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## PASS Report

**REPORT NUMBER:** 1111111  
**REPORT DATE:** 4/21/2006 1:48 PM  
**FOR PROPERTY:** 123 Fake Street Allamuchy NJ

**PROVIDED FOR:** SANDYS MORTGAGE COMPANY  
**LOAN IDENTIFIER:**

SUGGESTED PROPERTY VALUE			
ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE
\$126,000	60	\$141,000	\$111,000

### PROPERTY DETAIL

#### 123 Fake Street, Allamuchy NJ, 07820

APN: 1	Year Built: 1979	County: Warren
Units: 1	Lot Size: 14,382	Assessed Value: \$87,400
Sale Price: \$44,500	Living Area: 1,617	Assessed Year: 2004
Sale Date: 1980-02-00	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: 0
Stories: 2	Pool: NO	A/C: NO
Owner(s):		Fireplaces: 0

### COMPARISON SUMMARY

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	BED	BATH	YEAR BUILT	DISTANCE
1 52 MAIN	04/19/2005	\$113,000	1,884	24,803	0	0	1901	0.40
2 158 THOMAS LANE	12/10/2004	\$108,000	1,450	87,120	0	0	1970	0.43
3 7 WILLIAMS	07/29/2005	\$103,000	1,384	10,336	0	0	1955	0.40
4 725 FRANCIS	07/17/2004	\$105,000	1,758	10,985	0	0	1960	0.32
5 126 CHURCH	06/15/2005	\$129,000	1,072	15,298	0	0	1920	0.48
6 419 DEBRA	12/09/2004	\$122,000	1,617	9,853	0	0	1978	0.02

### COMPARISON DETAILS

#### 1) 52 MAIN

APN: 1	Year Built: 1901	County: WARREN
Units: 1	Lot Size: 24,803	Assessed Value: \$112,500
Sale Price: \$113,000	Living Area: 1,884	Assessed Year: 2004
Sale Date: 04/19/2005	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: 0
Stories: 2	Pool: NO	A/C: NO
		Distance: 0.40

#### 2) 158 THOMAS

APN:	Year Built: 1970	County: WARREN
Units: 1	Lot Size: 87,120	Assessed Value: \$107,100
Sale Price: \$108,000	Living Area: 1,450	Assessed Year: 2004
Sale Date: 12/10/2004	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: 0
Stories: 1	Pool: NO	A/C: NO
		Distance: 0.43

#### 3) 7 WILLIAMS

APN:	Year Built: 1955	County: WARREN
Units: 1	Lot Size: 10,336	Assessed Value: \$102,100

Sale Price: \$103,000  
Sale Date: 07/29/2005  
Property Type: SFR  
Stories: 1

Living Area: 1,384  
Rooms: 0  
Bedrooms: 0  
Pool: NO

Assessed Year: 2004  
Parking: 0  
Bath: 0  
Fireplaces: 0  
A/C: NO  
Distance: 0.40

**4) 725 FRANCIS**

APN:  
Units: 1  
Sale Price: \$105,000  
Sale Date: 07/17/2004  
Property Type: SFR  
Stories: 1

Year Built: 1960  
Lot Size: 10,985  
Living Area: 1,758  
Rooms: 0  
Bedrooms: 0  
Pool: NO

County: WARREN  
Assessed Value: \$104,600  
Assessed Year: 2004  
Parking: 0  
Bath: 0  
Fireplaces: 0  
A/C: NO  
Distance: 0.32

**5) 126 CHURCH**

APN:  
Units: 1  
Sale Price: \$129,000  
Sale Date: 06/15/2005  
Property Type: SFR  
Stories: 2

Year Built: 1920  
Lot Size: 15,298  
Living Area: 1,072  
Rooms: 0  
Bedrooms: 0  
Pool: NO

County: WARREN  
Assessed Value: \$61,200  
Assessed Year: 2004  
Parking: 0  
Bath: 0  
Fireplaces: 0  
A/C: NO  
Distance: 0.48

**6) 419 DEBRA**

APN:  
Units: 1  
Sale Price: \$122,000  
Sale Date: 12/09/2004  
Property Type: SFR  
Stories: 2

Year Built: 1978  
Lot Size: 9,853  
Living Area: 1,617  
Rooms: 0  
Bedrooms: 0  
Pool: NO

County: WARREN  
Assessed Value: \$94,800  
Assessed Year: 2004  
Parking: 0  
Bath: 0  
Fireplaces: 0  
A/C: NO  
Distance: 0.02

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\*\*\* END OF REPORT 4/26/2006 12:00:25 PM \*\*\*