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## HPA Report

**REPORT NUMBER:** 301  
**REPORT DATE:** 4/4/2006 8:30 AM  
**FOR PROPERTY:** 4123 S. MAIN ST. NEW YORK, NY 91124

**PROVIDED FOR:** ABC MORTGAGE  
**LOAN IDENTIFER:**

### SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE	DISTRESS
\$231,000	73	\$245,000	\$217,000	\$175,000

### TREND IN VALUE

	6 MONTHS	1 YEAR	2 YEARS	3 YEARS	4 YEARS	5 YEARS	10 YEARS
<b>Zipcode</b>	2.1 %	2.7 %	2.9 %	2.6 %	8.1 %	16.0 %	77.3 %
<b>County</b>	.0 %	.6 %	1.7 %	1.6 %	4.9 %	12.5 %	85.2 %

### PROPERTY DETAIL

#### 4123 S. MAIN ST. NEW YORK, NY 91124

APN: 156910105016	Sale Date: 05/17/2005	Sale Price: \$214,898
Year Built:	Property Type: SFD	Owner1: SMITH JANE M
Living Area:	County: ADAMS	Owner2:

### COMPARISON SUMMARY

	ADDRESS	SALE DATE	PRICE	PROP TYPE	LIVING AREA	DISTANCE
1	377 MT. EOLUS ST	01/2006	\$253,300	SFD		.00
2	425 MT. EOLUS ST	11/2005	\$254,000	SFD		.00
3	314 MT. SHERMAN ST	10/2005	\$205,900	SFD		N/A
4	415 MT. EOLUS ST	09/2005	\$300,000	SFD		.00
5	450 MT. WILSON ST	08/2005	\$206,600	SFD		N/A
6	475 MT. EOLUS ST	05/2005	\$225,600	SFD		.00
7	485 MT. EOLUS ST	05/2005	\$203,200	SFD		.00
8	313 MT. LINDSEY ST	03/2004	\$208,900	SFD	3,156	N/A

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