



DataQuick Lending Solutions
 5300 Brandywine Parkway, Ste 100
 Wilmington, DE 19803
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Lender:	Z5256	Report Date:	05/10/2011
Application #:	DataQuick_Sample	Borrower:	AJ Pappalardo
Order ID:	110510-62265A	Requested Address:	838 Evergreen Terrace
Requested By:	AJ Pappalardo Fax: 302-433-8087		Telford, PA 18969
			MONTGOMERY County

ESTIMATED MARKET VALUE: \$223,000

838 EVERGREEN CIR, TELFORD, PA 18969-2618

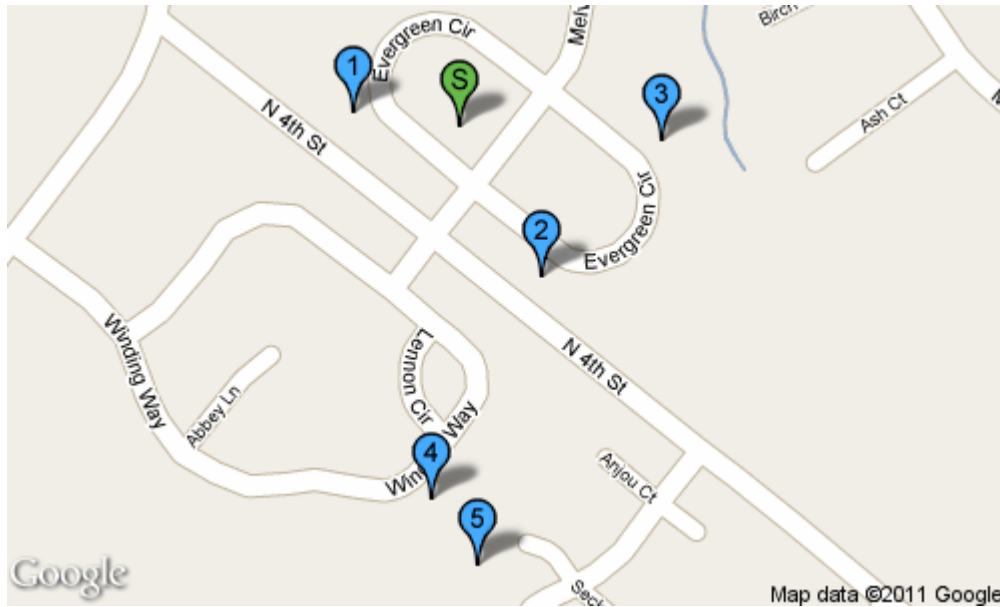
County: MONTGOMERY, Parcel Number: 340001602929, Year Built: 1997
 Census Tract/Block Number: 420912071031006

VALUATION MODEL INFORMATION

Model	Low	Market	High	Score
CMV	\$212,000	\$223,000	\$235,000	97

PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES

	Address	City	Zip Code	Sale Date	Sale Price	Sq Ft	Lot Sz	Bed	Bath	Dist (Mi)	Tax Assmnt
-	838 EVERGREEN CIR	TELFORD	18969	10/29/2010	\$229,000	1490	3636	3	2.5	-	\$114,750
1	853 EVERGREEN CIR	TELFORD	18969	11/19/2010	\$222,500	1662	3037	3	2.5	0.06	\$127,720
2	815 EVERGREEN CIR	TELFORD	18969	02/18/2011	\$208,000	1600	3177	3	2.5	0.096	\$122,800
3	771 EVERGREEN CIR	TELFORD	18969	11/30/2010	\$239,000	1676	7690	3	2.5	0.114	\$121,550
4	159 WINDING WAY	TELFORD	18969	11/29/2010	\$194,500	1536	2666	3	2.5	0.211	\$111,480
5	162 BOSC CT	TELFORD	18969	02/10/2011	\$217,000	1476	2781	2	2.5	0.248	\$113,910



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