



i-Val™ Report
Real Info Inc.
Automated Valuation Model (AVM)

SUBJECT INFORMATION:

OWNER 1954 **LAST SALE PRICE** 12/08/2014
ADDRESS 14 STONY POINT RD **SALE DATE** 228000
CITY CLINTON CT **ASSES. VALUE** \$233,286
ZIP 06413 **FULL LAND VALUE** \$233,286
COUNTY MIDDLESEX **TAX ID** 1618

realTrend™ VALUE	\$228,000
Municipal VALUE	\$02
realAssessment™ VALUE	\$252,000
Sqft VALUE	\$207,000

USEAGE G0221000

FINAL ESTIMATED VALUE \$229,000
CONF. SCORE : 79
Range \$206,000 - \$252,000

COMPARABLE SALES INFORMATION:

FEATURE	ADDRESS	SALE AMT.	\$/SOFT.	SALE DATE	DIST. (Mi)	SOFT	LOT size	STYLE	BUILT	BED/BATH
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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.

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