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:

- Sale Price: $245,000
- Sale Date: 06/26/2008
- Sale Type: Full
- Seller Name: 1st Mtg Amount: $196,000

Prior Sale Information:

- Prior Sale Price: $252,000
- Prior Sale Date: 05/04/2004
- Prior Sale Type: Full
- Prior Seller Name: 1st Mtg Amount: Prior 1st Mtg Amount:

Location Information:

- County: NEW HAVEN,CT
- Census Tract: 1804
- Absentee Owner: false

Property Information:

- Living Area: 1848.0
- Total Rooms: 6
- Bedrooms: 2
- Bathrooms: 4.0
- Pool: false
- Number of Stories: 1

- Land Use: SFR
- Lot Area: 16552.0
- Year Built / Eff: 1990
- Air Conditioning: false
- Fireplace: 0
- Parking: 0

Tax Information:

- Assessed Value: $205,840
- Assessed Year: 2008
**Land Value:** $119,000  
**Improvement Value:** $86,840

**Vector Report ID:** 1241204457819529

## Area Market Sales
For Property Located At

5 Alpine DR, East Haven, CT 06512

<table>
<thead>
<tr>
<th>Comp#</th>
<th>Address</th>
<th>Distance From Subject</th>
<th>Owner Name</th>
<th>Living Area</th>
<th>Seller Name</th>
<th>Total Rooms</th>
<th>APN</th>
<th>Land Use</th>
<th>Parking</th>
<th>Bathrooms</th>
<th>Prior Sale Price</th>
<th>Sale Price</th>
<th>Recording Date</th>
<th>Prior Rec. Date</th>
<th>Air Cond</th>
<th>1st Mortgage Amount</th>
<th>Lot Area</th>
<th>Fireplaces</th>
<th>Pool</th>
<th>Total Assessed Value</th>
<th># of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>592 Bradley, East Haven, CT 06512</td>
<td>0.2 (miles)</td>
<td>DRENKHAHN THEODORA &amp; PETER J</td>
<td>1728.0</td>
<td></td>
<td>5</td>
<td>001100084</td>
<td>SFR</td>
<td></td>
<td>2.0</td>
<td>$255,000</td>
<td>$250,381</td>
<td>01/16/2009</td>
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<td>14374.0</td>
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<td>6</td>
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<td>07/31/2002</td>
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<td>VITHAYARATH JENNIFER</td>
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<td>0.25 (miles)</td>
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