

Vector Report ID: 1241204457819529

Reference ID: Sample Report

User Submitted Values

Street Address: 5 ALPINE DR
 City,State,Zip: EAST HAVEN CT 06512
 Borrower Name:

Logic Rules And Transaction Information

Logic Rule Id: 1380137

Valuation Results

AVM	Value	Range	Confidence Score	Results
1. PASS	\$257,900	\$226,800 - \$289,100	73	✔ Valuation successful

Valuation Results

1. PASS

✔ Valuation successful

For Property Located At
5 Alpine DR
East Haven, CT 06512
 Owner Name: **MURPHY KYLE**

Valuation Result

Estimated Value: **\$257,900**
 Estimated Value Range: **\$226,800 - \$289,100**
 Processed Date: **Friday, May 1, 2009**
 Confidence Score: **73**

Last Market Sale Information:		Prior Sale Information:	
Sale Price:	\$245,000	Prior Sale Price:	\$252,000
Sale Date:	06/26/2008	Prior Sale Date:	05/04/2004
Sale Type:	Full	Prior Sale Type:	Full
Seller Name:		Prior Seller Name:	
1st Mtg Amount:	\$196,000	Prior 1st Mtg Amount:	
1st Mtg Type:		Prior 1st Mtg Type:	
2nd Mtg Amount:			
Location Information:			
County:	NEW HAVEN,CT	APN:	001105286
Census Tract:	1804	Township Name:	
Absentee Owner:	false		
Property Information:			
Living Area:	1848.0	Land Use:	SFR
Total Rooms:	6	Lot Area:	16552.0
Bedrooms:	2	Year Built / Eff:	1990
Bathrooms:	4.0	Air Conditioning:	false
Pool:	false	Fireplace:	0
Number of Stories:	1	Parking:	0
Tax Information:			
Assessed Value:	\$205,840	Assessed Year:	2008

Land Value:	\$119,000	Improvement Value:	\$86,840
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Area Market Sales

For Property Located At

5 Alpine DR, East Haven, CT 06512

Comp#:	1	Distance From Subject:	0.2 (miles)		
Address:	592 Bradley, East Haven, CT 06512				
Owner Name:	DRENKHahn THEODORA & PETER J		Living Area:	1728.0	
Seller Name:		Total Rooms:	5		
APN:	001100084	Land Use:	SFR	Bedrooms:	3
County:	NEW HAVEN,CT	Parking:	0	Baths:	2.0
Sale Price:	\$255,000	Prior Sale Price:		Year Built:	1954
Recording Date:	01/16/2009	Prior Rec. Date:		Air Cond:	false
1st Mortgage Amount:	\$250,381	Lot Area:	14374.0	Fireplace:	0
Total Assessed Value:	\$164,600	# of Stories:	1	Pool:	false

Comp#:	2	Distance From Subject:	0.21 (miles)		
Address:	2 Lynwood, East Haven, CT 06512				
Owner Name:	MORGAN JACKLYN M		Living Area:	1594.0	
Seller Name:		Total Rooms:	6		
APN:	001101596	Land Use:	SFR	Bedrooms:	2
County:	NEW HAVEN,CT	Parking:	0	Baths:	1.0
Sale Price:	\$236,100	Prior Sale Price:	\$169,000	Year Built:	1950
Recording Date:	09/26/2008	Prior Rec. Date:	07/31/2002	Air Cond:	false
1st Mortgage Amount:	\$100,000	Lot Area:	9147.0	Fireplace:	0
Total Assessed Value:	\$167,550	# of Stories:	1	Pool:	false

Comp#:	3	Distance From Subject:	0.18 (miles)		
Address:	103 View, East Haven, CT 06512				
Owner Name:	VITHAYARATH JENNIFER		Living Area:	1645.0	
Seller Name:		Total Rooms:	6		
APN:	001100232	Land Use:	SFR	Bedrooms:	4
County:	NEW HAVEN,CT	Parking:	0	Baths:	1.0
Sale Price:	\$226,070	Prior Sale Price:		Year Built:	1951
Recording Date:	05/05/2008	Prior Rec. Date:	08/20/1975	Air Cond:	false
1st Mortgage Amount:	\$224,297	Lot Area:	13939.0	Fireplace:	1
Total Assessed Value:	\$176,690	# of Stories:	1	Pool:	false

Comp#:	4	Distance From Subject:	0.25 (miles)		
Address:	128 View, East Haven, CT 06512				
Owner Name:	ORTIZ DIEGO		Living Area:	1517.0	
Seller Name:		Total Rooms:	7		
APN:	001103250	Land Use:	SFR	Bedrooms:	3
County:	NEW HAVEN,CT	Parking:	0	Baths:	3.0
Sale Price:	\$215,000	Prior Sale Price:	\$94,900	Year Built:	1950
Recording Date:	03/13/2008	Prior Rec. Date:	10/14/1993	Air Cond:	false
1st Mortgage Amount:	\$204,250	Lot Area:	16117.0	Fireplace:	1
Total Assessed Value:	\$167,230	# of Stories:	1	Pool:	false