR	7 3/2-0

Subject Property	Search Comp	Listing Comp
	Full Value	Full Value
	Foreclosure/REO/Short Sale	Foreclosure/REO/Short Sale



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Get the market factors that affect the property value - down to the ZIP Code level. With Market Conditions, get relevant inventory information, listing analysis, market trends for the past 90 days, Sales & Price trends, foreclosure activity and more.

## MARKET CONDITIONS

### QUICK FACTS FROM ZIP CODE 12121

#### Inventory Information

- # of Homes for Sale: 89
- Listings with Price Decrease: 0.22%
- Listings with Price Increase: 0.05%

#### Price Information

- Low List Price: \$29,192
- High List Price: \$1,400,000

### LISTING ANALYSIS

List Price Range	Beds / Baths	SqFt	# Homes for Sale
\$164 - \$1,400	4 / 2.5	0	22
\$118 - \$161	4 / 2.6	0	22
\$83 - \$117	4 / 2.5	0	23
\$29 - \$82	3 / 2.1	0	23

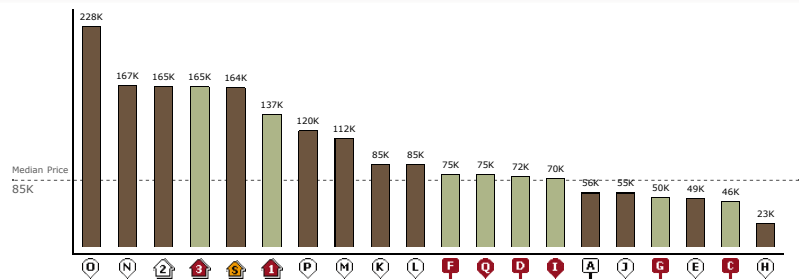
Based on subject property zip code. Represents last 90 days updated weekly.

### MARKET TRENDS

Component	Value	Change	% Change
# Homes for Sale	89	-7.08	-7%
Price	\$118K	\$4K	3%
Days on Market	88	1.65	1%
New Listings	9	0.46	5%
Sales	9	-0.08	0%
Price Per Square Foot	\$0	0	0%

Based on subject property zip code. Represents last 90 days updated weekly.

### PRICES FOR COMPARABLE SALES



Recent comparable sales sorted by value from high to low. All values in thousands of dollars. Properties which have a current foreclosure or bank owned status are shown in the lighter shade.

- Subject Property
- Appraisal Comp Full Value
- Appraisal Comp Foreclosure/REO/Short Sale
- Search Comp Full Value
- Search Comp Foreclosure/REO/Short Sale

### INDEX CHANGE BY PERIOD

12 Month	9 Month	6 Month	3 Month
-1.85%	-1.12%	5.16%	6.72%

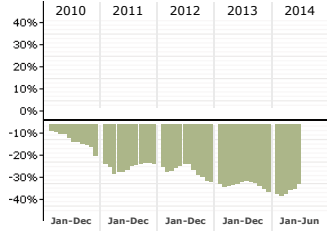


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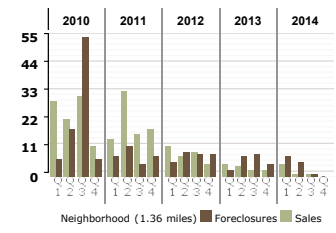
See the Price Trends over the past 5 years for the surrounding market of the subject property.

### 5 YEAR PRICE TREND



This graph illustrates prices for the market surrounding the subject property over the course of the last several years, based on closing sale prices.

### SALES & FORECLOSURE ACTIVITY TREND

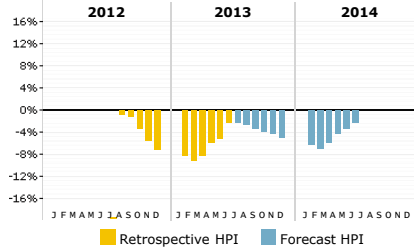


This graph illustrates the number of sales and foreclosures over time for the market surrounding the subject property.

View Sales & Foreclosure Activity Trend details the ratio of sales to foreclosures in the market area.

Evaluate HPI Forecast Trend plots the Home Price Index for the subject property ZIP Code for all residential property types.

### HPI FORECAST TREND



Understand the activity of the closest properties to the subject property, regardless of last sale date.

### CLOSEST PROPERTY RECORDS

Distance in Miles	Address	Land Use	Lot Sq Ft	Living Sq Ft	Sale Year	Sale Price	Assessed Value	Bed	Bath	Total Rooms	Year Built
0.06	221 MAIN STREET, YOUR TOWN, GA, 12121	RSFR	189,486	1,260	--	--	\$49,760	3/	2-0	0	1986
0.09	210 MAIN STREET, YOUR TOWN, GA, 12121	RSFR	258,310	1,568	2004	--	\$64,800	4/	3-0	6	1987
0.09	1723 BROOK ST, ANY TOWN, CITYVILLE, GA, 12121	IWAR	828,946	6,000	1996	--	\$256,120	0/	0-0	0	1998
0.14	294 ARNOLD LN, ANY TOWN, GA 12121	RSFR	1,286,762	1,272	1993	--	\$33,528	2/	2-0	4	1994
0.15	1747 ANY TOWN, CITYVILLE, HWY, 12121	RSFR	222,156	2,164	--	--	\$58,840	3/	2-0	6	1953
0.18	1815 ANY TOWN, CITYVILLE, HWY, 12121	TAXE	50,529	0	1994	--	\$511,680	0/	0-0	0	0
0.18	50 MAIN STREET, ANY TOWN, 12121	RSFR	78,843	1,681	1994	--	\$42,120	3/	2-0	5	1960
0.19	1817 ANY TOWN, CITYVILLE, HWY, 12121	COFF	141,570	7,621	1993	--	\$634,960	0/	0-0	0	1988
0.21	1939 ANY TOWN, CITYVILLE, HWY, 12121	RSFR	603,741	2,905	--	--	\$59,140	3/	3-0	5	1997
0.21	169 S FORTY PASS W, 12121	RSFR	24,829	1,236	2009	--	\$32,800	3/	2-0	5	1978
0.21	1665 ANY TOWN, CITYVILLE, HWY, 12121	CSTO	27,007	5,960	1992	--	\$140,680	0/	0-0	0	1990
0.21	1665 ANY TOWN, CITYVILLE, HWY, 12121	CFOO	50,529	5,600	1999	--	\$179,160	0/	0-0	0	1986
0.21	173 S FORTY PASS W, 12121	RSFR	24,829	1,236	--	--	\$26,120	0/	2-0	0	1978
0.22	203 S FORTY PASS W, 12121	RSFR	21,344	1,236	--	--	\$25,920	0/	2-0	0	1979
0.22	1897 ANY TOWN, CITYVILLE, HWY, 12121	CMED	44,866	896	--	--	\$43,600	0/	0-0	0	1976
0.24	159 S FORTY PASS W, 12121	RSFR	20,037	1,236	1996	--	\$25,120	0/	2-0	0	1977
0.25	1603 ANY TOWN, CITYVILLE, HWY, 12121	COFF	106,722	426	2007	--	\$212,080	0/	0-0	0	1974
0.25	131 S FORTY PASS W, 12121	RSFR	20,037	1,305	--	--	\$24,760	0/	2-0	0	1977
0.25	1856 ANY TOWN, CITYVILLE, HWY, 12121	CEAT	23,247	1,964	--	--	\$93,080	0/	2-0	0	1975
0.26	1975 ANY TOWN, CITYVILLE, HWY, 12121	RSFR	130,680	1,662	--	--	\$44,960	3/	2-0	0	1959

### MARKET OWNER OCCUPANCY DATA

Miles	Units	Own Occ	Rent Occ	SFR	Mult 2-9	Mult 10+	Avg Rms	Avg Val
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NOTICES:

This report has been produced solely for the benefit and use of CoreLogic's customer subject to the terms of the contract between the parties. This report is not an appraisal of the subject property and contains no independent valuation or value estimate. With the exception of the party that ordered this report, no party receiving a copy of this report may rely on any of the information contained in it. CoreLogic shall have no liability to any party receiving a copy of this report for any claims related to any information included in the report. If you are not a customer of CoreLogic and have any questions about this report or the information contained in it, please contact the party that ordered this report.

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