



PASS Report

REPORT NUMBER: 12
 REPORT DATE: 5/13/2004 8:40 AM
 FOR PROPERTY: 1405 OCOEE TRL, MADISON, TN 37115

PROVIDED FOR: SAMPLE CLIENT
 LOAN IDENTIFER: test

SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE
\$100,000	93	\$112,000	\$89,000

PROPERTY DETAIL

1405 OCOEE TRL, MADISON, TN 37115

APN: 05314007800	Year Built: 1991	County: DAVIDSON
Units: 1	Lot Size: 7,405	Assessed Value: \$92,100
Sale Price: \$90,400	Living Area: 1,170	Assessed Year: 2002
Sale Date: 2000-02-28	Rooms: 5	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath: 2
Stories: 1	Pool: NO	A/C: YES
Owner(s): THOMAS MICHAEL JOH		

COMPARISON SUMMARY

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	BED	BATH	YEAR BUILT	DISTANCE
1 1509 MOHAWK	01/26/2004	\$96,000	1,131	7,841	3	2	1988	0.17
2 1429 OCOEE	08/14/2003	\$94,500	1,170	7,405	3	2	1995	0.04
3 1437 OCOEE	12/03/2003	\$99,900	1,110	7,841	3	2	1988	0.05
4 1506 MOHAWK	09/23/2003	\$99,500	1,056	7,841	3	2	1989	0.18
5 1515 MOHAWK	07/01/2003	\$95,900	1,046	7,841	3	2	1999	0.18
6 1422 MOHAWK	02/03/2004	\$87,000	922	7,841	3	2	1988	0.09

COMPARISON DETAILS

1) 1509 MOHAWK

APN: 06302005100	Year Built: 1988	County: DAVIDSON
Units: 1	Lot Size: 7,841	Assessed Value: \$90,600
Sale Price: \$96,000	Living Area: 1,131	Assessed Year: 2002
Sale Date: 01/26/2004	Rooms: 6	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath: 1
Stories: 1	Pool: NO	A/C: YES
Distance: 0.17		

2) 1429 OCOEE

APN: 05314006800	Year Built: 1995	County: DAVIDSON
Units: 1	Lot Size: 7,405	Assessed Value: \$93,000
Sale Price: \$94,500	Living Area: 1,170	Assessed Year: 2002
Sale Date: 08/14/2003	Rooms: 6	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath: 1
Stories: 1	Pool: NO	A/C: YES
Distance: 0.04		

3) 1437 OCOEE

APN: 06302012300	Year Built: 1988	County: DAVIDSON
Units: 1	Lot Size: 7,841	Assessed Value: \$87,000
Sale Price: \$99,900	Living Area: 1,110	Assessed Year: 2002

Sale Date: 12/03/2003	Rooms: 5		Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:	Fireplaces: 1
Stories: 1	Pool: NO	A/C: YES	Distance: 0.05

4) 1506 MOHAWK

APN: 06302001700	Year Built: 1989		County: DAVIDSON
Units: 1	Lot Size: 7,841		Assessed Value: \$86,300
Sale Price: \$99,500	Living Area: 1,056		Assessed Year: 2002

Sale Date: 09/23/2003	Rooms: 6		Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:	Fireplaces: 1
Stories: 1	Pool: NO	A/C: YES	Distance: 0.18

5) 1515 MOHAWK

APN: 06302004800	Year Built: 1999		County: DAVIDSON
Units: 1	Lot Size: 7,841		Assessed Value: \$87,100
Sale Price: \$95,900	Living Area: 1,046		Assessed Year: 2002

Sale Date: 07/01/2003	Rooms: 5		Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:	Fireplaces: 0
Stories: 1	Pool: NO	A/C: YES	Distance: 0.18

6) 1422 MOHAWK

APN: 06302000300	Year Built: 1988		County: DAVIDSON
Units: 1	Lot Size: 7,841		Assessed Value: \$77,600
Sale Price: \$87,000	Living Area: 922		Assessed Year: 2002

Sale Date: 02/03/2004	Rooms: 6		Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:	Fireplaces: 1
Stories: 1	Pool: NO	A/C: YES	Distance: 0.09

DISCLAIMER

The values are calculated using various models and techniques proprietary to Basis100. 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 8:40:32 AM ***