

Property Address: **5 ALPINE DR, EAST HAVEN, CT 06512**
 County: **NEW HAVEN, CT**
 Owner Name: **MURPHY KYLE**
 Report ID: **1423677976203**

SUMMARY

▶ **SUCCESS - SUCCESS - VALUATION SUCCESSFUL.**

Estimated Value: **\$196,000**

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

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$178,000 - \$214,000	02/11/2015	54	14

SUBJECT PROPERTY INFORMATION

Property Address: 5 ALPINE DR, EAST HAVEN, CT 06512

SALES HISTORY

Sale Price: \$245,000	Prior Sale Price: \$252,000
Rec / Sale Date: / 06/01/2008	Prior Rec / Sale Date: / 05/04/2004
Sale Type: Full	Prior Sale Type:
1st Mtg Amount:	Prior 1st Mtg Amount:
1st Mtg Type:	Prior 1st Mtg Type:

LOCATION INFORMATION

PROPERTY INFORMATION

TAX INFORMATION

APN: EHAV-000000-000 000-M349900	Living Area: 1,248	Lot Area: 16,553	Assessed Value: \$169,030
Land Use: SFR	Year Built: 1990	Total Rooms: 8	Assessed Year: 2014
Census Tract:	Bedrooms: 3	Total Baths: 2.0	Land Value: \$52,620
Township:	No. of Stories: 1	A/C:	Improvement Value: \$116,410
Absentee Owner:	Pool:	Fireplace:	
	Parking:		

COMPARABLE SALES

Comp A

Distance from Subject: 0.02

Address: **660 LAUREL, , 06512**

Owner:

APN:	Living Area: 1,275	Lot Area: 25,265	Sale Price: \$170,000
Year Built: 1952	Total Rooms: 5	Bedrooms: 3	Sale Date: 10/01/2014
Census Tract:	No. of Stories: 1	Total Baths: 1.0	1st Mtg Amt:
Land Use:	Parking:	A/C:	Prior Sale Price: \$154,000
Assessed Value: \$128,310	Pool:	Fireplace:	Prior Sale Date: 10/01/2003

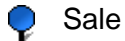
Comp B

Distance from Subject: 0.02

Address: **135 VIEW, , 06512**

Owner:

APN:	Living Area: 1,117	Lot Area: 9,583	Sale Price: \$165,500
Year Built: 1949	Total Rooms: 6	Bedrooms: 3	Sale Date: 07/01/2014
Census Tract:	No. of Stories: 1	Total Baths: 1.0	1st Mtg Amt:
Land Use:	Parking:	A/C:	Prior Sale Price: \$158,000
Assessed Value: \$121,170	Pool:	Fireplace:	Prior Sale Date: 05/01/2002

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 HPA confidence score indicates the probability that a given valuation is within 10% 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 40-100.

Home Price Analyzer® (HPA):

HPA is a multi-method home price valuation tool designed to give the maximum hit rate possible given the data available. The methodologies employed are determined by the amount and quality of comparable information available, and include hedonic, assessed value, price per square foot; proximity (used primarily when characteristic data is sparse), and indexing.

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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or visual inspection of the property or an analysis of current market conditions.

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