

# i-Val Report

Lender: CZDEV050  
 Application #: 2263-AVM5-3  
 Order ID: 090901-83150A  
 Requested By: Vladimir Bien-Aime

Fax:

Report Date: 09/01/2009  
 Borrower: Test Borrower  
 Requested Address: 1524 S Iseminger Street  
 Philadelphia, PA 19147  
 PHILADELPHIA County

ESTIMATED MARKET VALUE: \$224,000

1524 S ISEMINGER ST, PHILADELPHIA, PA 19147

County: PHILADELPHIA Parcel Number: 1-2488200 Property Type: SFR  
 Assessed Value: \$30,900 Full Land Value: \$858  
 Owner: DIETRICH CAMMY

### VALUATION MODEL INFORMATION

Low	Market	High	Score
\$188,000	\$224,000	\$260,000	78

### 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
-	1524 S ISEMINGER ST	PHILADELPHIA	19147	03/23/2007	\$264,000	1116	0.02	3	1.00	-	236.56	-	1905
1	1501 CLARION ST S	PHILADELPHIA	19147	12/05/2008	\$240,000	1024	0.02	3	1.00	0.06	234.38	-	1920
2	1219 WILDER ST	PHILADELPHIA	19147	02/23/2009	\$225,130	1020	0.02	3	1.00	0.09	220.72	-	1920
3	1208 GERRITT ST	PHILADELPHIA	19147	03/30/2009	\$265,000	1060	0.02	3	1.00	0.10	250.00	-	1920
4	1124 GERRITT ST	PHILADELPHIA	19147	03/10/2009	\$125,000	728	0.01	2	1.00	0.12	171.70	-	1920
5	934 GREENWICH ST	PHILADELPHIA	19147	10/10/2008	\$245,000	1070	0.02	3	1.00	0.25	228.97	-	1920
6	1314 WARNOCK ST S	PHILADELPHIA	19147	09/16/2008	\$205,000	1033	0.02	3	-	0.26	198.45	-	1920
7	916 CROSS ST	PHILADELPHIA	19147	09/19/2008	\$155,000	756	0.01	3	1.00	0.27	205.03	-	1920
8	1318 ALDER ST S	PHILADELPHIA	19147	03/25/2009	\$168,000	1096	0.02	3	1.00	0.27	153.28	-	1920
9	1212 LATONA ST	PHILADELPHIA	19147	12/04/2008	\$240,000	930	0.02	3	1.00	0.27	258.06	-	1920
10	1335 ALDER ST S	PHILADELPHIA	19147	12/29/2008	\$196,800	882	0.01	3	1.00	0.27	223.13	-	1920

realTrend Value: \$239,000 Municipal Value: \$9,888 realAssessment Value: \$194,000 Sqft Value: \$238,000
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