

**AFR Services, Inc.**

1820 Preston Park Blvd, Suite 1100

Plano, TX 75093

Phone: (800) 995-8667

Lender:

Control No:

Requester:

Request Date:

Loan No:

Borrower:

**VeroValue Valuation Report**

SUBJECT PROPERTY:

OWNER OF RECORD:

Value	\$493,000	Confidence Score
Value Range	\$459,000 to \$527,000	93

**SUBJECT PROPERTY INFORMATION**

APN:		YEAR BUILT:	1982	POOL:	Y
LIVING SF:	2,187	BEDROOMS:	3	FIREPLACE:	1
LOT SF:	15,205	BATHROOMS:	2	GARAGE:	1
ASS'D VALUE TOTAL:	\$414,315	COUNTY:		STORIES:	1
ASS'D VALUE IMPVMNT:	\$359,571	LAND USE:	SFR	A/C:	Y
ASS'D VALUE LAND:	\$99,000	CEN TRACT:		VIEW:	

**SUBJECT SALES HISTORY**

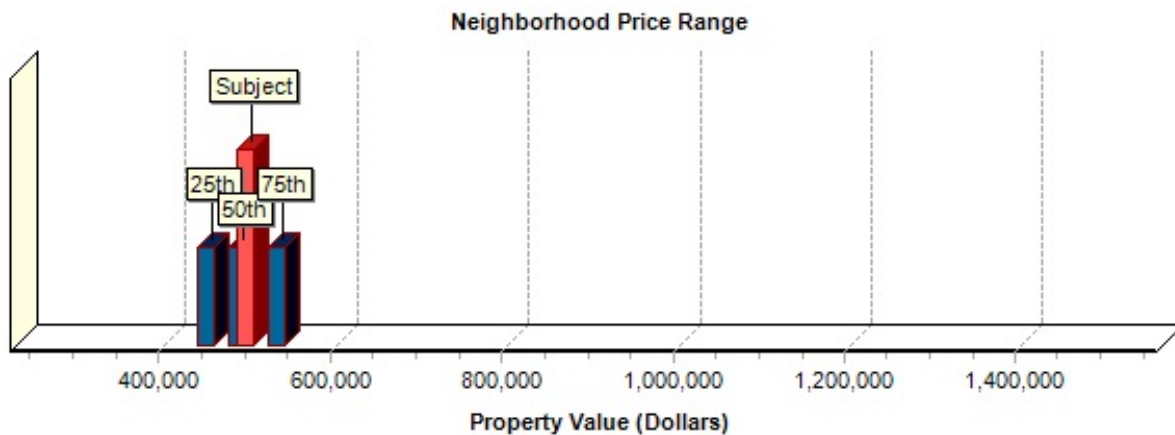
	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1		\$505,000			
2		\$499,990			

**SUBJECT DATA SUMMARY**

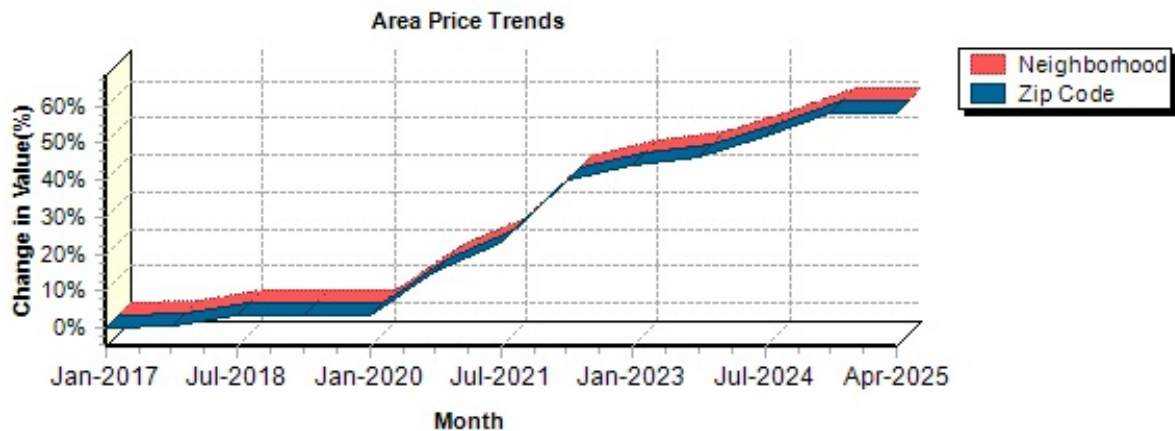
ADDRESS	DIST	SALE	DATE	LIV SF	LOT SF	BDR	BTH	YR BLT
	0.23	\$467,000	3/6/2025	1919	9479	3	2	1982
	0.6	\$517,000	2/21/2025	2220	9904	4	3	1983
	0.8	\$443,000	2/13/2025	2054	8784	3	2	1979
	0.3	\$438,000	1/2/2025	2094	10113	4	3	1984
	0.6	\$389,000	1/2/2025	2175	7696	3	2	1981
	0.43	\$477,000	12/5/2024	1859	8165	3	2	1980

## MARKET DATA DETAIL

OWNER	DIST	PRICE	DATE	PRIOR PRICE	PRIOR DATE	APN	LIV SF	LOT SF	ASS'D TOT	ASS'D IMP	ASS'D LAND	YR BLT	BED	BATH	COUNTY	LAND USE	CENSUS	POOL	FP	GRG	STRS	A/C	VIEW
██████████	0.23	\$467,000	3/6/2025			██████████	1919	9479	\$397,296	\$297,296	\$100,000	1982	3	2	██████████	SFR	██████████	N	1	1	1	Y	
██████████	0.6	\$517,000	2/21/2025			██████████	2220	9904	\$547,880	\$432,880	\$115,000	1983	4	3	██████████	SFR	██████████	N	1	1	1	Y	
██████████	0.8	\$443,000	2/13/2025			██████████	2054	8784	\$442,618	\$327,618	\$115,000	1979	3	2	██████████	SFR	██████████	N	1	1	1	Y	
██████████	0.3	\$438,000	1/2/2025			██████████	2094	10113	\$400,686	\$295,686	\$105,000	1984	4	3	██████████	SFR	██████████	N	1	1	1	Y	
██████████	0.6	\$389,000	1/2/2025			██████████	2175	7696	\$367,992	\$321,233	\$115,000	1981	3	2	██████████	SFR	██████████	N	1	1	1	Y	
██████████	0.43	\$477,000	12/5/2024			██████████	1859	8165	\$408,712	\$300,000	\$115,000	1980	3	2	██████████	SFR	██████████	N	1	1	1	Y	



The price range of the single family residences in the subject property's neighborhood is from a low of \$232,000 to a high of \$1,559,000, with a median price of \$493,000. The subject property is valued at \$484,000 and is ranked at the 55 percentile, meaning that 55% of the single family residences in the subject's neighborhood are valued less than



Price changes for single family residences in the subject property's zip code (75093) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

## 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 analysis for automated decision making and defining levels of service. Higher confidence scores correlate to higher level of accuracy.

**Value Range:** The estimated value market range of a subject property based on 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 screening tool for collateral risk 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 of data sources used to prepare this valuation. This data may not be re-sold in any form or manner whatsoever.

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