

Freddie Mac's Home Value Explorer®

Report Date: 08/27/2008

For Property Located At
4234 NE HOLMAN ST, PORTLAND OR 972181343

Identification Information

Valuation Result

Model Type	Estimated Low Value	Estimated Market Value	Estimated High Value	Score	Forecasted Standard Deviation
HVE	\$194,126	\$218,034	\$244,887	H	0.12

The values calculated using various models and techniques proprietary to Freddie Mac. This report does not constitute an appraisal and has not been prepared by a certified or licensed appraiser. Values are dependant on the correctness of any data supplied by the user.

Subject Information

Address	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
4234 NE HOLMAN ST	PORTLAND	OR	97218			681	11,760	2	1.00
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist
R276565	\$60,949	\$1,356	RSFR	R10H	1925			Y	1

Recent Sales

Address (# 1 of 10)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath	
5822 NE 42ND AVE	PORTLAND	OR	97218	12/04/2007	\$209,600	893	5,226	2	1.00	
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
R317399	\$66,929	\$1,489	RSFR	R2H	1919		\$235	Y	1	0.26
Address (# 2 of 10)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath	
6147 NE 50TH AVE	PORTLAND	OR	97218	10/10/2007	\$197,412	1,455	5,226	3	2.00	
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
1N2E18CA 07603	\$38,269	\$834	RSFR		2001		\$136	Y	1	0.41
Address (# 3 of 10)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath	
4344 NE EMERSON ST	PORTLAND	OR	97218	03/06/2008	\$225,000	1,143	8,711	3	2.00	
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
1N2E19BB 05900	\$118,839	\$2,590	RSFR	R7H	1978		\$197	Y	1	0.49

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Values may not be used to produce or attempt to produce models used to generate the Values. The term Value is used in this report to mean the real property data of First American Real Estate Solutions and the estimated market value generated by using the Freddie Mac proprietary models. Past sales price is not displayed in states where it is not publicly available.

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Address (# 4 of 10)		City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
5124 NE 48TH AVE		PORTLAND	OR	97218	01/25/2008	\$280,000	1,357	7,840	3	1.00
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
1N2E19BA08800	\$108,549	\$2,366	RSFR	R7H	1956		\$206	Y	1	0.65
Address (# 5 of 10)		City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
4609 NE ALBERTA ST		PORTLAND	OR	97218	03/13/2008	\$330,000	1,407	13,067	3	1.50
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
R119061	\$106,449	\$2,368	RSFR	R5H	1926		\$235	N	1	0.69
Address (# 6 of 10)		City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
5321 NE 52ND AVE		PORTLAND	OR	97218	02/22/2008	\$222,000	908	8,275	2	1.00
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
1N2E19BA00300	\$88,599	\$1,931	RSFR	R2H	1947		\$244	Y	1	0.69
Address (# 7 of 10)		City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
4734 NE ALBERTA ST		PORTLAND	OR	97218	03/17/2008	\$245,450	1,427	5,226	2	3.00
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
R117434	\$42,509	\$945	RSFR	R7H	1995		\$172	Y	1	0.71
Address (# 8 of 10)		City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
5051 NE SUMNER ST		PORTLAND	OR	97218	02/26/2008	\$260,000	1,377	8,711	2	1.00
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
1N2E19BA05200	\$106,739	\$2,327	RSFR	R7H	1951		\$189	Y	1	0.73
Address (# 9 of 10)		City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
5034 NE 49TH AVE		PORTLAND	OR	97218	01/04/2008	\$360,759	2,577	7,404	4	2.00
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
R269121	\$123,839	\$2,755	RSFR	R7H	1953		\$140	Y	1	0.74
Address (# 10 of 10)		City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
4536 NE WYGANT ST		PORTLAND	OR	97218	01/31/2008	\$245,000	811	6,097	2	1.00
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist	
1N2E19BC08800	\$84,069	\$1,832	RSFR	R7H	1943		\$302	Y	1	0.79