

AVMax

Lender: CZDEV050
Application #: 2263-AVM5-4
Order ID: 090901-83151A
Requested By: Vladimir Bien-Aime

Fax:

Report Date:
Borrower:
Requested Address:

09/01/2009
Test Borrower
1524 S Iseminger Street
Philadelphia, PA 19147
PHILADELPHIA County

ESTIMATED MARKET VALUE: \$326,958

1524 S ISEMINGER ST, PHILADELPHIA, PA 19147-6216

Parcel Number: 01-2488200 Census Tract Number: 42.101.002900.8.004 Year Built: 1905
Assessed Value: \$9,888 Assessed Improvements: \$9,030 Assessed Land: \$858 Assessed Year: 2009
Rooms: 6 Beds: 3 Baths: 1 Style: - Parking: -
Living Area: 1116 Lot Area: 690 Stories: 2 A/C: - Pool: - Sale Code: -

VALUATION MODEL INFORMATION

Low	Market	High	Confidence Score
\$287,724	\$326,958	\$366,192	74

PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES

	Address	City	Sale Date	Sale Price	Mortgage	Dist (Mi)
-	1524 S ISEMINGER ST	PHILADELPHIA	03/23/2007	\$264,000	\$211,200	-
1	1527 S 13TH ST	PHILADELPHIA	05/21/2009	\$199,000	\$300,000	0.023
2	1530 S CAMAC ST	PHILADELPHIA	01/07/2009	\$205,000	\$209,400	0.025
3	1532 S CAMAC ST	PHILADELPHIA	08/25/2008	\$254,000	\$203,200	0.025
4	1518 S CAMAC ST	PHILADELPHIA	11/14/2008	\$198,500	\$197,428	0.028
5	1225 DICKINSON ST	PHILADELPHIA	05/01/2009	\$325,900	\$293,310	0.050
6	1217 DICKINSON ST	PHILADELPHIA	06/04/2009	\$338,500	\$311,400	0.055
7	1612 S ISEMINGER ST	PHILADELPHIA	04/23/2009	\$75,000	\$155,000	0.056
8	1501 S CLARION ST	PHILADELPHIA	12/05/2008	\$240,000	\$192,000	0.060
9	1614 S CAMAC ST	PHILADELPHIA	08/05/2008	\$75,000	\$0	0.061
10	1209 DICKINSON ST	PHILADELPHIA	08/21/2008	\$218,000	\$196,200	0.062

SEARCH COMPARABLES SALES ANALYSIS

Average	Mid-Point	Low Value	High Value
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