

Data Express

Comprehensive data coverage and
interactive toolkit for appraisers

*Data Express combines
public record and real
estate sales data with
the gold standard
of collateral—the
appraisal itself.*

For more information about Data Express,
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FNC's unrivaled National Collateral Database fuels Data Express, a research site combining appraisal data, public record, and real estate sales information into a supercharged analysis tool. Appraisers can import the results directly into their forms packages.

With Data Express you can:

- Use appraisal and public record data for subject and comparable properties
- Use location maps and plat maps for subject and comparables
- Use sales transfer and transaction history for subject and comparables
- Download or auto-populate subject and comparable data and maps into appraisal forms

Appraisers who use Data Express decrease their turn-times and increase their work capacity. Plus, they know the values they deliver and the data they use is backed by the gold standard of real estate valuation—the appraisal.

No one else but FNC delivers a data source backed by real-time appraisal data. Public record and real estate sales information simply aren't enough on their own. FNC's National Collateral Database blends those elements together for more accurate, timely valuation data than ever before.

LOCATION
 Address: 4505 SIERRA MORENA AVE CARLSBAD CA 92008-2834
 County: SAN DIEGO
 Subdivision: CARLSBAD
 Census Tract: 198.04
 Map Reference: 1106-36
 Legal Description: LOT 12 TR 8356

SALES INFORMATION

Sale Type:	Price	Date	Doc #	Deed Type	First Mortgage Amount: \$229,800
Committed					Loan Type: Conventional
Closed	298,500	12/04/2001	2001887010	Trust Deed	Lender: FIRST FRANKLIN FIN'L CORP
					Age of Appraisal: 19
					Owner: TEAGUE, ANTONIO D
					Second Owner:
					Seller:

PROPERTY DESCRIPTION

Year Built: 1977	Stories: 2	Roof:
Year Built Effective: 1977	Style:	Parti:
Constr. Qual: Average	Square Feet: 1,491	Air Co:
Improv. Cond: Average	Total Rooms: 6	Heat:
Land Use: Single Family Residence	Bedrooms: 3	Pool/
Manufactured House:	Total Bathrooms: 3	Firepl:
Attached/Detached:	Baths Full/Half: 2/1	Basem:
Other Improvs: Covered Patio/Fence		Basem:
Comments:		

SITE

Lot Size: 3,720	Flood Zone: No
Lot Dimensions: 040X093	Flood Map: 040280746F
Site Influence:	Flood Map Date:
Common Amenities:	

Click **Build A Comp Search** to define

Locate the subject property

Select Comparable Properties

AI Ready	Details	Select	Distance	Bedrooms	Baths Full/Half	Sq. Ft.	Year Built	Sale Price/Theme	Sale Date/Theme	Street/Zip	City/ST
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.31	3	2/1	1491	1977	298,500.00	12/04/2001	4505	SIERRA M
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.14	3	2/1	1399	1977	320,000.00	07/28/2006	4732	BIRCHWOOD
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.23	3	2/1	1491	1977	298,500.00	12/04/2001	4505	SIERRA M
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.20	3	2/1	1491	1977	298,500.00	12/04/2001	4505	SIERRA M
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.27	3	2/1	1491	1977	298,500.00	12/04/2001	4505	SIERRA M

Comparable Select

Choose a comp number for: 4561 ESSEX CT CARLSBAD, CA

1 4732 BIRCHWOOD CIR CARLSBAD, CA

2 4435 TRIESTE DR CARLSBAD, CA

Select comparables

Uniform Residential Appraisal Report

There are _____ comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____

There are _____ comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ _____ to \$ _____

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	4505 SIERRA MORENA AVE CARLSBAD CA 92008-2834	4732 BIRCHWOOD CIR CARLSBAD CA 92008-2708	4435 TRIESTE DR CARLSBAD CA 92008-2708	4561 ESSEX CT CARLSBAD CA 92008-2708
Proximity to Subject	0.31	0.14	0.23	0.20
Sale Price	\$ 298,500	\$ 320,000	\$ 320,000	\$ 492,000
Sale Price/Gross Gr. Area	\$ 200.00/sq. ft.	\$ 214.37/sq. ft.	\$ 214.37/sq. ft.	\$ 331.69/sq. ft.
Data Source(s)	MRD	MRD	MRD	MRD
Verification Source(s)				
VALUE ADJUSTMENTS	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
	Date of Sale/Time	07/28/2006	07/28/2006	06/13/2006
	Location			
	Construction/Type	Single	Single	Single
	Site	3,720	3,720	3,720
	View	None	None	Other
	Design (Style)		Beach	
	Quality of Construction	Average	Average	Average
	Actual Age	20	20	17
	Condition	Good	Good	Average
	Above Grade	Total: 6, Bdrms: 3, Baths: 3	Total: 6, Bdrms: 3, Baths: 3	Total: 6, Bdrms: 3, Baths: 3
	Room Count	6 3 3	6 3 3	6 3 3
	Gross Living Area	1,491	1,399	1,277
	Basement Finished			
	Rooms Below Grade			
	Functional Utility			
	Heating/Cooling	Central	Central	Central

Import the data into one of the standard forms provided, making changes as necessary.

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Data Express is available to everyone, including AppraisalPort® users. To get started, sign up today or request a demo at www.CollateralDNA.com.