

Improving Your CASA[®] Hit Rate

- Always refrain from using punctuation (commas, periods, apostrophes, etc.). If you choose to abbreviate street types, please use standard suffix abbreviations.

Examples: Ave, Pl, Ln, St, Cir, Dr, Blvd, Ct, Hwy

- Double-check spelling of street names in advance of placing an order (particularly if you work in a call center), and after receiving a “No Report” result. Always include the street number. CASA requires the exact street address.

Example:

Incorrect: Brick Chimney Rd Georgetown SC 29442

Correct: 1023 Brick Chimney Rd Georgetown SC 29442

- CASA is designed to value single-family residential homes and condominiums with valid street addresses.

Examples of incompatible property and address types:

33 RR 1 Apt. 2A Newark TX 76071

1185 PO Box Georgetown SC 29442

- When CASA is used for addresses with direction code and/or numeric name components, punctuation should be avoided, and syntax matters.

- For correct address syntax (for the most challenging address forms) use the CASA hot-link to the U.S. Postal Service address standardizing site. This hot link is conveniently placed right on the ValuServ Order Form.

Sample Address with Directional Codes and Streets with Numeric Names

Sample Address: 143 North 50th Street, SE

Corrected Entry: 143 N 50th St SE

- If you receive a CASA (“No Report”) with an “m” Code, this is an indicator that street suffix and/or directional code may be necessary, as there are multiple possible matches to your address input.
- Accurate Known Values (historical prices and appraisal values) may increase your hit rate. When and if you provide Known Value information, insert the dollar value (without cents).
- If you have received a “C” failure code, and have provided a Known Value, you might consider resubmitting the address without the Known Value.
- **Condominium Unit Numbers:** When requesting a report for a Condominium/Townhouse property, enter only the street address into the Full Street Address data field. Then input the “#” symbol followed by the unit number in the separate Unit data field. Using the “#” symbol will increase your chance of receiving a valuation. *We would recommend not using a designation other than “#”, such as “APT” or “UNIT” with the unit number.*

Examples:

Correct: #10

Incorrect: Unit # 10

Incorrect: Unit 10

- Please be sure to check the Condominium/Townhouse box when you submit your report. Also note that the hit rate for Condominium/Townhouse properties tends to be lower than that for Single-Family properties.