



## PASS Report

REPORT NUMBER: 10716  
 REPORT DATE: 4/13/2015 11:04 AM  
 INPUT APN:

PROVIDED FOR: Deibido Sumisu  
 LOAN IDENTIFER: GeoAVM test2  
 INPUT OWNER'S LAST NAME: Johnson

FOR PROPERTY: 6247 ACACIA AVE, WHITTIER, CA 90601

### SUGGESTED PROPERTY VALUE

| ESTIMATED VALUE | CONFIDENCE SCORE | HIGH VALUE   | LOW VALUE    |
|-----------------|------------------|--------------|--------------|
| \$391,900.00    | 73               | \$440,400.00 | \$343,400.00 |

### PROPERTY DETAIL

#### 6247 ACACIA AVE, WHITTIER, CA 90601

|                              |                    |                              |
|------------------------------|--------------------|------------------------------|
| APN: 8140011005              | Year Built: 1937   | County: LOS ANGELES          |
| Units:                       | Lot Size: 6,921    | Assessed Value: \$315,895.00 |
| Sale Price: \$300,000.00     | Living Area: 1,151 | Assessed Year: 2014          |
| Sale Date: 08/05/2009        | Rooms: 4           | Parking: 2                   |
| Property Type: SFR           | Bedrooms: 2        | Bath: 1.0                    |
| Stories: 1                   | Pool: NO           | Fireplaces: 1                |
| Owner(s): GONZALEZ ROBERTA S |                    |                              |

### COMPARISON SUMMARY

|   | ADDRESS                              | SALE DATE  | PRICE        | LIVING AREA | LOT SIZE | BED | BATH | YEAR BUILT | DISTANCE |
|---|--------------------------------------|------------|--------------|-------------|----------|-----|------|------------|----------|
| 1 | 6226 MAGNOLIA AVE, WHITTIER, CA90601 | 02/24/2015 | \$337,000.00 | 1,083       | 6,950    | 2   |      | 1938       | 0.05     |
| 2 | 11404 SEE DR, WHITTIER, CA90606      | 12/11/2014 | \$284,000.00 | 1,119       | 6,039    | 2   |      | 1935       | 0.48     |
| 3 | 6252 HOOVER AVE, WHITTIER, CA90601   | 11/21/2014 | \$400,000.00 | 1,232       | 6,884    | 2   |      | 1923       | 0.10     |
| 4 | 12315 MUIR CT, WHITTIER, CA90601     | 05/19/2014 | \$405,000.00 | 1,200       | 6,463    | 2   |      | 1922       | 0.25     |
| 5 | 12001 BROADWAY, WHITTIER, CA90601    | 03/24/2014 | \$340,000.00 | 1,050       | 7,550    | 2   |      | 1923       | 0.12     |
| 6 | 6247 GREGORY AVE, WHITTIER, CA90601  | 02/27/2014 | \$369,500.00 | 1,144       | 7,199    | 2   |      | 1927       | 0.12     |

### COMPARISON DETAILS

#### 1) 6226 MAGNOLIA AVE, WHITTIER, CA90601

|                          |                    |                              |
|--------------------------|--------------------|------------------------------|
| APN: 8140011020          | Year Built: 1938   | County: LOS ANGELES          |
| Units:                   | Lot Size: 6,950    | Assessed Value: \$356,000.00 |
| Sale Price: \$337,000.00 | Living Area: 1,083 | Assessed Year: 2014          |
| Sale Date: 02/24/2015    | Rooms: 5           | Parking: 2                   |
| Property Type: SFR       | Bedrooms: 2        | Bath: 1.0                    |
| Stories: 1               | Pool: NO           | Fireplaces: 1                |
|                          |                    | Distance: 0.05               |

#### 2) 11404 SEE DR, WHITTIER, CA90606

|                          |                    |                              |
|--------------------------|--------------------|------------------------------|
| APN: 8171025034          | Year Built: 1935   | County: LOS ANGELES          |
| Units:                   | Lot Size: 6,039    | Assessed Value: \$277,637.00 |
| Sale Price: \$284,000.00 | Living Area: 1,119 | Assessed Year: 2014          |
| Sale Date: 12/11/2014    | Rooms:             | Parking:                     |

Property Type: SFR Bedrooms: 2 Bath: 1.0 Fireplaces:  
Stories: Pool: NO Distance: 0.48

**3) 6252 HOOVER AVE, WHITTIER, CA90601**

|                          |                    |                               |
|--------------------------|--------------------|-------------------------------|
| APN: 8140015008          | Year Built: 1923   | County: LOS ANGELES           |
| Units:                   | Lot Size: 6,884    | Assessed Value: \$47,152.00   |
| Sale Price: \$400,000.00 | Living Area: 1,232 | Assessed Year: 2014           |
| Sale Date: 11/21/2014    | Rooms: 5           | Parking: 1                    |
| Property Type: SFR       | Bedrooms: 2        | Bath: 1.0                     |
| Stories: 1               | Pool: NO           | Fireplaces:<br>Distance: 0.10 |

**4) 12315 MUIR CT, WHITTIER, CA90601**

|                          |                    |                               |
|--------------------------|--------------------|-------------------------------|
| APN: 8140018013          | Year Built: 1922   | County: LOS ANGELES           |
| Units:                   | Lot Size: 6,463    | Assessed Value: \$300,000.00  |
| Sale Price: \$405,000.00 | Living Area: 1,200 | Assessed Year: 2014           |
| Sale Date: 05/19/2014    | Rooms: 5           | Parking: 1                    |
| Property Type: SFR       | Bedrooms: 2        | Bath: 2.0                     |
| Stories: 1               | Pool: NO           | Fireplaces:<br>Distance: 0.25 |

**5) 12001 BROADWAY, WHITTIER, CA90601**

|                          |                    |                               |
|--------------------------|--------------------|-------------------------------|
| APN: 8134018014          | Year Built: 1923   | County: LOS ANGELES           |
| Units:                   | Lot Size: 7,550    | Assessed Value: \$41,219.00   |
| Sale Price: \$340,000.00 | Living Area: 1,050 | Assessed Year: 2014           |
| Sale Date: 03/24/2014    | Rooms: 5           | Parking:                      |
| Property Type: SFR       | Bedrooms: 2        | Bath: 1.0                     |
| Stories: 1               | Pool: NO           | Fireplaces:<br>Distance: 0.12 |

**6) 6247 GREGORY AVE, WHITTIER, CA90601**

|                          |                    |                               |
|--------------------------|--------------------|-------------------------------|
| APN: 8140015004          | Year Built: 1927   | County: LOS ANGELES           |
| Units:                   | Lot Size: 7,199    | Assessed Value: \$342,798.00  |
| Sale Price: \$369,500.00 | Living Area: 1,144 | Assessed Year: 2014           |
| Sale Date: 02/27/2014    | Rooms: 5           | Parking: 2                    |
| Property Type: SFR       | Bedrooms: 2        | Bath: 1.0                     |
| Stories: 1               | Pool: NO           | Fireplaces:<br>Distance: 0.12 |

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\*\*\* END OF REPORT 7/2/2015 1:58:59 PM \*\*\*