



Provided By: **FIDELITY NATIONAL INFORMATION SERVICES**

VeroValue Valuation Report

SUBJECT PROPERTY:

**12519 LAING ST
DETROIT, MI 48224**

OWNER OF RECORD:

BRAGG ANGELA M

VEROVALUE	\$65,000	CONFIDENCE SCORE
VALUE RANGE	\$61,000 to \$75,000	72

SUBJECT PROPERTY INFORMATION					
APN:	21058010010	YEAR BUILT:	1943	POOL:	
LIVING SF:	752	BEDROOMS:		FIREPLACE:	
LOT SF:	5,184	BATHROOMS:	1.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$37,663	COUNTY:	WAYNE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:		LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:		CENSUS TRACT:	500700	VIEW:	

SUBJECT SALES HISTORY					
	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	01-OCT-2000	\$85,000			BRAGG ANGELA M

MARKET DATA SUMMARY									
	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YEAR BUILT
1	12527 WHITEHILL ST	0.16	\$53,400	21-SEP-2006	728	5,184		1.00	1943
2	11225 ROXBURY ST	0.52	\$56,100	15-SEP-2006	867	5,140		1.00	1941
3	11485 BEACONSFIELD ST	0.43	\$70,000	13-SEP-2006	815	4,400		1.00	1942
4	11141 ROSSITER ST	0.61	\$52,006	08-SEP-2006	852	4,922		1.00	1940
5	12744 RIAD ST	0.10	\$57,000	29-AUG-2006	777	5,140		1.00	1944
6	12603 LAING ST	0.00	\$56,100	09-AUG-2006	824	5,184		1.00	1943

Detailed property information is provided on the next page.

1	12527 WHITEHILL ST	OWNER: HUD	DISTANCE (MI): 0.16				
SALE PRICE:	\$53,400	APN:	21058251	YR BUILT:	1943	POOL:	
SALE DATE:	21-SEP-2006	LIVING SF:	728	BED:		FP:	
PRIOR SALE PRICE:	\$81,500	LOT SF:	5,184	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	15-MAY-2003	ASS'D TOTAL:	\$29,569	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	500700	VIEW:	

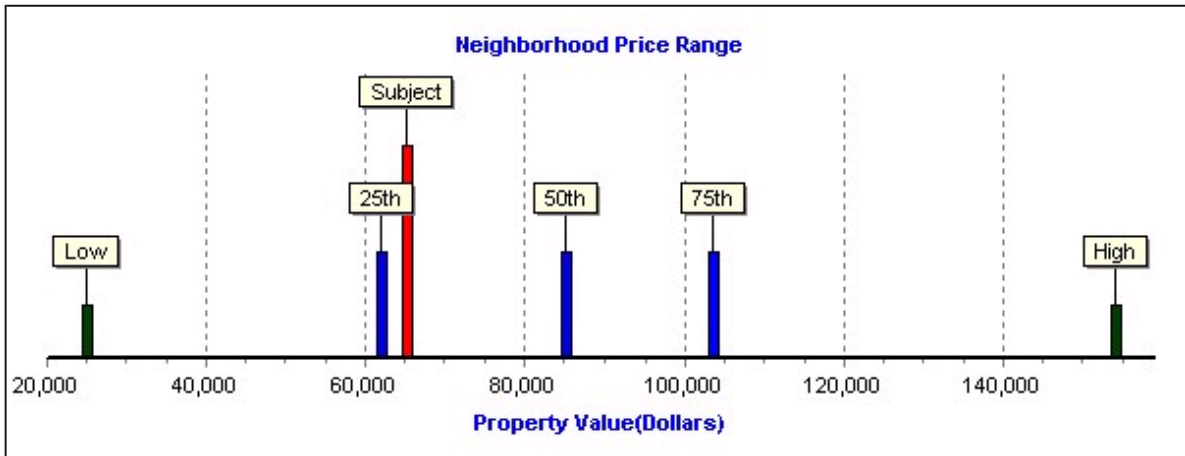
2	11225 ROXBURY ST	OWNER: HUD	DISTANCE (MI): 0.52				
SALE PRICE:	\$56,100	APN:	21058965	YR BUILT:	1941	POOL:	
SALE DATE:	15-SEP-2006	LIVING SF:	867	BED:		FP:	1
PRIOR SALE PRICE:	\$99,000	LOT SF:	5,140	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	01-DEC-2001	ASS'D TOTAL:	\$41,386	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	500900	VIEW:	

3	11485 BEACONSFIELD ST	OWNER: BAILEY VERNETIA	DISTANCE (MI): 0.43				
SALE PRICE:	\$70,000	APN:	210660389	YR BUILT:	1942	POOL:	
SALE DATE:	13-SEP-2006	LIVING SF:	815	BED:		FP:	1
PRIOR SALE PRICE:	\$35,500	LOT SF:	4,400	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	01-DEC-1992	ASS'D TOTAL:	\$41,386	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	500700	VIEW:	

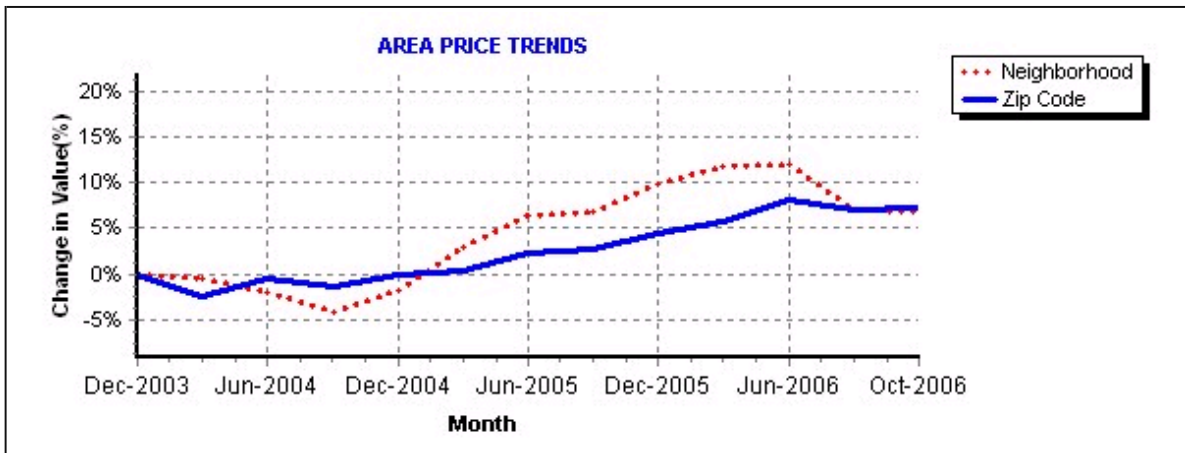
4	11141 ROSSITER ST	OWNER: ALEKSEYCHENKO IRYNA	DISTANCE (MI): 0.61				
SALE PRICE:	\$52,006	APN:	21058749	YR BUILT:	1940	POOL:	
SALE DATE:	08-SEP-2006	LIVING SF:	852	BED:		FP:	1
PRIOR SALE PRICE:	\$53,000	LOT SF:	4,922	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	21-FEB-1997	ASS'D TOTAL:	\$37,932	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	501000	VIEW:	

5	12744 RIAD ST	OWNER: WILLIAMSON TINELDA	DISTANCE (MI): 0.10				
SALE PRICE:	\$57,000	APN:	21057643010	YR BUILT:	1944	POOL:	
SALE DATE:	29-AUG-2006	LIVING SF:	777	BED:		FP:	
PRIOR SALE PRICE:	\$47,000	LOT SF:	5,140	BATH:	1.00	GARAGE:	
PRIOR SALE DATE:	01-JAN-1999	ASS'D TOTAL:	\$35,019	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	500700	VIEW:	

6	12603 LAING ST	OWNER: THORPE TAMARA	DISTANCE (MI): 0.00				
SALE PRICE:	\$56,100	APN:	21058009	YR BUILT:	1943	POOL:	
SALE DATE:	09-AUG-2006	LIVING SF:	824	BED:		FP:	
PRIOR SALE PRICE:	\$50,000	LOT SF:	5,184	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	01-SEP-1995	ASS'D TOTAL:	\$44,353	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	500700	VIEW:	



The price range of single family residences in the subject property's neighborhood is from a low of \$25,000 to a high of \$154,000, with a median price of \$85,000. The subject property is valued at \$65,000 and is ranked at the 28 percentile, meaning that 28% of the single family residences in the subject's neighborhood are valued less than the subject property.



Price changes for single family residences in the subject property's zip code (48224) 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.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

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