



**Premium Credit Bureau**  
9594 Doral Boulevard #206  
Miami, Florida 33178

## CASA Report

**REPORT NUMBER:** 182  
**REPORT DATE:** 12/17/2009 6:58 AM  
**FOR PROPERTY:** 1421 NE 116TH ST, MIAMI, FL 33161

**PROVIDED FOR:**  
**LOAN IDENTIFER:**

### SUGGESTED PROPERTY VALUE

ESTIMATED VALUE	SAFETY SCORE	HIGH VALUE	LOW VALUE	DISTRESSED
\$160,000	65	\$189,000	\$138,000	\$136,000

### PROPERTY DETAIL

#### 1421 NE 116TH ST, MIAMI, FL 33161

APN: 3022320140440	Year Built: 1981	County: Miami-Dade
FIPS Code: 12086	Lot Size: 5,000	Assessed Value: \$168,798
Sale Price: \$272,500	Living Area: 1,500	Assessed Year: 2008
Sale Date: 04/05/06	Rooms:	Assessee: CARABOTTA, RAY & JILL
Flood Zone:	Bedrooms: 3	Bath: 2
		Doc Num: 2006R0365878
Legal Desc: BISC SHORES UNIT NO 4 PB 22-11 LOT 28 BLK 2 LOT SIZE 50.000 X 100 COC 25240-2655 10 2006 5 W H KRAMES CO J L VALDES CONST INC OR 10560-326 1079 5 LUIS RODRIGUEZ OR 10780-892 0680 1 RAFAEL F GOMEZ & W MARIA E OR 11363-643 0282 1 ORSON VON CHRESFIELD & W		Book: 24397
Owner(s): EUGENE LEE		Page: 2232

### COMPARISON SUMMARY

	ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	RMS	BED	BATH	YEAR BUILT	DISTANCE
1	1341 NE 114TH TER	10/03/08	\$200,000	1,740	7,500	4	2	1955	0.131000	
2	910 NE 122ND ST	02/07/08	\$220,000	1,508	6,500	4	3	1947	0.742000	
3	11390 NE 8TH AVE	05/29/09	\$85,000	1,728	5,850	3	1	1924	0.802000	
4	12720 NE 11TH CT	10/21/08	\$61,000	949	5,100	2	1	1930	0.808000	
5	885 NE 126TH ST	02/26/08	\$278,000	1,076	7,050	3	1	1951	0.937000	
6	530 NE 111TH ST	07/27/09	\$153,000	1,150	6,118	3	2	1950	1.147000	
7	540 NE 110TH TER	10/02/09	\$132,900	1,012	6,279	3	1	1948	1.150000	
8	521 NE 110TH TER	06/17/08	\$172,500	1,042	6,346	2	1	1948	1.167000	
9	445 NE 109TH ST	09/11/08	\$400,000	1,595	6,000	2	1	1953	1.294000	
10	820 NE 134TH ST	11/06/09	\$129,000	1,515	6,850	2	1	1950	1.337000	

### DISCLAIMER

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\*\*\* END OF REPORT 12/24/2009 7:58:48 AM \*\*\*