

CASA AVM Report

Tracking#: n/a
Tracking Name: n/a

CASA Report

Customer: 1584-0
Report #: 100559611

REPORT PROCESSED FOR:

ORDERS PLACED VIA EDI LINK

SUBJECT PROPERTY:

4111 E ANDERSON DR
PHOENIX, AZ 85032
Single-Family Home

INPUTS FROM CLIENT:

Last Known Value: n/a

Date: n/a

Source of Value: n/a

CSW'S VALUATION:

Estimated Value: \$176,000 as of Mar 1, 2003

Safety Score : 86

Report Date: Mar 18, 2003

VALUE RANGE:

Estimated High Value: \$185,000

Estimated Low Value: \$168,000

Estimated Distressed Value: \$152,000

The values provided are summary statistics reflecting an aggregation of information and analyses Case Shiller Weiss, Inc. ("CSW") employed in its computation. The Estimated Value was determined for the date noted using any inputs supplied by the Client and one or more of CSW's proprietary valuation methods. The Estimated Value is accompanied by an indication of the predictive accuracy of the Estimated Value, which is labeled either as a "Confidence Grade" or "Safety Score." The predictive accuracy is based on the amount and quality of information available that pertains to the subject property. The Value Range numerically portrays the span of potential prices that a buyer and seller might agree on. The actual price range for a particular house may be affected by factors such as improvements to the property, individual tastes and number of houses on the market. The Distressed Value provides an estimate of the property if sold in a distressed situation (e.g. foreclosures, estate).

This Report may not take into account any improvements, damage or other changes to the home or its immediate surroundings. CSW disclaims any representation or warranty of merchantability or fitness for a particular purpose, or any other representation, express or implied, with respect to the CASA Values. The Supplemental Data and Recent Nearby Sales information are furnished with permission by one of CSW's many data sources; CSW makes no representation or warranty as to its completeness, accuracy or the degree to which it has been relied upon in calculating the CASA value estimates.