

ValueSure Property Valuation

ValueSure ID #12345678

ValuServ ID #1000-1-123456789

April 19, 2007

Client:	INTERNAL VALUSERV ACCOUNT	Owner:	DAVIES, JOHN P
Branch:	SAMPLE REPORT	Loan #:	12345
Attention:	CUSTOMER SERVICE	Property:	6 POMPANO ROAD, WORCESTER, MA, 01605

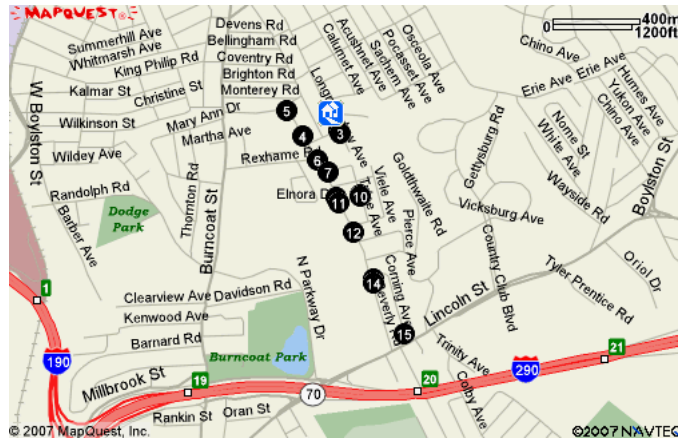
ValueSure Estimated Market Value \$291,600		
Low: \$279,900	High: \$303,300	Confidence Score: High (96)

Subject Property Details

APN:	M:39 B:26A L:00072	Sale Date:	30-Jan-1991
Year Built:	1959	Sale Price:	130000
Living Area:	1484	Land Use:	SFR
Total Rooms:	7	Assessed Year:	2006
Bedrooms:	3	Assessed Value:	265600
Baths:	1	Lender:	FLAGSHIP BK TR CO
Lot Size (SF):	10003	Loan Amount:	95000
Pool:	NO	Census Tract:	730401

Area Sales

Property	BD	BA	Year Built	Living Area	Lot Size	Distance (miles)	Sale Date	Sale Price
1 9 POMPANO RD	3	1	1962	1192	11649	0.02	29-Jan-2007	249000
2 132 LONGMEADOW AVE	3	2	2002	1232	7000	0.05	16-Feb-2006	295000
3 140 LONGMEADOW AVE	3	3	1986	1792	14750	0.07	01-Sep-2006	351750
4 267 BEVERLY RD	4	2	1935	1607	8165	0.13	22-Jul-2005	310000
5 294 BEVERLY RD	4	2	1934	1722	7350	0.14	31-Jan-2007	285000
6 240 BEVERLY RD	3	2	1939	1654	10125	0.14	01-Jun-2006	290750
7 18 DARBY ST	3	2	1935	1761	10000	0.17	15-Jul-2005	307500
8 20 TYLEE AVE	3	2	1940	1304	20000	0.23	06-Oct-2006	280000
9 195 BEVERLY RD	3	2	1918	1689	7433	0.24	27-Jan-2006	285000
10 18 TYLEE AVE	2	2	1950	1030	5000	0.26	27-Jan-2006	235000
11 2 HOMER WHEATON ST	3	1	1923	1232	7500	0.26	01-Nov-2005	265000
12 148 BEVERLY RD	3	1	1920	1448	6143	0.34	30-Jun-2005	247000
13 9 KELLEY ST	3	1	1928	964	12500	0.48	16-Oct-2006	215000
14 84 BEVERLY RD	1	1	1925	887	5000	0.52	13-Jan-2006	212000
15 14 CORNING AVE	3	1	1954	1555	8720	0.67	21-Dec-2005	245000



The estimated market value is based on various mathematical formulas and techniques proprietary to Fidelity National Financial. This report has not been prepared by a licensed appraiser nor does it constitute an official appraisal of the subject property. The information in this report is provided "as is" and all uses are at the user's sole risk. Fidelity National Financial is not liable for the accuracy of the information provided in this report.