



## i-Val Report

DataQuick Lending Solutions  
 5300 Brandywine Parkway, Ste 100  
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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

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