



i-Val™ Report

Kent Coppock
Integration 4.0 Demo
coppock1
07/02/2010
1.20

Real Info Inc.
Automated Valuation Model (AVM)

SUBJECT INFORMATION:

OWNER COPPOCK JAMES **LAST SALE PRICE** \$ 124,000
ADDRESS 5901 HOLSTON HILLS RD **SALE DATE** 03/07/2005
CITY KNOXVILLE TN **ASSESSED VALUE** \$ 38,375
ZIP 37914 **FULL LAND VALUE** \$ 46,400
COUNTY KNOX **TAX ID** 71M-D010
USEAGE SFR

realTrend™ Value	\$ 130,000
Municipal Value	\$ 153,500
realAssessment™ Value	\$ 157,000
SQFT Value	\$ 196,000
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ESTIMATED VALUE	\$ 162,000
Confidence Score	61
Low Range	\$ 131,000
High Range	\$ 193,000

COMPARABLE SALES INFORMATION:

FEATURE	ADDRESS	SALE AMT.	\$/SQFT.	SALE DATE	DIST. (Mi)	SQFT	LOT SIZE	STYLE	BUILT	BED/BATH
SUBJECT	5901 HOLSTON HILLS RD	\$ 124,000	\$ 55.58	03/07/2005	N/A	2,231	0.62	OLD	1970	3/2.00
COMP1	5402 HOLSTON DR	\$ 194,800	\$ 72.58	11/06/2009	1.03	2,684	0.44	OLD	1970	4/2.00
COMP2	4615 THURMER DR	\$ 89,900	\$ 73.45	02/03/2010	1.94	1,224	0.64	OLD	2005	3/1.00
COMP3	1615 HILLS BLVD N	\$ 189,800	\$ 106.45	04/02/2010	4.23	1,783	0.43	OLD	1980	3/2.00
COMP4	1640 JEFFERSON AVE	\$ 200,000	\$ 72.46	12/04/2009	4.76	2,760	0.32	OLD	1965	4/4.00
COMP5	2316 FAIRMONT BLVD	\$ 162,000	\$ 102.21	04/26/2010	5.08	1,585	0.60	OLD	1970	3/1.00
COMP6	108 GLENWOOD AVE E	\$ 155,500	\$ 86.92	11/05/2009	5.18	1,789	0.29	OLD	1965	3/2.00
COMP7	146 LEONARD PL	\$ 168,500	\$ 107.05	03/31/2010	5.22	1,574	0.15	OLD	1980	2/1.00
COMP8	703 LUTTRELL ST	\$ 240,000	\$ 110.45	03/31/2010	5.41	2,173	0.13	OLD	1980	4/2.00
COMP9	839 DEERY ST	\$ 153,000	\$ 85.81	03/26/2010	5.47	1,783	0.12	OLD	1980	2/2.00
COMP10	302 OAK PARK DR	\$ 242,500	\$ 91.44	03/30/2010	5.72	2,652	0.49	OLD	1965	4/2.00

DEFINITIONS:

realTrend™ Value is a model using a combination of statistics, traditional time theory, appraisal techniques and economic factors.

Municipal Value is based on the current year, using assessment and equalization rates established by state.

realAssessment™ Value is an estimated value based on assessed value and computer analyzed and calculated equalization rate.

SQFT Value is an estimated value based on the typical price per square foot of comparable properties.

The information shown in this report is derived from a computerized record database. The accuracy of the valuations produced by this program cannot be guaranteed. This report is not to be construed as an appraisal report. A physical inspection completed by a licensed or certified appraiser may provide a more in depth and detailed report.