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## PASS Report

**REPORT NUMBER:** 1236

**PROVIDED FOR:** CERTIFIED CREDIT REPORTING

**REPORT DATE:** 9/21/2009 7:21 AM

**LOAN IDENTIFIER:**

**FOR PROPERTY:** 5278 CHANTILLY TER, ATLANTA, GA 30349

ESTIMATED VALUE	SUGGESTED PROPERTY VALUE CONFIDENCE SCORE	HIGH VALUE	LOW VALUE
\$97,500	68	\$112,000	\$83,000

### PROPERTY DETAIL

#### 5278 CHANTILLY TER, ATLANTA, GA 30349

APN: 13070C C009	Year Built: 1963	County: CLAYTON
Units:	Lot Size: 13,316	Assessed Value: \$97,036
Sale Price: \$108,000	Living Area: 1,368	Assessed Year: 2008
Sale Date: 2008-02-29	Rooms: 5	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath: 2
Stories: 1	Pool: NO	A/C: NO
Owner(s): ROUND HERE HOLDINGS		Fireplaces: 0

### COMPARISON SUMMARY

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	BED	BATH	YEAR BUILT	DISTANCE
1 5397 DENNY	06/12/2008	\$78,900	1,320	1,018	3	2	2003	0.31
2 5321 JOAN OF ARC	06/05/2008	\$140,000	1,100	11,400	3	2	1964	0.16
3 2230 ROCHELLE	04/30/2008	\$129,000	1,092	13,399	3	2	1968	0.42

### COMPARISON DETAILS

#### 1) 5397 DENNY

APN: 13091C A004	Year Built: 2003	County: CLAYTON
Units:	Lot Size: 1,018	Assessed Value: \$116,407
Sale Price: \$78,900	Living Area: 1,320	Assessed Year: 2008
Sale Date: 06/12/2008	Rooms: 6	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 0	Pool: NO	A/C: NO
		Fireplaces: 1
		Distance: 0.31

#### 2) 5321 JOAN OF ARC

APN: 13091A B012	Year Built: 1964	County: CLAYTON
Units:	Lot Size: 11,400	Assessed Value: \$96,136
Sale Price: \$140,000	Living Area: 1,100	Assessed Year: 2008
Sale Date: 06/05/2008	Rooms: 6	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: NO
		Fireplaces: 0
		Distance: 0.16

#### 3) 2230 ROCHELLE

APN: 13 00690001056	Year Built: 1968	County: FULTON
Units:	Lot Size: 13,399	Assessed Value: \$88,000
Sale Price: \$129,000	Living Area: 1,092	Assessed Year: 2008
Sale Date: 04/30/2008	Rooms: 6	Parking: 1
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: YES
		Fireplaces: 0
		Distance: 0.42

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**\*\*\* END OF REPORT 9/28/2009 3:02:13 PM \*\*\***