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Tracking Name:

Report #:

107664677-1

**PROPERTY:**

123 MAIN STREET  
ANYTOWN, USA 12345-0034  
SFR

**INPUT FROM CLIENT:**

Known Value: None Provided

Date: n/a

Source of Value: n/a

**CSW'S Valuation:**

Estimated Value: **\$132,000**  
as of 02/01/2006

Safety Score: 65

Report Date: 02/22/2006

**Value Range:**

Estimated High Value: \$158,000

Estimated Low Value: \$114,000

Estimated Distressed Value: \$107,000

The values provided are summary statistics reflecting an aggregation of information and analyses Fiserv CSW, 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 ).



Fiserv CSW, Inc. - 125 CambridgePark Drive, Cambridge, MA 02140 - CASA Customer Service (866) 279-3622  
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Another **FISERV** Resource

### Supplemental Data

Report No.: 107XXX000-1

CASA Safety Score: 65

Report Date: 02/22/2006

CASA Estimated Value: \$132,000

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18-RQCASA-0707-00

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**SUPPLEMENTAL DATA FOR:**  
(assessment/deed data)

123 MAIN STREET  
ANYTOWN, USA 12345-0034

**Parcel Number:** 14 0140000XXXXX  
**FIPS Code:** 13XXX  
**County:** Any County  
**Year Built:** 1920  
**Lot Size:** 8,712  
**Interior SqFt:** 1,288  
**No. of Rms:** 6  
**No. of Bdrms:** 2  
**No. of Baths:** 1.0  
**Legal Description:**  
**Flood Zone (SFHA):**

**Assessee Name:** SAMPLE, JOHN Q  
**Assessed Value:** \$36,320  
**Assessment Year:**  
**Buyer:** WHITE, KIM  
**Last Sale Price:** \$245,000  
**Recording Date:** 09/17/2004  
**Doc:**  
**Book:** 38XXX  
**Page:** 137

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**RECENT NEARBY SALES:**

Property Address	Rec. Date	Sale Price	Dist,	Built	Lot Size	Interior SF	Rms.	Bd Rms	Bths
14 SAMPLE BLVD	02/26/2004	\$94,000	0.16	1940	9,147	1,312	6	2	1.0
124 MAIN ST	09/23/2004	\$230,000	0.16	1920	7,840	1,504	6	3	1.0
301 FIRST ST	12/06/2004	\$290,000	0.22	1920	7,405	1,478	6	2	1.0
4 SAMPLE BLVD	07/05/2005	\$275,000	0.32	1928	7,405	1,644	6	3	2.0
45686 DOREEN DR	02/11/2005	\$260,000	0.41	1920	9,583	1,403	6	2	1.0
45678 DOREEN DR	03/14/2005	\$240,000	0.52	1935	7,405	1,405	6	3	1.0
7 SAMPLE ST	10/11/2005	\$250,000	0.54	1910	7,405	1,488	6	3	1.0
89 PARK PL	09/12/2005	\$142,000	0.54	1935	9,147	1,214	6	3	1.0
341 MORSE AVE	07/30/2004	\$213,000	0.71	1930	8,276	1,228	6	3	1.0
12 POPPY LN	08/23/2005	\$267,000	0.71	1945	8,712	1,181	6	3	1.0

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**AVM Street Map**  
For Property Located At  
123 MAIN STREET, ANYTOWN, USA 12345-0034

