



Premium Credit Bureau
9594 Doral Boulevard #206
Miami, Florida 33178



First American
Real Estate Solutions™

PASS Report

REPORT NUMBER: 189
REPORT DATE: 12/22/2009 2:11 PM
INPUT APN:

PROVIDED FOR:
LOAN IDENTIFER: 1000004748
INPUT OWNER'S dillon
LAST NAME:

FOR PROPERTY: 48 W MARIANA AVE, NORTH FORT MYERS, FL 33903

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE
\$71,400	77	\$78,400	\$64,300

PROPERTY DETAIL

48 W MARIANA AVE, NORTH FORT MYERS, FL 33903

APN: 02442404000060010	Year Built: 1972	County: LEE
Units:	Lot Size: 25,003	Assessed Value: \$145,910
Sale Price: \$75,000	Living Area: 1,600	Assessed Year: 2008
Sale Date: 2009-05-11	Rooms: 0	Parking: 2
Property Type: SFR	Bedrooms: 3	Bath: 2
Stories: 1	Pool: NO	A/C: YES
Owner(s): DILLON KATHLEEN L		Fireplaces: 0

COMPARISON SUMMARY

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	BED	BATH	YEAR BUILT	DISTANCE
1 96 MARIANA	10/31/2008	\$120,000	1,642	22,873	3	2	1954	0.35
2 1641 VIVIAN	06/30/2008	\$92,000	1,650	18,212	3	2	1956	0.23

COMPARISON DETAILS

1) 96 MARIANA

APN: 02442412000000040	Year Built: 1954	County: LEE
Units:	Lot Size: 22,873	Assessed Value: \$145,770
Sale Price: \$120,000	Living Area: 1,642	Assessed Year: 2008
Sale Date: 10/31/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: YES	A/C: YES
		Distance: 0.35

2) 1641 VIVIAN

APN: 02442405000000150	Year Built: 1956	County: LEE
Units:	Lot Size: 18,212	Assessed Value: \$119,220
Sale Price: \$92,000	Living Area: 1,650	Assessed Year: 2008
Sale Date: 06/30/2008	Rooms: 0	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath:
Stories: 1	Pool: NO	A/C: YES
		Distance: 0.23

DISCLAIMER

This Enhanced Property Valuation is the product of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership and the property condition as average for the neighborhood. This Enhanced Property Valuation is intended for use only for extensions of credit applicable with home equity lending or as a screening tool for collateral risk exception management. Enhanced

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