

Property Address: **25 MAPLE ST, NEW HAVEN, CT 06511**
 County: **NEW HAVEN, CT**
 Owner Name: **WALTERS AKEBA**
 Report ID: **1423678422789**

SUMMARY

▶ **SUCCESS - SUCCESS - VALUATION SUCCESSFUL**

Estimated Value: **\$178,200**

Value as of: **02/11/2015**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$140,200 - \$216,300	02/11/2015	63	21

SUBJECT PROPERTY INFORMATION

Property Address: **25 MAPLE ST, NEW HAVEN, CT 06511**

SALES HISTORY

Sale Price: \$240,000	Prior Sale Price: \$125,500
Rec / Sale Date: / 07/16/2010	Prior Rec / Sale Date: / 09/24/1999
Sale Type:	Prior Sale Type: Full
1st Mtg Amount: \$236,811	Prior 1st Mtg Amount:
1st Mtg Type:	Prior 1st Mtg Type:

LOCATION INFORMATION

PROPERTY INFORMATION

TAX INFORMATION

APN: 001255592	Living Area: 3,784	Lot Area: 6,098	Assessed Value: \$137,410
Land Use: MFR	Year Built: 1918	Total Rooms: 16	Assessed Year: 2014
Census Tract: 1409	Bedrooms: 8	Total Baths: 4.0	Land Value: \$32,760
Township:	No. of Stories: 3	A/C: N	Improvement Value: \$104,650
Absentee Owner: N	Pool: N	Fireplace:	
	Parking:		

COMPARABLE SALES

Comp A

Distance from Subject: 0.09

Address: **697 ELM ST, NEW HAVEN, CT 06511**Owner: **SUBLIME REALTY LLC**

APN: 001255622	Living Area: 3,887	Lot Area: 6,098	Sale Price: \$145,000
Year Built: 1925	Total Rooms: 16	Bedrooms: 8	Sale Date: 07/31/2014
Census Tract: 1409	No. of Stories: 3	Total Baths: 3.0	1st Mtg Amt:
Land Use: MFR	Parking:	A/C: N	Prior Sale Price:
Assessed Value: \$121,170	Pool: N	Fireplace:	Prior Sale Date:

Comp B

Distance from Subject: 0.07

Address: **677 ELM ST, NEW HAVEN, CT 06511**Owner: **ALPINE MANAGEMENT LLC**

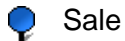
APN: 001255617	Living Area: 3,742	Lot Area: 7,531	Sale Price: \$201,000
Year Built: 1925	Total Rooms: 14	Bedrooms: 6	Sale Date: 07/11/2014
Census Tract: 1409	No. of Stories: 3	Total Baths: 3.0	1st Mtg Amt:
Land Use: MFR	Parking:	A/C: N	Prior Sale Price: \$305,000
Assessed Value: \$134,890	Pool: N	Fireplace:	Prior Sale Date: 10/27/2005

Comp C

Distance from Subject: 0.18

Address: **85 BEERS ST, NEW HAVEN, CT 06511**Owner: **ROSE GARDEN NEW HAVEN LLC**

APN: 001255284	Living Area: 3,671	Lot Area: 5,227	Sale Price: \$120,000
Year Built: 1900	Total Rooms: 13	Bedrooms: 7	Sale Date: 07/01/2014
Census Tract: 1407	No. of Stories: 2	Total Baths: 3.0	1st Mtg Amt:
Land Use: MFR	Parking:	A/C: N	Prior Sale Price: \$286,597
Assessed Value: \$118,510	Pool: N	Fireplace:	Prior Sale Date: 10/12/2007

LEGEND

Sale



This property has transferred ownership more than once within two years from the valuation date.

FSD Definition:

The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Confidence Score:

The PASS confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60-100. Clear and consistent quality and quantity of data drive higher confidence score while lower confidence scores indicate diversity in data, lower quantity, and/or limited similarity of the subject property to comparable sales.

PASS®:

PASS® employs multiple valuation methodologies recursively for each valuation. PASS® utilizes property comparables, appraiser emulation artificial intelligence, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.

Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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