



VeroValue Valuation Report

SUBJECT PROPERTY:

**4111 E ANDERSON DR
 PHOENIX, AZ 85032**

OWNER OF RECORD:

RYAN

VEROVALUE	\$186,000	CONFIDENCE SCORE
VALUE RANGE	\$175,000 to \$197,000	96

SUBJECT PROPERTY INFORMATION

APN:	21517568	YEAR BUILT:	1994	POOL:	--
LIVING SF:	1,596	BEDROOMS:		FIREPLACE:	--
LOT SF:	4,467	BATHROOMS:	3.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$12,100	COUNTY:	MARICOPA	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$9,680	LAND USE:	SFR	A/C:	--
ASS'D VALUE: LAND:	\$2,420	CENSUS TRACT:	030354	VIEW:	--

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	07-NOV-94	\$109,579	\$98,600	BEAZER HOMES SALES ARIZONA INC	RYAN

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YEAR BUILT
1	4738 SAINT JOHN	0.73	\$182,400	31-DEC-02	1,605	4,066		3.00	1992
2	17031 43RD	0.23	\$205,000	24-DEC-02	1,759	5,863		2.50	1994
3	4544 CHARLESTON	0.67	\$173,000	12-DEC-02	1,498	6,234		2.50	1991
4	4734 SAINT JOHN	0.72	\$185,000	12-DEC-02	1,881	4,120		3.00	1992
5	4420 ANDERSON	0.33	\$190,000	10-DEC-02	1,718	6,045		2.50	1995
6	4638 VILLA RITA	0.58	\$175,000	06-DEC-02	1,577	5,232		2.50	1992

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1	4738 SAINT JOHN	OWNER: NEESE JAMES	DISTANCE (MI): 0.73				
SALE PRICE:	\$182,400	APN:	21518162	YR BUILT:	1992	POOL:	Y
SALE DATE:	31-DEC-02	LIVING SF:	1,605	BED:		FP:	--
PRIOR SALE PRICE:	\$166,000	LOT SF:	4,066	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	23-AUG-99	ASS'D TOTAL:	\$12,950	COUNTY:	MARICOPA	STORIES:	2
		ASS'D IMPROV:	\$10,360	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$2,590	CENSUS:	030357	VIEW:	--

2 17031 43RD OWNER: MCKENZIE RUTH J DISTANCE (MI): 0.23

SALE PRICE:	\$205,000	APN:	21517502	YR BUILT:	1994	POOL:	--
SALE DATE:	24-DEC-02	LIVING SF:	1,759	BED:		FP:	--
PRIOR SALE PRICE:	\$129,512	LOT SF:	5,863	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:	20-SEP-94	ASS'D TOTAL:	\$14,600	COUNTY:	MARICOPA	STORIES:	1
		ASS'D IMPROV:	\$11,680	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$2,920	CENSUS:	030354	VIEW:	--

3 4544 CHARLESTON OWNER: TOMEY CARLOS G DISTANCE (MI): 0.67

SALE PRICE:	\$173,000	APN:	21512342	YR BUILT:	1991	POOL:	--
SALE DATE:	12-DEC-02	LIVING SF:	1,498	BED:		FP:	--
PRIOR SALE PRICE:	\$164,000	LOT SF:	6,234	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:	14-APR-00	ASS'D TOTAL:	\$12,650	COUNTY:	MARICOPA	STORIES:	1
		ASS'D IMPROV:	\$10,120	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$2,530	CENSUS:	030332	VIEW:	--

4 4734 SAINT JOHN OWNER: KOTZEVA DANIELA DISTANCE (MI): 0.72

SALE PRICE:	\$185,000	APN:	21518161	YR BUILT:	1992	POOL:	--
SALE DATE:	12-DEC-02	LIVING SF:	1,881	BED:		FP:	--
PRIOR SALE PRICE:	\$162,000	LOT SF:	4,120	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	28-FEB-00	ASS'D TOTAL:	\$13,700	COUNTY:	MARICOPA	STORIES:	2
		ASS'D IMPROV:	\$10,960	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$2,740	CENSUS:	030357	VIEW:	--

5 4420 ANDERSON OWNER: ERICKSON WESLY F DISTANCE (MI): 0.33

SALE PRICE:	\$190,000	APN:	21518437	YR BUILT:	1995	POOL:	--
SALE DATE:	10-DEC-02	LIVING SF:	1,718	BED:		FP:	--
PRIOR SALE PRICE:		LOT SF:	6,045	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:	--	ASS'D TOTAL:	\$15,150	COUNTY:	MARICOPA	STORIES:	1
		ASS'D IMPROV:	\$12,120	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$3,030	CENSUS:	030354	VIEW:	--

6 4638 VILLA RITA OWNER: LEONARD MARTHA DISTANCE (MI): 0.58

SALE PRICE:	\$175,000	APN:	21512385	YR BUILT:	1992	POOL:	--
SALE DATE:	06-DEC-02	LIVING SF:	1,577	BED:		FP:	--
PRIOR SALE PRICE:	\$137,500	LOT SF:	5,232	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:	17-APR-98	ASS'D TOTAL:	\$13,150	COUNTY:	MARICOPA	STORIES:	1
		ASS'D IMPROV:	\$10,520	LAND USE:	SFR	A/C:	--
		ASS'D LAND:	\$2,630	CENSUS:	030332	VIEW:	--



The price range of **single family residences** in the subject property's neighborhood is from a low of to a high of **\$77000**, with a median price of **\$185500**. The subject property is valued at **\$303000** and is ranked at the **50** percentile, meaning that **50%** of the **in the subject's neighborhood are valued less than the subject property.**

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 1 to a high of 99, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: VeroValue software provides a valuation report and Estimated Market Value ("EMV") for residential property that is the product of automated valuation technology, public record data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property. This EMV and valuation report is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This property valuation is intended for use only for extensions of credit associated with home equity lending or as a screening tool for collateral risk exception management. This valuation contains no representations or warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy of any public record information or data sources used to prepare this valuation. This data may not be re-sold in any form or manner whatsoever.

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