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PASS Report

REPORT NUMBER: 5333
 REPORT DATE: 5/18/2006 10:15 AM
 FOR PROPERTY: 8132 KINER, HUNTINGTON BEACH, CA 92646

PROVIDED FOR: CENTRAL PERK
 LOAN IDENTIFER:

ESTIMATED VALUE	CONFIDENCE SCORE	HIGH VALUE	LOW VALUE
\$690,000	86	\$773,000	\$655,000

PROPERTY DETAIL

8132 KINER, HUNTINGTON BEACH, CA 92646

APN: 15749321	Year Built: 1959	County: ORANGE
Units: 1	Lot Size: 7,150	Assessed Value: \$284,199
Sale Price: \$263,000	Living Area: 1,383	Assessed Year: 2004
Sale Date: 2000-08-25	Rooms: 6	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath: 2
Stories: 2	Pool: YES	A/C: NO
Owner(s): ALAN DAUGHTON		

COMPARISON SUMMARY

ADDRESS	SALE DATE	PRICE	LIVING AREA	LOT SIZE	BED	BATH	YEAR BUILT	DISTANCE
1 18022 HARTLUND	02/07/2006	\$695,000	1,280	7,200	3	2	1956	0.29
2 18392 MANITOBA	03/08/2006	\$670,000	1,559	6,464	4	2	1960	0.44
3 18352 LISA	03/16/2006	\$685,000	1,540	6,592	4	2	1972	0.14
4 8482 BASIN	03/24/2006	\$689,000	1,725	2,490	3	3	1977	0.39
5 18031 GULF	06/16/2005	\$675,000	1,450	6,003	3	1	1961	0.30
6 18461 GOODWIN	09/19/2005	\$680,000	1,286	7,700	3	2	1964	0.24

COMPARISON DETAILS

1) 18022 HARTLUND

APN: 15738309	Year Built: 1956	County: ORANGE
Units: 1	Lot Size: 7,200	Assessed Value: \$45,937
Sale Price: \$695,000	Living Area: 1,280	Assessed Year: 2004
Sale Date: 02/07/2006	Rooms: 6	Parking: 0
Property Type: SFR	Bedrooms: 3	Bath: 2
Stories: 1	Pool: NO	A/C: NO
		Distance: 0.29

2) 18392 MANITOBA

APN: 15904518	Year Built: 1960	County: ORANGE
Units: 1	Lot Size: 6,464	Assessed Value: \$69,592
Sale Price: \$670,000	Living Area: 1,559	Assessed Year: 2004
Sale Date: 03/08/2006	Rooms: 7	Parking: 0
Property Type: SFR	Bedrooms: 4	Bath: 2
Stories: 3	Pool: NO	A/C: NO
		Distance: 0.44

3) 18352 LISA

APN: 15734402	Year Built: 1972	County: ORANGE
Units: 1	Lot Size: 6,592	Assessed Value: \$145,839
Sale Price: \$685,000	Living Area: 1,540	Assessed Year: 2004
Sale Date: 03/16/2006	Rooms: 7	Parking: 0
Property Type: SFR	Bedrooms: 4	Bath: 2
		Fireplaces: 0

Stories: 1	Pool: NO	A/C: NO	Distance: 0.14
4) 8482 BASIN			
APN: 15733317	Year Built: 1977	County: ORANGE	
Units: 1	Lot Size: 2,490	Assessed Value: \$196,453	
Sale Price: \$689,000	Living Area: 1,725	Assessed Year: 2004	
Sale Date: 03/24/2006	Rooms: 6	Parking: 0	
Property Type: SFR	Bedrooms: 3	Bath:	Fireplaces: 0
Stories: 2	Pool: NO	A/C: YES	Distance: 0.39
5) 18031 GULF			
APN: 15738314	Year Built: 1961	County: ORANGE	
Units: 1	Lot Size: 6,003	Assessed Value: \$224,067	
Sale Price: \$675,000	Living Area: 1,450	Assessed Year: 2004	
Sale Date: 06/16/2005	Rooms: 5	Parking: 0	
Property Type: SFR	Bedrooms: 3	Bath:	Fireplaces: 0
Stories: 1	Pool: NO	A/C: NO	Distance: 0.30
6) 18461 GOODWIN			
APN: 15734315	Year Built: 1964	County: ORANGE	
Units: 1	Lot Size: 7,700	Assessed Value: \$245,888	
Sale Price: \$680,000	Living Area: 1,286	Assessed Year: 2004	
Sale Date: 09/19/2005	Rooms: 6	Parking: 0	
Property Type: SFR	Bedrooms: 3	Bath:	Fireplaces: 0
Stories: 3	Pool: NO	A/C: NO	Distance: 0.24

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