



Property Address: **15 PHEASANT RUN RD, KILLINGWORTH, CT 06419**
 County: **MIDDLESEX, CT**
 Owner Name: **GAMBARDELLA DORENE**
 Report ID: **1423677447277**

SUMMARY

▶ SUCCESS - SUCCESS - VALUATION SUCCESSFUL.

Estimated Value: **\$393,000** Value as of: **02/11/2015**

| Estimated Value Range | Processed Date | Confidence Score | Forecast Standard Deviation |
|------------------------------|-------------------|------------------|-----------------------------|
| \$296,000 - \$476,000 | 02/11/2015 | 61 | 11 |

SUBJECT PROPERTY INFORMATION

Property Address: 15 PHEASANT RUN RD, KILLINGWORTH, CT 06419

SALES HISTORY

| | |
|--------------------------------------|--|
| Sale Price: \$75,000 | Prior Sale Price: |
| Rec / Sale Date: / 10/27/1998 | Prior Rec / Sale Date: / 06/15/1993 |
| Sale Type: Full | Prior Sale Type: |
| 1st Mtg Amount: \$56,250 | Prior 1st Mtg Amount: |
| 1st Mtg Type: | Prior 1st Mtg Type: |

| LOCATION INFORMATION | | PROPERTY INFORMATION | | TAX INFORMATION | |
|------------------------------|---------------------------|--------------------------|-------------------------------------|-----------------|--|
| APN: KILL-000019-002 | Living Area: 2,916 | Lot Area: 108,900 | Assessed Value: \$289,900 | | |
| | | | Assessed Year: 2014 | | |
| Land Use: SFR | Year Built: 1999 | Total Rooms: 9 | Land Value: \$125,560 | | |
| Census Tract: 6401.00 | Bedrooms: 4 | Total Baths: 2.0 | Improvement Value: \$164,340 | | |
| Township: | No. of Stories: 2 | A/C: Y | | | |
| Absentee Owner: N | Pool: N | Fireplace: 1 | | | |
| | Parking: | | | | |

COMPARABLE SALES

Comp A

Distance from Subject: 0.17

Address: **92 COW PEN HILL RD, KILLINGWORTH, CT 06419**

| | | | | | | | |
|-----------------|-----------------------|-----------------|--------------|--------------|---------------|-------------------|-------------------|
| Owner: | NASH KAREN | | | | | | |
| APN: | KILL-000019-00 | Living Area: | 3,528 | Lot Area: | 91,476 | Sale Price: | \$150,000 |
| | 7900 | | | | | | |
| Year Built: | 1974 | Total Rooms: | 8 | Bedrooms: | 4 | Sale Date: | 10/30/2014 |
| Census Tract: | 6401.00 | No. of Stories: | 2 | Total Baths: | 3.0 | 1st Mtg Amt: | |
| Land Use: | SFR | Parking: | | A/C: | Y | Prior Sale Price: | \$202,000 |
| Assessed Value: | \$265,180 | Pool: | N | Fireplace: | 1 | Prior Sale Date: | 10/31/1988 |

Comp B

Distance from Subject: 0.30

Address: **65 FAWN HILL HL, KILLINGWORTH, CT 06419**

| | | | | | | | |
|-----------------|-----------------------|-----------------|--------------|--------------|----------------|-------------------|-------------------|
| Owner: | GOLDEN JASON D | | | | | | |
| APN: | KILL-000019-00 | Living Area: | 2,121 | Lot Area: | 113,256 | Sale Price: | \$413,000 |
| | 4900 | | | | | | |
| Year Built: | 1991 | Total Rooms: | 10 | Bedrooms: | 4 | Sale Date: | 06/12/2014 |
| Census Tract: | 6401.00 | No. of Stories: | 2 | Total Baths: | 2.0 | 1st Mtg Amt: | \$371,700 |
| Land Use: | SFR | Parking: | | A/C: | Y | Prior Sale Price: | \$449,900 |
| Assessed Value: | \$321,160 | Pool: | N | Fireplace: | 1 | Prior Sale Date: | 05/26/2010 |

Comp C

Distance from Subject: 0.31

Address: **61 FAWN HILL HL, KILLINGWORTH, CT 06419**

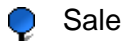
| | | | | | | | |
|-----------------|-----------------------|-----------------|--------------|--------------|----------------|-------------------|-------------------|
| Owner: | EICHLER HEIDI | | | | | | |
| APN: | KILL-000019-00 | Living Area: | 1,932 | Lot Area: | 108,900 | Sale Price: | \$374,900 |
| | 4800 | | | | | | |
| Year Built: | 1995 | Total Rooms: | 8 | Bedrooms: | 3 | Sale Date: | 04/11/2014 |
| Census Tract: | 6401.00 | No. of Stories: | 2 | Total Baths: | 2.0 | 1st Mtg Amt: | \$255,000 |
| Land Use: | SFR | Parking: | | A/C: | Y | Prior Sale Price: | |
| Assessed Value: | \$285,020 | Pool: | N | Fireplace: | 1 | Prior Sale Date: | |

Comp D

Distance from Subject: 0.24

Address: **19 FAWN HILL RD, KILLINGWORTH, CT 06419**

| | | | | | | | |
|-----------------|---------------------------------|-----------------|--------------|--------------|---------------|-------------------|-------------------|
| Owner: | 19 FAWN HILL RD RET /TRU | | | | | | |
| APN: | KILL-000019-00 | Living Area: | 3,496 | Lot Area: | 95,832 | Sale Price: | \$436,000 |
| | 4100 | | | | | | |
| Year Built: | 1998 | Total Rooms: | 10 | Bedrooms: | 4 | Sale Date: | 02/01/2014 |
| Census Tract: | 6401.00 | No. of Stories: | 2 | Total Baths: | 3.0 | 1st Mtg Amt: | \$100,000 |
| Land Use: | SFR | Parking: | | A/C: | Y | Prior Sale Price: | |
| Assessed Value: | \$417,410 | Pool: | N | Fireplace: | 1 | Prior Sale Date: | |

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 PowerBASE 6 confidence score indicates the probability that a given valuation is within 10 percent of the true value based on how recent the comparable sales are, the proximity of the comparable sales to the subject property, and consistency of the assessed values, indexed values, median prices and price per square foot. The confidence score range is 0-100.

PowerBASE® 6(PB6):

PB6 uses a hedonic-based model with multiple valuation methodologies for each valuation. PB6 utilizes property comparables, appraiser emulation, artificial intelligence, home price indexes and various statistical methods. Neighborhood trends and characteristics are also included in these algorithms. After all of the valuation methods are complete, the PB6 AVM engine reconciles all the values generated by the various methods to achieve a final value.

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.

NOTICES:

To CoreLogic Customers: This automated valuation model (AVM) report has been produced solely for your benefit and use in accordance with the terms of our mutual contract. This report is not an appraisal of the subject property and does not include a physical or visual inspection of the property or an analysis of current market conditions.

To Resale Customers: This automated valuation model (AVM) report has been produced solely for your benefit and use in accordance with the terms of your contract with CoreLogic's customer. This report is not an appraisal of the subject property and does not include a physical or visual inspection of the property or an analysis of current market conditions.

To Consumers and Other Recipients: This automated valuation model (AVM) report is intended for use by the ordering party only. With the exception of the party that ordered this report, no party receiving a copy of this report, including the homeowner or any potential or actual home purchaser, may rely on any of the information contained in this report. CoreLogic shall have no liability to any non-customer party receiving a copy of this report for any claims related to any information included in the report. If you are a third party recipient of this report and have any questions about it or the information contained in it please contact the party that ordered this report. Consumers who receive this AVM reports in conjunction with mortgage loan application should contact their lender with any questions. For more information on AVM reports, including explanations of terms, please visit www.corelogic.com/AVM-Consumer-Assistance