

Pre-Decision Qualifier Report

Lender:	CZDEV050	Report Date:	09/01/2009
Application #:	2263-AVM5-8	Borrower:	Test Borrower
Order ID:	090901-83154A	Requested Address:	1524 S Iseminger Street Philadelphia, PA 19147
Requested By:	Vladimir Bien-Aime	Fax:	PHILADELPHIA County

Property Value Range
\$111,000 to \$291,000

1524 S ISEMINGER ST, PHILADELPHIA, PA 19147-6216

County: PHILADELPHIA, Parcel Number: 012488200, Year Built: 1905

Tax Assessed Value: \$9,888 Land: \$858 Improvements: \$9,030

Subject: 1524 S ISEMINGER ST, PHILADELPHIA, PA 19147

Last: \$264,000 on 03/23/2007	SqFt: 1116	Lot Size: 871	Beds: 3	Baths: 1	Dist.: N.A.
(1) 1524 S ISEMINGER ST, PHILADELPHIA, PA 19147					
Last: \$264,000 on 03/23/2007	SqFt: 1116	Lot Size: 871	Beds: 3	Baths: 1	Dist.: 0
(2) 1529 S ISEMINGER ST, PHILADELPHIA, PA 19147					
Last: \$200,000 on 04/18/2007	SqFt: 1248	Lot Size: 436	Beds: 3	Baths: 1	Dist.: 0.004
(3) 1512 S ISEMINGER ST, PHILADELPHIA, PA 19147					
Last: \$200,000 on 02/25/2008	SqFt: 1032	Lot Size: 871	Beds: 3	Baths: 1	Dist.: 0.01
(4) 1537 S ISEMINGER ST, PHILADELPHIA, PA 19147					
Last: \$199,900 on 09/13/2007	SqFt: 1128	Lot Size: 436	Beds: 3	Baths: 1	Dist.: 0.011
(5) 1537 S CAMAC ST, PHILADELPHIA, PA 19147					
Last: \$94,000 on 02/26/2007	SqFt: 1072	Lot Size: 436	Beds: 3	Baths: 1	Dist.: 0.032
(6) 1540 S CAMAC ST, PHILADELPHIA, PA 19147					
Last: \$155,000 on 05/21/2007	SqFt: 1003	Lot Size: 436	Beds: 3	Baths: 1	Dist.: 0.033
(7) 1221 WILDER ST, PHILADELPHIA, PA 19147					
Last: \$232,780 on 06/06/2007	SqFt: 1060	Lot Size: 871	Beds: 3	Baths: 1	Dist.: 0.056
(8) 1219 WILDER ST, PHILADELPHIA, PA 19147					
Last: \$225,130 on 03/25/2009	SqFt: 1020	Lot Size: 871	Beds: 3	Baths: 1	Dist.: 0.058
(9) 1201 WILDER ST, PHILADELPHIA, PA 19147					
Last: \$220,000 on 10/23/2007	SqFt: 900	Lot Size: 871	Beds: 3	Baths: 1	Dist.: 0.067
(10) 1612 S ISEMINGER ST, PHILADELPHIA, PA 19148					
Last: \$75,000 on 04/23/2009	SqFt: 976	Lot Size: 871	Beds: 3	Baths: 1	Dist.: 0.075
(11) 1611 S ISEMINGER ST, PHILADELPHIA, PA 19148					
Last: \$210,000 on 12/12/2006	SqFt: 904	Lot Size: 436	Beds: 3	Baths: 1	Dist.: 0.075
(12) 1314 DICKINSON ST, PHILADELPHIA, PA 19147					
Last: \$230,000 on 05/04/2009	SqFt: 1068	Lot Size: 915	Beds: 2	Baths: 1	Dist.: 0.083
(13) 1625 S ISEMINGER ST, PHILADELPHIA, PA 19148					
Last: \$195,000 on 08/29/2008	SqFt: 1016	Lot Size: 436	Beds: 3	Baths: 1	Dist.: 0.087
(14) 1634 S ISEMINGER ST, PHILADELPHIA, PA 19148					
Last: \$239,000 on 04/18/2008	SqFt: 1004	Lot Size: 436	Beds: 3	Baths: 1	Dist.: 0.094
(15) 1133 TASKER ST, PHILADELPHIA, PA 19148					
Last: \$210,000 on 12/13/2006	SqFt: 1184	Lot Size: 3049	Beds: 3	Baths: 1	Dist.: 0.109