

Property Address: **100 SALTONSTALL PKWY, EAST HAVEN, CT 06512-2425**
 County: **NEW HAVEN, CT**
 Owner Name: **SAFFIOTI DIANE / MARY JANET**
 Report ID: **1423678533642595**

SUMMARY

▶ SUCCESS - VP4 VALUATION SUCCESSFUL

Estimated Value: **\$145,000**

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

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$135,000 - \$157,000	02/11/2015	85	10

SUBJECT PROPERTY INFORMATION

Property Address: 100 SALTONSTALL PKWY, EAST HAVEN, CT 06512-2425

SALES HISTORY

Sale Price:	\$140,000	Prior Sale Price:	
Rec / Sale Date:	02/21/2003 /	Prior Rec / Sale Date:	/ 09/13/1955
Sale Type:	FULL	Prior Sale Type:	
1st Mtg Amount:	\$65,000	Prior 1st Mtg Amount:	
1st Mtg Type:	PRIVATE PARTY	Prior 1st Mtg Type:	
2nd Mtg Amount:			
Seller Name:	JOSEPHSON LILLAN A		

LOCATION INFORMATION

PROPERTY INFORMATION

TAX INFORMATION

APN:	EHAV-000000-000 000-J082000	Living Area:	1,305	Lot Area:	6,098	Assessed Value:	\$107,890
Land Use:	SFR	Year Built:	1940	Total Rooms:	6	Assessed Year:	2014
Census Tract:	1803.00	Bedrooms:	3	Bath (F/H):	1 / 1	Land Value:	\$36,290
Township:	EAST HAVEN	No. of Stories:	2	A/C:	N	Improvement Value:	\$71,600
Absentee Owner:	N	Pool:	N	Fireplace:			
		Parking:					

COMPARABLE SALES

Comp A

Distance from Subject: 0.30

Address: **47 TUTTLE PL, EAST HAVEN, CT 06512-2336**

Owner:	NOEL LOUIS	Seller:	WELLS FARGO BK NA
APN:	EHAV-000000-00 0000-S431500	Living Area:	1,177
		Lot Area:	5,663
		Sale Price:	\$150,000
Year Built:	1936	Total Rooms:	7
		Bedrooms:	3
Census Tract:		Bath (F/H):	1 /
		1st Mtg Amt:	\$120,000
Land Use:	SFR	Parking:	
		A/C:	
Assessed Value:	\$103,960	Pool:	Y
		Fireplace:	1
		Prior Sale Price:	\$79,500
		Prior Sale Date:	04/27/1995

Comp B

Distance from Subject: 0.40

Address: **18 SIDNEY ST, EAST HAVEN, CT 06512-2309**

Owner:	HAWLEY ROGER A	Seller:	DELEONARDO GERTRUDE
APN:	EHAV-000000-00 0000-D197000	Living Area:	1,164
		Lot Area:	6,970
		Sale Price:	\$125,000
Year Built:	1907	Total Rooms:	6
		Bedrooms:	3
Census Tract:		Bath (F/H):	1 / 1
		1st Mtg Amt:	\$100,000
Land Use:	SFR	Parking:	
		A/C:	
Assessed Value:	\$114,690	Pool:	Y
		Fireplace:	1
		Prior Sale Price:	
		Prior Sale Date:	09/01/1993

Comp C

Distance from Subject: 0.45

Address: **21 ROSE HILL RD, BRANFORD, CT 06405-4015**

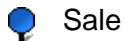
Owner:	DRAGAN DAVID M	Seller:	EATON JAMES
APN:	BRAN-000008A-0 00003-000010	Living Area:	1,125
		Lot Area:	10,019
		Sale Price:	\$145,000
Year Built:	1900	Total Rooms:	6
		Bedrooms:	2
Census Tract:		Bath (F/H):	1 / 1
		1st Mtg Amt:	\$148,117
Land Use:	SFR	Parking:	
		A/C:	Y
Assessed Value:	\$134,700	Pool:	Y
		Fireplace:	N
		Prior Sale Price:	
		Prior Sale Date:	

Comp D

Distance from Subject: 0.25

Address: **30 FOOTE RD, EAST HAVEN, CT 06512-2503**

Owner:	OCLAIR DANIEL J	Seller:	CLARK SUSAN
APN:	EHAV-000000-00 0000-C456000	Living Area:	1,008
		Lot Area:	6,970
		Sale Price:	\$125,000
Year Built:	1942	Total Rooms:	7
		Bedrooms:	4
Census Tract:		Bath (F/H):	1 /
		1st Mtg Amt:	\$100,000
Land Use:	SFR	Parking:	
		A/C:	Y
Assessed Value:	\$114,410	Pool:	Y
		Fireplace:	N
		Prior Sale Price:	
		Prior Sale Date:	07/29/1966

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 ValuePoint4 confidence score is specifically designed to address issues of over-valuation. The ValuePoint4 confidence score represents the probability that the value is no more than 10 percent greater than the true value of the property. For example, a score of 80 indicates that there is an 80 percent probability that the AVM value is no more than 10 percent greater than the property value. The confidence score range is 66-100.

VP4™:

The VP4® employs multiple valuation methodologies recursively for each valuation. VP4® 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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