



# Collateral Market Value Report

MDA Lending Solutions  
 5300 Brandywine Parkway, Ste 100  
 Wilmington, DE 19803  
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Lender: Z5286  
 Application #: 76214  
 Order ID: 100127-87343A  
 Requested By: Al Simeone

Fax:

Report Date: 01/27/2010  
 Borrower: Test Test  
 Requested Address: 43 Grandview Dr  
 Wallingford, CT 06492  
 NEW HAVEN County

ESTIMATED MARKET VALUE: \$243,000

43 GRANDVIEW AVE, WALLINGFORD, CT 06492-4628

County: NEW HAVEN, Parcel Number: WALLM163L170, Year Built: 1950  
 Census Tract/Block Number: 090091753002004

### VALUATION MODEL INFORMATION

Model	Low	Market	High	Score
CMV	\$231,000	\$243,000	\$255,000	97

### PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES

	Address	City	Zip Code	Sale Date	Sale Price	Sq Ft	Lot Sz	Bed	Bath	Dist (Mi)	Tax Assmnt
-	43 GRANDVIEW AVE	WALLINGFORD	06492		-	1164	7500	3	2	-	\$148,680
1	56 FAIRVIEW AVE	WALLINGFORD	06492	04/27/2009	\$252,000	1112	10000	2	1	0.053	\$139,930
2	393 S MAIN ST	WALLINGFORD	06492	11/25/2009	\$230,000	1300	7350	3	1	0.118	\$146,930
3	419 S ELM ST	WALLINGFORD	06492	12/03/2009	\$289,900	1144	12000	3	2	0.268	\$161,980
4	490 WARD STREET EXT	WALLINGFORD	06492	02/13/2009	\$218,000	1110	12530	2	1	0.485	\$155,750



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