



**i-Val Report**

DataQuick Lending Solutions  
 5300 Brandywine Parkway, Ste 100  
 Wilmington, DE 19803  
 Phone: 800-238-1905  
 Fax: 800-648-3193

Lender:	Z5256	Report Date:	05/10/2011
Application #:	DataQuick_Example	Borrower:	AJ Pappalardo
Order ID:	110510-62151A	Requested Address:	528 N. Washington Avenue
Requested By:	AJ Pappalardo Fax: 302-433-8087		Batavia, IL 60510
			KANE County

**ESTIMATED MARKET VALUE: \$133,000**

528 N WASHINGTON AVE, BATAVIA, IL 60510

County: KANE Parcel Number: 12-15-481-001 Property Type: SFR

Assessed Value: \$53,617 Full Land Value: \$21,774

Owner: GOGGIN CLAUDIA

**VALUATION MODEL INFORMATION**

Low	Market	High	Score
\$109,000	\$133,000	\$157,000	73

**PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES**

	Address	City	Zip Code	Sale Date	Sale Price	Sq Ft	Lot Sz	Bed	Bath	Dist (Mi)	\$/Sq Ft	Style	Year Built
-	528 N WASHINGTON AVE	BATAVIA	60510	-	\$0	891	-	-	-	-	0.00	-	0
1	523 PARK ST	BATAVIA	60510	06/23/2010	\$155,000	984	0.20	3	1.00	0.03	157.52	TYPE UNKNOWN	0
2	256 MADISON ST	BATAVIA	60510	09/01/2010	\$165,000	929	0.37	2	2.00	0.09	177.61	TYPE UNKNOWN	1900
3	503 VAN BUREN ST N	BATAVIA	60510	05/10/2010	\$170,000	1031	0.16	3	3.00	0.11	164.89	TYPE UNKNOWN	0
4	123 FRANKLIN ST	BATAVIA	60510	04/01/2011	\$156,000	1087	-	-	-	0.18	143.51	-	0
5	425 FRANKLIN ST	BATAVIA	60510	06/30/2010	\$146,000	1056	0.37	3	1.00	0.31	138.26	TYPE UNKNOWN	1895
6	420 DELIA ST	BATAVIA	60510	08/04/2010	\$85,000	788	0.24	2	1.00	0.34	107.87	TYPE UNKNOWN	1940
7	328 HAMLET ST	BATAVIA	60510	10/14/2010	\$125,000	1297	0.15	3	2.00	0.48	96.38	TYPE UNKNOWN	1945
8	15 COLLEGE ST S	BATAVIA	60510	06/22/2010	\$145,500	925	0.14	3	1.00	0.55	157.30	TYPE UNKNOWN	1954
9	227 RIVER ST S	BATAVIA	60510	10/22/2010	\$160,000	1100	0.13	2	1.00	0.58	145.45	TYPE UNKNOWN	0
10	220 JEFFERSON ST N	BATAVIA	60510	01/14/2011	\$190,000	1199	-	-	-	0.58	158.47	-	0

<p>realTrend Value: \$0                  Municipal Value: \$53,617                  realAssessment Value: \$125,000                  Sqft Value: \$140,000</p>
--

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. Privacy Notice Regarding Information in Certain States: If you request information on a property located in a state that does not publicly disclose past sales price information, your result will display only public record information and will not display past sales price information. This model provides information in conformance with applicable laws and regulations, including the privacy provisions of the Gramm-Leach-Bliley Act and implementing regulations.

**Cascade Powered by ePolicy®, patent number 7,212,995**