



AVMax

DataQuick Lending Solutions
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Lender:	Z5256	Report Date:	05/10/2011
Application #:	DataQuick_Example	Borrower:	AJ Pappalardo
Order ID:	110510-62152A	Requested Address:	528 N. Washington Avenue Batavia, IL 60510
Requested By:	AJ Pappalardo Fax: 302-433-8087		KANE County

ESTIMATED MARKET VALUE: \$136,726

528 N WASHINGTON AVE, BATAVIA, IL 60510-2374

Parcel Number: 12-15-481-001 Census Tract Number: 17.089.852700.2.005 Year Built: 0
 Assessed Value: \$53,617 Assessed Improvements: \$31,843 Assessed Land: \$21,774 Assessed
 Year: 2009
 Rooms: 0 Beds: 0 Baths: 0 Style: - Parking: -
 Living Area: 0 Lot Area: 0 Stories: 0 A/C: - Pool: - Sale Code: -

VALUATION MODEL INFORMATION

Low	Market	High	Confidence Score
\$120,319	\$136,726	\$153,133	83

PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES

	Address	City	Sale Date	Sale Price	Mortgage	Dist (Mi)
-	528 N WASHINGTON AVE	BATAVIA	-	\$0	\$148,000	-
1	523 PARK ST	BATAVIA	06/23/2010	\$155,000	\$152,940	0.033
2	256 MADISON ST	BATAVIA	09/01/2010	\$165,000	\$138,037	0.100
3	227 COLUMBIA ST	BATAVIA	10/29/2010	\$200,000	\$197,342	0.111
4	503 N VAN BUREN ST	BATAVIA	05/10/2010	\$170,000	\$166,920	0.124
5	709 PARK ST	BATAVIA	11/12/2010	\$50,000	\$0	0.125
6	711 N WASHINGTON AVE	BATAVIA	04/26/2010	\$120,000	\$117,826	0.142
7	524 N VAN BUREN ST	BATAVIA	09/01/2010	\$215,000	\$204,500	0.146
8	123 FRANKLIN ST	BATAVIA	04/01/2011	\$156,000	\$152,045	0.156
9	604 N VAN BUREN ST	BATAVIA	06/18/2010	\$140,000	\$137,464	0.157
10	911 PARK ST	BATAVIA	03/23/2010	\$197,000	\$193,431	0.230

SEARCH COMPARABLES SALES ANALYSIS

Average	Mid-Point	Low Value	High Value
-	-	-	-

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