

Report Date: 11-FEB-2015

Report Number: 370250169



VeroValue Valuation Report

SUBJECT PROPERTY:

21 E HAYCOCK POINT RD
BRANFORD, CT 06405

OWNER OF RECORD:

HAYCOCK PT PROP LLC

VEROVALUE	\$461,000	CONFIDENCE SCORE
VALUE RANGE	\$324,000 to \$597,000	73

SUBJECT PROPERTY INFORMATION					
APN:	F10 000/012 00005	YEAR BUILT:	1894	POOL:	N
LIVING SF:	1,691	BEDROOMS:	5	FIREPLACE:	1
LOT SF:	5,227	BATHROOMS:	3.00	GARAGE:	0
ASS'D VALUE: TOTAL:	\$459,400	COUNTY:	NEW HAVEN	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$104,300	LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:	\$355,100	CENSUS TRACT:	184400	VIEW:	

SUBJECT SALES HISTORY				
SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER

MARKET DATA SUMMARY									
	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YEAR BUILT
1	17 SELDEN AVE	0.62	\$468,000	15-DEC-2014	1,666	15,682	4	2.00	1951
2	34B COHECO AVE	0.47	\$481,750	03-OCT-2014	1,838	3,920	2	3.00	2005
3	74 S MONTOWESE ST	0.93	\$365,000	30-JUN-2014	1,891	17,424	4	3.00	1932
4	37 CRESCENT BLUFF AVE	0.77	\$390,000	22-APR-2014	1,654	7,406	2	3.00	1910
5	9 6TH AVE	0.28	\$500,000	04-OCT-2013	1,651	4,792	3	3.00	1900
6	5 3RD AVE	0.38	\$457,000	12-SEP-2013	1,584	5,227	3	2.00	1952

Detailed property information is provided on the next page.

1 17 SELDEN AVE OWNER: MORAN MATTHEW AND MEGAN M DISTANCE (MI): 0.62

SALE PRICE:	\$468,000	APN:	G09 000/016 00006	YR BUILT:	1951	POOL:	N
SALE DATE:	15-DEC-2014	LIVING SF:	1,666	BED:	4	FP:	1
PRIOR SALE PRICE:	\$217,500	LOT SF:	15,682	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:	28-JUN-2013	ASS'D TOTAL:	\$304,400	COUNTY:	NEW HAVEN	STORIES:	2
		ASS'D IMPROV:	\$106,100	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$198,300	CENSUS:	184600	VIEW:	

2 34B COCHECO AVE OWNER: SANSONE CHRISTINE DISTANCE (MI): 0.47

SALE PRICE:	\$481,750	APN:	F10 000/018 00025	YR BUILT:	2005	POOL:	N
SALE DATE:	03-OCT-2014	LIVING SF:	1,838	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	3,920	BATH:	3.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$299,600	COUNTY:	NEW HAVEN	STORIES:	2
		ASS'D IMPROV:	\$175,400	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$124,200	CENSUS:	184400	VIEW:	

3 74 S MONTOWESE ST OWNER: PITTMAN RICHARD DISTANCE (MI): 0.93

SALE PRICE:	\$365,000	APN:	E09 000/010 00004	YR BUILT:	1932	POOL:	N
SALE DATE:	30-JUN-2014	LIVING SF:	1,891	BED:	4	FP:	0
PRIOR SALE PRICE:	\$220,000	LOT SF:	17,424	BATH:	3.00	GARAGE:	0
PRIOR SALE DATE:	18-JUN-2003	ASS'D TOTAL:	\$206,500	COUNTY:	NEW HAVEN	STORIES:	2
		ASS'D IMPROV:	\$117,300	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$89,200	CENSUS:	184400	VIEW:	

4 37 CRESCENT BLUFF AVE OWNER: RIVERA MARIA A DISTANCE (MI): 0.77

SALE PRICE:	\$390,000	APN:	G09 000/011 00021	YR BUILT:	1910	POOL:	N
SALE DATE:	22-APR-2014	LIVING SF:	1,654	BED:	2	FP:	1
PRIOR SALE PRICE:	\$205,000	LOT SF:	7,406	BATH:	3.00	GARAGE:	0
PRIOR SALE DATE:	01-AUG-1996	ASS'D TOTAL:	\$295,200	COUNTY:	NEW HAVEN	STORIES:	1
		ASS'D IMPROV:	\$107,300	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$187,900	CENSUS:	184600	VIEW:	

5 9 6TH AVE OWNER: WEBB MICHAEL J DISTANCE (MI): 0.28

SALE PRICE:	\$500,000	APN:	F10 000/005 00011	YR BUILT:	1900	POOL:	N
SALE DATE:	04-OCT-2013	LIVING SF:	1,651	BED:	3	FP:	1
PRIOR SALE PRICE:	\$395,000	LOT SF:	4,792	BATH:	3.00	GARAGE:	0
PRIOR SALE DATE:	27-AUG-2004	ASS'D TOTAL:	\$291,500	COUNTY:	NEW HAVEN	STORIES:	2
		ASS'D IMPROV:	\$110,200	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$181,300	CENSUS:	184400	VIEW:	

6 5 3RD AVE

OWNER: ZEBROWSKI T

DISTANCE (MI): 0.38

SALE PRICE:	\$457,000	APN:		YR BUILT:	1952	POOL:	N
SALE DATE:	12-SEP-2013	LIVING SF:	1,584	BED:	3	FP:	1
PRIOR SALE PRICE:	\$335,000	LOT SF:	5,227	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:	03-NOV-1987	ASS'D TOTAL:	\$325,900	COUNTY:	NEW HAVEN	STORIES:	2
		ASS'D IMPROV:	\$177,900	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$148,000	CENSUS:	184400	VIEW:	

The price range of **single family residences** in the subject property's neighborhood is from a low of **86000** to a high of **920000**, with a median price of **335000**. The subject property is valued at **461000** and is ranked at the **79** percentile, meaning that **79%** of the **single family residences** in the subject's neighborhood are valued less than the subject property.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, re-marketed, published, or incorporated into other products or services in any form or manner whatsoever.

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