



CASA Report

REPORT NUMBER: 1
 REPORT DATE: 3/5/2004 3:01 PM
 FOR PROPERTY: 1405 OCOEE TRL , MADISON , TN 37115

PROVIDED FOR: SAMPLE CLIENT
 LOAN IDENTIFER:

SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	SAFETY SCORE	HIGH VALUE	LOW VALUE	DISTRESSED
\$104,000	74	\$113,000	\$96,000	\$70,000

PROPERTY DETAIL

1405 OCOEE TRL , MADISON , TN 37115

APN: 053-14-0-078-00	Year Built: 1991	County: Davidson
FIPS Code: 47037	Lot Size: 7,405	Assessed Value:
Sale Price: \$90,400	Living Area: 1,170	Assessed Year: 2002
Sale Date: 02/29/00	Rooms: 5	Assessee: THOMAS, MICHAEL JOHN & OLIVIA DENISE
Flood Zone: OUT	Bedrooms: 3	Bath: 2
Doc Num: 200002290019581		
Legal Desc: E SIDE OCOEE TRAIL S OF NAWAKWA TRAIL	Book:	Page:
Owner(s): THOMAS, MICHAEL JOHN THOMAS, OLIVIA DENISE		

COMPARISON SUMMARY

	ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	RMS	BED	BATH	YEAR BUILT	DISTANCE
1	1418 OCOEE TRL # TL	12/04/03	\$85,000	828	7,405	4	2	1	1990	0.027
2	1422 MOHAWK TRL # TL	02/03/04	\$87,000	922	7,841	6	3	2	1988	0.082
3	1413 MOHAWK TRL # TL	09/09/03	\$87,200	1,131	7,405	5	3	2	1989	0.061
4	1509 MOHAWK TRL # TL	01/26/04	\$96,000	1,131	7,841	6	3	2	1988	0.164
5	1506 MOHAWK TRL # TL	09/23/03	\$99,500	1,056	7,841	6	3	2	1989	0.168
6	1437 OCOEE TRL # TL	12/03/03	\$99,900	1,110	7,841	5	3	2	1988	0.048
7	1448 PAWNEE TRL # TL	11/04/03	\$112,900		7,841	5	3	2	2002	0.151
8	1503 MOHAWK TRL # TL	01/07/04	\$113,900	1,589	7,841	7	3	2	1988	0.155
9	1608 COMANCHE RUN	09/16/03	\$126,900		9,583					0.13
10	1440 PAWNEE TRL	08/26/03	\$159,200		7,841					0.141

DISCLAIMER

The values are calculated using various models and techniques proprietary to CSW. 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.

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*** END OF REPORT 5/13/2004 8:30:49 AM ***