



# i-Val Report

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

Lender: Z5286  
 Application #: 76205  
 Order ID: 100127-87010A  
 Requested By: Al Simeone

Fax:

Report Date: 01/27/2010  
 Borrower: Test Test  
 Requested Address: 19 Sparrow Dr  
 Westerly, RI 02891  
 WASHINGTON County

ESTIMATED MARKET VALUE: \$209,000

19 SPARROW DR, WESTERLY, RI 02891

County: WASHINGTON Parcel Number: M:104\_B:12\_L: Property Type: SFR  
 Assessed Value: \$234,100 Full Land Value: \$131,400  
 Owner: BEDARD LISA J

### VALUATION MODEL INFORMATION

Low	Market	High	Score
\$186,000	\$209,000	\$232,000	94

### 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
-	19 SPARROW DR	WESTERLY	02891	06/16/2006	\$255,000	960	0.46	3	1.000	-	265.63	RANCH	1990
1	12 NEST DR	WESTERLY	02891	07/15/2009	\$265,000	1204	0.55	3	2.00	0.07	220.10	SPLIT LEVEL	1989
2	41 ROBIN HOLLOW LN	WESTERLY	02891	07/31/2009	\$216,000	1216	0.49	3	1.50	0.44	177.63	RAISED RANCH	1974
3	12 MOWREY RD	WESTERLY	02891	10/30/2009	\$250,000	1168	0.62	2	1.50	0.68	214.04	RAISED RANCH	1970
4	11 WOMPAG RD	WESTERLY	02891	08/31/2009	\$255,000	1080	0.50	3	1.00	1.12	236.11	RANCH	1974
5	10 SYLVAN LN	WESTERLY	02891	07/27/2009	\$245,000	1382	0.26	3	1.50	1.43	177.28	COLONIAL	1998
6	394 WESTERLY BRADFORD RD	WESTERLY	02891	07/02/2009	\$235,000	1222	0.92	3	2.00	3.63	192.31	RANCH	2001
7	66 ASHAWAY RD	WESTERLY	02891	07/02/2009	\$260,000	1344	0.62	3	2.00	3.91	193.45	RAISED RANCH	2008
8	5 CHICKADEE LN	WESTERLY	02891	09/09/2009	\$240,000	1376	0.33	3	2.00	4.10	174.42	RANCH	1965
9	20 TOWER ST	WESTERLY	02891	10/26/2009	\$248,000	1137	0.66	3	2.00	4.17	218.12	RAISED RANCH	2003
10	3 HOLLIS ST	WESTERLY	02891	07/30/2009	\$261,000	1400	0.11	3	2.00	4.29	186.43	RANCH	2008

realTrend Value: \$207,000
Municipal Value: \$234,100
realAssessment Value: \$206,000
Sqft Value: \$214,000

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