

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

CASA Report

Customer: 1880-0
 Report #: 102882352

REPORT PROCESSED FOR:

ORDERS PLACED VIA EDI LINK
 ACRANET – SHARPER LENDING EDI PRODUCTION
 ACCT

SUBJECT PROPERTY:

78985 DEL MONTE CT
 LA QUINTA, CA 92253
 Single-Family Home

n/a

INPUTS FROM CLIENT:

Last Known Value: n/a

Date: n/a

Source of Value: n/a

CSW'S VALUATION:

Estimated Value: \$499,000 as of Apr-2004

Safety Score : 77

Report Date: 13-Apr-2004

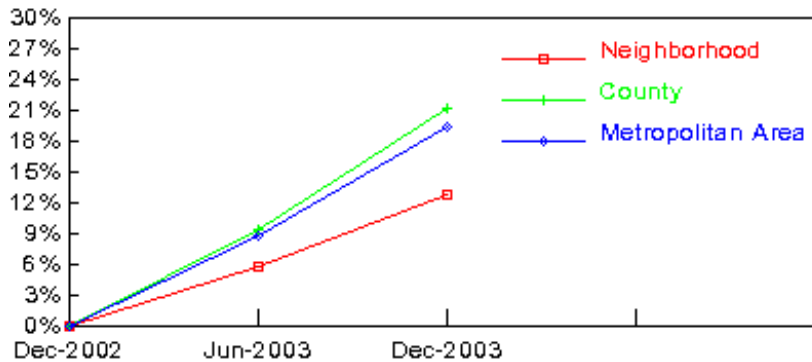
VALUE RANGE:

Estimated High Value: \$535,000

Estimated Low Value: \$467,000

Estimated Distressed Value: \$430,000

RECENT MARKET TRENDS:



The values provided in this Report are summary statistical estimations reflecting an aggregation of information and analyses Fiserv CSW, Inc. ("CSW") employed in its computation. This Report may not take into account any improvements, damage or other changes to the home or its immediate surroundings. CSW DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTY OF ANY KIND, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, with respect to the Report and any information contained therein.

CASA Report Supplement

Customer:	1880-0	Tracking#:	n/a
Report No.:	102882352	Safety Score :	77
Report Date:	13-Apr-2004	Estimated Value:	\$499,000 as of Apr-2004

SUPPLEMENTAL DATA FOR:
(assessment/deed data)

78985 DEL MONTE CT
LA QUINTA, CA 92253

Assessee Name:	MORTENSEN CLIFFORD; MORTENSEN PATRICIA	Buyer:	MORTENSEN JR, CLIFF M ,
Assessed Value:	426619	Last Sale Price:	450000
Assessment Year:	2003	Recording Date:	29-Jul-2002
Parcel Number:	770-050-007	Doc:	2002-413130
FIPS Code:	06065	Book:	n/a
County:	Riverside	Page:	n/a
Year Built:	1991	No. of Rms:	n/a
Lot Size:	7841 SF	No. of Bdrms:	4
Interior SqFt:	3025	No. of Baths:	2
Legal Description:	CITY:LA QUINTA LOT 6 MB 221/030 TR 25389-1		

Flood Zone (SFHA) OUT

Recent Nearby Sales:

Property Address	Rec. Date	Sale Price	Dist.	Built	Lot Size	Interior SF	Rms	BdRms	Bths
79080 RIVER ROCK RD	28-Jan-2004	450000	0.045	1997	13939 SF	2443	n/a	4	1
78665 CASTLE PINES D	06-Feb-2004	520000	0.237	1998	8276 SF	2610	n/a	3	1
50195 DORAL ST	18-Feb-2004	550000	0.175	1998	8276 SF	2610	n/a	3	1
78695 CASTLE PINES D	12-Mar-2004	564000	0.242	1998	8276 SF	2610	n/a	3	1
79120 COYOTE CRK	29-Sep-2003	650000	0.228	1994	12632 SF	3219	n/a	3	1
50405 MOUNTAIN SHADO	11-Mar-2004	655000	0.202	2000	12197 SF	2980	n/a	3	2
79125 JACK RABBIT TR	30-Sep-2003	735000	0.206	n/a	n/a	n/a	n/a	n/a	n/a
79105 FOX RUN	13-Jan-2004	829500	0.163	1999	12632 SF	3247	n/a	4	2
79045 COYOTE CRK	26-Nov-2003	945000	0.216	n/a	n/a	n/a	n/a	n/a	n/a
49695 MONTANA WAY	29-Aug-2003	970000	0.257	1999	14375 SF	3077	n/a	3	1

CASA Report on 78985 DEL MONTE CT LA QUINTA CA 92253

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