



AVMax

MDA Lending Solutions
 5300 Brandywine Parkway, Ste 100
 Wilmington, DE 19803
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Lender: Z5286
 Application #: 76223
 Order ID: 100127-87590A
 Requested By: Al Simeone

Fax:

Report Date: 01/27/2010
 Borrower: Test Test
 Requested Address: 60 Kelseytown Rd
 Clinton, CT 06413
 MIDDLESEX County

ESTIMATED MARKET VALUE: \$251,814

60 KELSEYTOWN RD, CLINTON, CT 06413-1251

Parcel Number: 000000 - 164200D Census Tract Number: 09.007.610300.3.020 Year Built: 1951
 Assessed Value: \$219,400 Assessed Improvements: \$106,600 Assessed Land: \$112,800 Assessed Year: 2008
 Rooms: 8 Beds: 4 Baths: 3 Style: Ranch Parking: -
 Living Area: 2010 Lot Area: 104544 Stories: 1 A/C: - Pool: - Sale Code: -

VALUATION MODEL INFORMATION

Low	Market	High	Confidence Score
\$221,597	\$251,814	\$282,031	78

PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES

	Address	City	Sale Date	Sale Price	Mortgage	Dist (Mi)
-	60 KELSEYTOWN RD	CLINTON	-	\$0	\$130,000	-
1	3 CARTER HILL RD	CLINTON	09/01/2009	\$262,000	\$209,600	0.330
2	11 CHITTENDEN HILL RD	CLINTON	11/12/2009	\$140,000	\$0	0.420
3	43 BRICKYARD RD	CLINTON	07/30/2009	\$250,000	\$241,656	0.677
4	26 VALLEY RD	CLINTON	09/10/2009	\$208,000	\$204,232	0.841
5	29 DELWOOD AVE	CLINTON	10/30/2009	\$320,000	\$0	0.851
6	11 CIRCLE DR	CLINTON	03/31/2009	\$115,000	\$0	1.057
7	18 CREAM POT RD	CLINTON	06/01/2009	\$263,500	\$258,726	1.065
8	4 DOGWOOD LN	CLINTON	11/12/2009	\$255,000	\$250,381	1.081
9	8 DOGWOOD LN	CLINTON	12/18/2008	\$255,000	\$251,678	1.085
10	31 HURD BRIDGE RD	CLINTON	03/26/2009	\$307,500	\$261,350	1.115

SEARCH COMPARABLES SALES ANALYSIS

Average	Mid-Point	Low Value	High Value
-	-	-	-

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