



CASA Property Valuation 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:	110510-62124A	Requested Address:	528 N. Washington Avenue Batavia, IL 60510 KANE County
Requested By:	AJ Pappalardo Fax: 302-433-8087		

ESTIMATED MARKET VALUE: \$130,000

528 N WASHINGTON AVE, BATAVIA, IL 60510

County: KANE, Single Family Residence

Assessed Value: \$53,617

VALUATION MODEL INFORMATION

Distressed Value	Low	Market	High	Score
\$95,000	\$114,000	\$130,000	\$150,000	66

PROPERTY CHARACTERISTICS WITH SEARCH COMPARABLES

	Address	Sale Date	Sale Price	Sq Ft	Lot Sz	Bed	Bath	Dist (Mi)
-	528 N WASHINGTON AVE	-	-	-	0 SF	-	-	-
1	247 CHURCH ST	10/27/2009	\$170,000	-	-	-	-	0.091000
2	709 PARK ST	11/16/2010	\$50,000	-	-	-	-	0.145000
3	711 N WASHINGTON AVE	05/03/2010	\$120,000	-	-	-	-	0.154000
4	449 CHURCH ST	07/29/2009	\$198,000	-	-	-	-	0.311000
5	627 SPRING ST	07/08/2009	\$162,000	-	-	-	-	0.484000
6	511 HOUSTON ST	09/30/2009	\$170,000	-	-	-	-	0.652000
7	230 S PRAIRIE ST	08/03/2009	\$161,000	-	-	-	-	0.667000
8	248 S WATER ST	10/05/2010	\$109,000	-	-	-	-	0.757000
9	538 ELM ST	07/28/2009	\$166,000	-	-	-	-	0.948000
10	322 EVERGREEN DR	10/07/2010	\$152,000	-	-	-	-	1.233000

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