# Freddie Mac's **Home Value Explorer**®

Report Date: 02/11/2015

# For Property Located At 33 TURNER DR, NORTH HAVEN CT 064733764

#### **Identification Information**

#### **Valuation Result**

| Model | Estimated | Estimated    | Estimated  | Score | Forecasted Standard |  |  |
|-------|-----------|--------------|------------|-------|---------------------|--|--|
| Type  | Low Value | Market Value | High Value |       | Deviation           |  |  |
| HVE   | \$265,177 | \$289,570    | \$316,207  | Н     | 0.09                |  |  |

## **Subject Information**

| Address                        |          | City         | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
|--------------------------------|----------|--------------|-------------|-------|---------------|-----------|----------------|-------------|-------|------|
| 33 TURNER DR                   |          | NORTH HAVEN  | CT          | 06473 | 06/02/2008    | \$319,000 | 1,397          | 20,037      | 3     | 3.00 |
| APN                            | Assessed | Property Tax | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
| 000000 -<br>000000 -<br>140930 |          | \$6,191      | RSFR        | R 20  | 1984          |           | \$228          | Y           | 1     |      |

### **Recent Sales**

| Address (#                     | 1 of 9)  | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
|--------------------------------|----------|---------------------|-------------|-------|---------------|-----------|----------------|-------------|-------|------|
| 145 CULVER                     | LN       | NORTH HAVEN         | CT          | 06473 | 10/03/2014    | \$314,000 | 2,463          | 23,521      | 3     | 3.00 |
| APN                            | Assessed | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
| 000022 -<br>000188 -<br>000000 |          | \$7,806             | RSFR        | R 40  | 1989          |           | \$127          | Y           | 1     | 0.12 |
| Address (#                     | 2 of 9)  | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
| 420 QUINNII                    | PIAC AVE | NORTH HAVEN         | CT          | 06473 | 10/31/2014    | \$349,000 | 2,211          | 26,135      | 5     | 2.00 |
| APN                            | Assessed | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
| 002014347                      |          | \$6,262             | RSFR        | R 20  | 1897          |           | \$158          | Y           | 1     | 0.15 |
| Address (#                     | 3 of 9)  | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
| 377 QUINNII                    | PIAC AVE | NORTH HAVEN         | CT          | 06473 | 10/31/2014    | \$250,000 | 1,993          |             | 3     | 2.00 |
| APN                            | Assessed | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
|                                |          | \$5,383             | RSFR        |       | 1948          |           | \$125          | Y           | 1     | 0.20 |
| Address (#                     | 4 of 9)  | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
| 2 PLEASAN                      | Γ DR     | NORTH HAVEN         | CT          | 06473 | 09/05/2014    | \$290,000 | 1,331          |             | 3     | 2.00 |
| APN                            | Assessed | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |

| _                              |            | \$6,071             | RSFR        |       | 1964          | Y         | \$218          | Y           | 1     | 0.34 |
|--------------------------------|------------|---------------------|-------------|-------|---------------|-----------|----------------|-------------|-------|------|
| Address (                      | # 5 of 9 ) | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
| 25 PINE RIV                    | VER RD     | NORTH HAVEN         | CT          | 06473 | 08/18/2014    | \$230,000 | 1,079          | 22,650      | 3     | 1.00 |
| APN                            | Assessed   | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
| 000000 -<br>000000 -<br>014950 |            | \$4,680             | RSFR        | R 20  | 1956          |           | \$213          | Y           | 1     | 0.49 |
| Address (                      | # 6 of 9 ) | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
| 16 GREAT I                     | MEADOW DR  | NORTH HAVEN         | CT          | 06473 | 07/22/2014    | \$349,900 | 1,645          | 37,896      | 3     | 3.00 |
| APN                            | Assessed   | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
| NRHV-0000                      | 018-000044 | \$6,836             | RSFR        | R 40  | 1994          |           | \$213          | Y           | 1     | 0.67 |
| Address (                      | #7 of 9)   | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
| 9 BEVERLY                      | / DR       | NORTH HAVEN         | CT          | 06473 | 07/15/2014    | \$240,000 | 1,689          | 12,196      | 4     | 2.00 |
| APN                            | Assessed   | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
|                                |            | \$4,749             | RSFR        | R 12  | 1948          |           | \$142          | Y           | 1     | 0.87 |
| Address (                      | #8 of 9)   | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
| 18 OVERBR                      | ROOK RD    | NORTH HAVEN         | CT          | 06473 | 09/12/2014    | \$200,000 | 963            | 14,809      | 3     | 1.00 |
| APN                            | Assessed   | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
| 000000 -<br>000000 -<br>296700 |            | \$4,008             | RSFR        | R 12  | 1955          |           | \$208          | Y           | 1     | 0.88 |
| Address (                      | #9 of 9)   | City                | State       | Zip   | Sale<br>Date  | Price     | Living<br>Area | Lot<br>Size | Bed   | Bath |
| 550 ELM ST                     | TREET EXT  | NORTH HAVEN         | CT          | 06473 | 09/10/2014    | \$190,000 | 1,024          |             | 3     | 2.00 |
| APN                            | Assessed   | <b>Property Tax</b> | Land<br>Use | Zone  | Year<br>Built | Pool      | Price/<br>Sqft | Garage      | Units | Dist |
|                                |            | \$4,295             | RSFR        |       | 1956          |           | \$186          | Y           | 1     | 0.89 |
| 1                              |            |                     |             |       |               |           |                |             |       |      |

Home Value Explorer:

VALUES ARE PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE VALUES AND ALL UNDERLYING DATA AND PROCESSES BOTH EXPRESSED AND IMPLIED ARE EXPRESSLY EXCLUDED INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. The value was generated by Freddie Mac's proprietary automated property valuation product, Home Value Explorer® (HVE). HVE® values are estimated market values calculated using various models and techniques proprietary to Freddie Mac. An HVE value is not an appraisal and was not prepared by a certified or licensed appraiser. A lender may have used a different property value to make a credit decision. Values may not be used to reverse engineer or attempt to reverse engineer the models used to generate the Values or to create any database or product. If you have questions regarding Freddie Mac's HVE information, please see Freddie Mac's website at http://www.freddiemac.com/valuation.

Home Value Explorer® is a registered trademark of Freddie Mac. All rights reserved.