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PASS Report

REPORT NUMBER: 619
REPORT DATE: 4/16/2009 6:54 AM
INPUT APN: 1301294748
FOR PROPERTY: 1602 BELVEDERE, SILVER SPRING, MD 20902

PROVIDED FOR: ABC MORTGAGE TEST
LOAN IDENTIFER:
INPUT OWNER'S LAST NAME:

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE
\$388,300	73	\$435,200	\$341,400

PROPERTY DETAIL

1602 BELVEDERE, SILVER SPRING, MD 20902

APN: 1301294748	Year Built: 1955	County: MONTGOMERY
Units:	Lot Size: 5,658	Assessed Value: \$435,520
Sale Price: \$0	Living Area: 1,836	Assessed Year: 2009
Sale Date: 1966-03-15	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: 3
Stories: 2	Pool: NO	A/C: YES
Owner(s): MORCH SAMUEL E + W G		Fireplaces: 1

COMPARISON SUMMARY

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	BED	BATH	YEAR BUILT	DISTANCE
1 1806 CODY	02/25/2009	\$491,000	1,932	7,504	0	2	1948	0.24
2 1719 BRISBANE	12/10/2008	\$450,000	1,878	6,360	0	3	1948	0.21
3 10009 FOREST GROVE	12/04/2008	\$425,000	1,955	9,976	0	3	1947	0.11
4 1710 BELVEDERE	09/30/2008	\$345,000	1,653	5,828	0	1	1953	0.16
5 9906 DAMERON	07/25/2008	\$425,000	1,852	9,745	0	3	1956	0.09
6 1731 DUBLIN	06/27/2008	\$435,000	1,698	5,765	0	2	1947	0.21

COMPARISON DETAILS

1) 1806 CODY

APN: 1301112284	Year Built: 1948	County: MONTGOMERY
Units:	Lot Size: 7,504	Assessed Value: \$443,760
Sale Price: \$491,000	Living Area: 1,932	Assessed Year: 2009
Sale Date: 02/25/2009	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: 3
Stories: 2	Pool: NO	A/C: YES
		Distance: 0.24

2) 1719 BRISBANE

APN: 1301112477	Year Built: 1948	County: MONTGOMERY
Units:	Lot Size: 6,360	Assessed Value: \$432,670
Sale Price: \$450,000	Living Area: 1,878	Assessed Year: 2009
Sale Date: 12/10/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: 3
Stories: 2	Pool: NO	A/C: YES
		Distance: 0.21

3) 10009 FOREST GROVE

APN: 1301113893	Year Built: 1947	County: MONTGOMERY
Units:	Lot Size: 9,976	Assessed Value: \$461,470
Sale Price: \$425,000	Living Area: 1,955	Assessed Year: 2009
Sale Date: 12/04/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: Fireplaces: 1
Stories: 2	Pool: NO	A/C: YES Distance: 0.11

4) 1710 BELVEDERE

APN: 1301295140	Year Built: 1953	County: MONTGOMERY
Units:	Lot Size: 5,828	Assessed Value: \$461,310
Sale Price: \$345,000	Living Area: 1,653	Assessed Year: 2009
Sale Date: 09/30/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: Fireplaces: 1
Stories: 1	Pool: NO	A/C: YES Distance: 0.16

5) 9906 DAMERON

APN: 1301293937	Year Built: 1956	County: MONTGOMERY
Units:	Lot Size: 9,745	Assessed Value: \$472,100
Sale Price: \$425,000	Living Area: 1,852	Assessed Year: 2009
Sale Date: 07/25/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: Fireplaces: 0
Stories: 2	Pool: NO	A/C: YES Distance: 0.09

6) 1731 DUBLIN

APN: 1301113552	Year Built: 1947	County: MONTGOMERY
Units:	Lot Size: 5,765	Assessed Value: \$419,290
Sale Price: \$435,000	Living Area: 1,698	Assessed Year: 2009
Sale Date: 06/27/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 0	Bath: Fireplaces: 0
Stories: 2	Pool: NO	A/C: NO Distance: 0.21

DISCLAIMER

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*** END OF REPORT 4/16/2009 6:54:55 AM ***