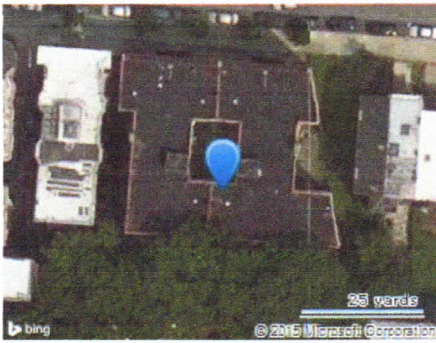



1206 Pacific St #1B, Brooklyn, NY 11216-3011, Brooklyn County



2	921	10,560	\$79,000
MLS Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
1	1915	N/A	08/21/1989
MLS Baths	Yr Built	Type	Sale Date

Expired Listing 

Owner Information

Owner Name:	Tomlinson Michael	Tax Billing City & State:	Brooklyn, NY
Owner Occupied:	Yes	Tax Billing Zip:	11216
Tax Billing Address:	1206 Pacific St #1b	Tax Billing Zip+4:	3011

Location Information

Neighborhood:	Crown Heights	Carrier Route:	C022
Subdivision:	Pacific Heights Condo	Zoning:	R6A
Census Tract:	315.00	Cross Streets:	CROSS ST: BEDFORD AV, CROSS ST: NOSTRAND AV

Tax Information

Block & Lot:	01206-1002	% Improved:	90%
Block Number:	1206	Tax Class:	2
Lot Number:	1002		

Assessment & Tax

Assessment Year	2015	2014	2013
Assessed Value - Total	\$23,789	\$20,928	\$19,698
Assessed Value - Land	\$2,364	\$2,365	\$2,364
Assessed Value - Improved	\$21,425	\$18,563	\$17,334
YOY Assessed Change (\$)	\$2,861	\$1,230	
YOY Assessed Change (%)	13.67%	6.24%	

Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$2,341		
2014	\$1,785	-\$556	-23.77%
2014	\$2,307	\$522	29.27%

Characteristics

Building Class:	Condo Walk-Up Apartment	Building Sq Ft:	921
Building Class cd:	R2	Year Built:	1915
Lot Frontage:	96	Stories:	4
Lot Depth:	110	Total Units:	16
Lot Acres:	0.2424	Bedrooms:	MLS: 2
Lot Area:	10,560	Full Baths:	MLS: 1
Lot Shape:	Irregular	Half Baths:	MLS: 1

Estimated Value

RealAVM™ (1):	\$469,147	Confidence Score (2):	66
RealAVM™ Range:	\$361,243 - \$577,051	Forecast Standard Deviation (3):	23
Value As Of:	08/14/2015		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

Courtesy of Majorie Thompson, Brooklyn New York MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 08/26/2015

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(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing #:	315868	MLS Listing Date:	12/11/2005
MLS Status:	Expired	MLS Current List Price:	\$369,000
MLS D.O.M:	111	MLS Orig. List Price:	\$369,000
MLS Status Change Date:	04/01/2006	Listing Broker Name:	PARKTERRACE.COM

Last Market Sale & Sales History

Recording Date:	09/13/1989	Document Number:	2447-879
Sale Date:	08/21/1989	Deed Type:	Deed (Reg)
Sale Price:	\$79,000	Owner Name:	Tomlinson Michael
Price Per Sq Ft:	\$85.78	Seller:	New York Rehab Corp
Recording Date	09/04/2002	09/04/2002	09/13/1989
Sale Date	08/08/2002	08/08/2002	08/21/1989
Sale Price			\$79,000
Nominal	Y	Y	
Buyer Name	Tomlinson Michael	Tomlinson Michael	Tomlinson Michael C
Seller Name	Itter Carol W	Witter Carol	New York Rehab Corp
Document Number	5782-1805	5782-1805	2447-879

Mortgage History

Mortgage Date	07/05/2013	03/07/2008	03/07/2008	06/13/2006	08/18/2005
Mortgage Amount	\$272,725	\$288,000	\$206,624	\$90,000	\$76,900
Mortgage Lender	Quicken Lns	Mers	Ditech		Ditech.com
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Term	30		30		
Mortgage Term Code	Years		Years		
Borrower Name	Tomlinson Michael	Tomlinson Michael	Tomlinson Michael	Tomlinson Michael	Tomlinson Michael
Mortgage Date	08/04/2004	08/04/2004	08/21/2002		
Mortgage Amount	\$25,000	\$100,000	\$21,575		
Mortgage Lender	Ditech.com	Ditech.com	Staten Island Bk&Tr		
Mortgage Type	Conventional	Conventional	Conventional		
Mortgage Purpose	Refi	Refi	Refi		
Mortgage Term		15	15		
Mortgage Term Code		Years	Years		
Borrower Name	Tomlinson Michael	Tomlinson Michael	Witter Carol		

Courtesy of Majorie Thompson, Brooklyn New York MLS

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Property Detail

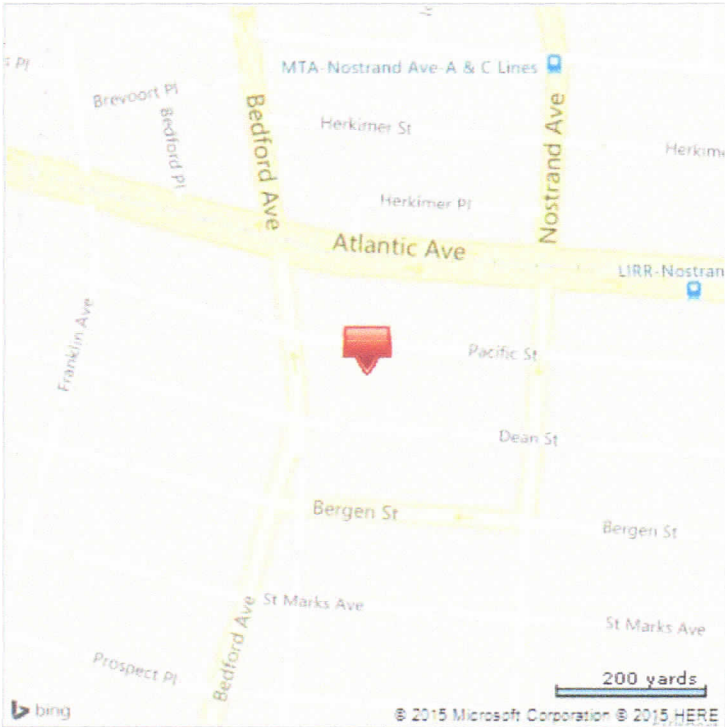
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Property Map



*Lot Dimensions are Estimated



Courtesy of Majorie Thompson, Brooklyn New York MLS

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Property Detail

Generated on 08/26/2015

1206 Pacific St #1B 11216-3011, Brooklyn County

Search Criteria

Number of Comparables:	1	Site Influence:	No Preference
Sort Method:	Distance From Subject (Closest)	Date Type:	Recording Date
Pool:	No Preference	Search Period:	08/26/2014 - 08/26/2015
Distance from Subject:	2 miles	Living/Building Area:	783 - 1,059 Sq Ft
Distressed Sales:	Include All Tax Sales	Lot Area:	8,976 - 12,144 Sq Ft
Geographic Boundary:	No Preference	Land Use:	Same As Subject

Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price	\$79,000	\$1,228,000	\$1,228,000	\$1,228,000	\$1,228,000
Price Per Sq Ft	\$85.78	\$1,177.37	\$1,177.37	\$1,177.37	\$1,177.37
Building Sq Ft	921	1,043	1,043	1,043	1,043
Stories	4	5	5	5	5
Total Assessment	\$52,865	\$109,186	\$109,186	\$109,186	\$109,186
Distance (miles)		1.64	1.64	1.64	1.64
Year Built	1915	2009	2009	2009	2009
RealAVM™(1)	\$469,147	\$1,141,912	\$1,141,912	\$1,141,912	\$1,141,912
Value Projected by Assessment	\$594,565				
Value Projected by Sq Ft	\$1,084,358				

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

Subject Property**Comparable 1**

Address	1206 Pacific St #1B	580 Carroll St #3B
Block & Lot	01206-1002	00961-1109
Recording Date	09/13/1989	12/30/2014
Sale Date	08/21/1989	12/16/2014
Sale Price	\$79,000	\$1,228,000
Price Per Sq Ft	\$85.78	\$1,177.37
Building Sq Ft	921	1,043
Gross Building Sq Ft	921	1,043
Year Built	1915	2009
Stories	4	5
Total Units	16	16
Bedrooms	MLS: 2	
Bathrooms (Full)	MLS: 1	
Bathrooms (Half)	MLS: 1	
Lot Frontage	96	.23
Lot Depth	110	
Lot Acres	0.2424	0.2336
Lot Sq Ft	10,560	10,174
Annual Tax	\$2,307	\$1,359
Building Class	Condo Walk-Up Apartment	Condo Elevator Apartment
Zip	11216	11215
Neighborhood	Crown Heights	
Zoning	R6A	
MLS Listing #	315868	
Distance (miles)		1.64