

SUBJECT IDENTIFICATION					
Property Address:	324 COLONEL HUNT				
City:	ABINGTON	County:	PLYMOUTH	State:	MA
Zip Code:	02351	Assessor's Parcel No.:	ABIN0000700000000002500000	Census Tract:	5201.00
Current Owner:	SMITH, JOHN	Owner Occupied	false	Property Type:	SFR

VALUATION RESULTS					
Estimate of Market Value:	\$378,000	Highest Reasonable:	\$438,000	Lowest Reasonable:	\$318,000
Confidence Score:	61				

This data set was prepared on 18-Jul-2006

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SALE INFORMATION					
Last Sale Price:	\$294,000	Last Sale Date:	07/27/2001	Last Sale Type:	Full
Prior Sale Price:	n/a	Prior Sale Date:	n/a	Prior Sale Type:	n/a

SUBJECT DESCRIPTION					
Site Area:	21,326	Gross Living Area:	1,156	Year Built:	1951
No. of Units:	1	No. of Stories:	1	No. of Rooms:	4
No. of Bedrooms:	2	No. of Bathrooms:	2	No. of Garages:	0
Fireplace:	n/a	Pool:	N	Air Conditioning:	N
Loan Amount:	n/a	Assessed Land Value:	\$239,000	Improvement Value:	\$83,800
Assessment:	\$322,800	Year of Assessment:	2005		

Comparable Sales					
Comparable No. 1	Proximity to Subject: 0.00 mile				
Address:	312 COLONEL HUNT DR, n/a n/a 02351				
Current Owner:	JOHNSON JEFFREY	APN:	n/a		
Sale Price:	\$347,500	Sale Date:	03/01/2006	Year Built:	1951
Prior Sale Price:	n/a	Prior Sale Date:	n/a	Loan Amount:	n/a
Assessment:	\$322,300	Site Area:	20,454	Gross Living Area:	1,732
Price/GLA:		No. of Stories:	1	No. of Rooms:	n/a
No. of Bedrooms:	n/a	No. of Bathrooms:	2	No. of Garages:	0
Fireplace:	n/a	Pool:	N	Air Conditioning:	N

Comparable No. 2	Proximity to Subject: 0.00 mile				
Address:	300 COLONEL HUNT DR, n/a n/a 02351				
Current Owner:	BLACK ALEXANDRA	APN:	n/a		
Sale Price:	\$375,000	Sale Date:	04/01/2005	Year Built:	1951
Prior Sale Price:	n/a	Prior Sale Date:	n/a	Loan Amount:	n/a
Assessment:	\$319,500	Site Area:	20,890	Gross Living Area:	1,698
Price/GLA:		No. of Stories:	1	No. of Rooms:	n/a
No. of Bedrooms:	n/a	No. of Bathrooms:	1	No. of Garages:	0
Fireplace:	n/a	Pool:	N	Air Conditioning:	N

Comparable No. 3	Proximity to Subject: 0.40 mile				
Address:	69 ORANGE, ABINGTON MA 02351				
Current Owner:	THOMAS FRANK	APN:	ABIN0000780000000000800000		
Sale Price:	\$456,600	Sale Date:	12/09/2005	Year Built:	1901
Prior Sale Price:	n/a	Prior Sale Date:	n/a	Loan Amount:	n/a
Assessment:	\$382,700	Site Area:	34,394	Gross Living Area:	3,154
Price/GLA:		No. of Stories:	2	No. of Rooms:	8
No. of Bedrooms:	4	No. of Bathrooms:	2	No. of Garages:	0
Fireplace:	n/a	Pool:	N	Air Conditioning:	N

Comparable No. 4	Proximity to Subject: 0.26 mile				
Address:	877 WASHINGTON, ABINGTON MA 02351				
Current Owner:	O'BRIEN KIMBERLY	APN:	ABIN0000710000000002000000		
Sale Price:	\$390,000	Sale Date:	12/05/2005	Year Built:	1999
Prior Sale Price:	n/a	Prior Sale Date:	n/a	Loan Amount:	n/a
Assessment:	\$352,000	Site Area:	30,038	Gross Living Area:	1,800
Price/GLA:		No. of Stories:	2	No. of Rooms:	7
No. of Bedrooms:	2	No. of Bathrooms:	2	No. of Garages:	0
Fireplace:	n/a	Pool:	N	Air Conditioning:	N

Comparable No. 5	Proximity to Subject: 0.17 mile				
Address:	101 COLONEL HUNT, ABINGTON MA 02351				
Current Owner:	JONES SUSAN M	APN:	ABIN0000700000000001200000		
Sale Price:	\$365,000	Sale Date:	07/20/2005	Year Built:	1950
Prior Sale Price:	n/a	Prior Sale Date:	n/a	Loan Amount:	n/a
Assessment:	\$336,300	Site Area:	21,326	Gross Living Area:	1,353
Price/GLA:		No. of Stories:	2	No. of Rooms:	6
No. of Bedrooms:	3	No. of Bathrooms:	2	No. of Garages:	0
Fireplace:	n/a	Pool:	N	Air Conditioning:	N

Comparable No. 6	Proximity to Subject: 0.42 mile				
Address:	27 EVERETT, ABINGTON MA 02351				
Current Owner:	GREEN PETER G MAY D	APN:	ABIN0000780000000001800000		
Sale Price:	\$435,000	Sale Date:	06/30/2005	Year Built:	1930
Prior Sale Price:	n/a	Prior Sale Date:	n/a	Loan Amount:	n/a
Assessment:	\$396,800	Site Area:	29,602	Gross Living Area:	2,412
Price/GLA:		No. of Stories:	3	No. of Rooms:	10
No. of Bedrooms:	4	No. of Bathrooms:	3	No. of Garages:	0

Fireplace:	n/a	Pool:	N	Air Conditioning:	N
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Comparable No. 7	Proximity to Subject: 0.04 mile				
Address:	300 COLONEL HUNT, ABINGTON MA 02351				
Current Owner:	SMITH JANE M	APN:	ABIN00007000000000027000000		
Sale Price:	\$375,000	Sale Date:	04/07/2005	Year Built:	1951
Prior Sale Price:	n/a	Prior Sale Date:	n/a	Loan Amount:	n/a
Assessment:	\$319,500	Site Area:	20,890	Gross Living Area:	1,224
Price/GLA:		No. of Stories:	1	No. of Rooms:	6
No. of Bedrooms:	2	No. of Bathrooms:	1	No. of Garages:	0
Fireplace:	n/a	Pool:	N	Air Conditioning:	N

Comparable No. 8	Proximity to Subject: mile				
Address:					
Current Owner:				APN:	
Sale Price:		Sale Date:		Year Built:	
Prior Sale Price:		Prior Sale Date:		Loan Amount:	
Assessment:		Site Area:		Gross Living Area:	
Price/GLA:		No. of Stories:		No. of Rooms:	
No. of Bedrooms:		No. of Bathrooms:		No. of Garages:	
Fireplace:		Pool:		Air Conditioning:	

**Disclaimer:** This Enhanced Property Valuation is the product of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership and the property condition as average for the neighborhood. This Enhanced Property Valuation is intended for use only for extensions of credit applicable with home equity lending or as a screening tool for collateral risk exception management. Enhanced Property Valuations are not suitable for complex properties. 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.

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