

# Sales Comparables

123 Main St., Anytown, CA 00000

APN: 000-000-000



Orange County Data as of: 04/26/2016



### Subject Property

123 Main St., Anytown, CA 00000

Sale Price / Type: \$430,000 / Full Value

Sale Date / Rec Date: 10/03/2011 / 10/14/2011

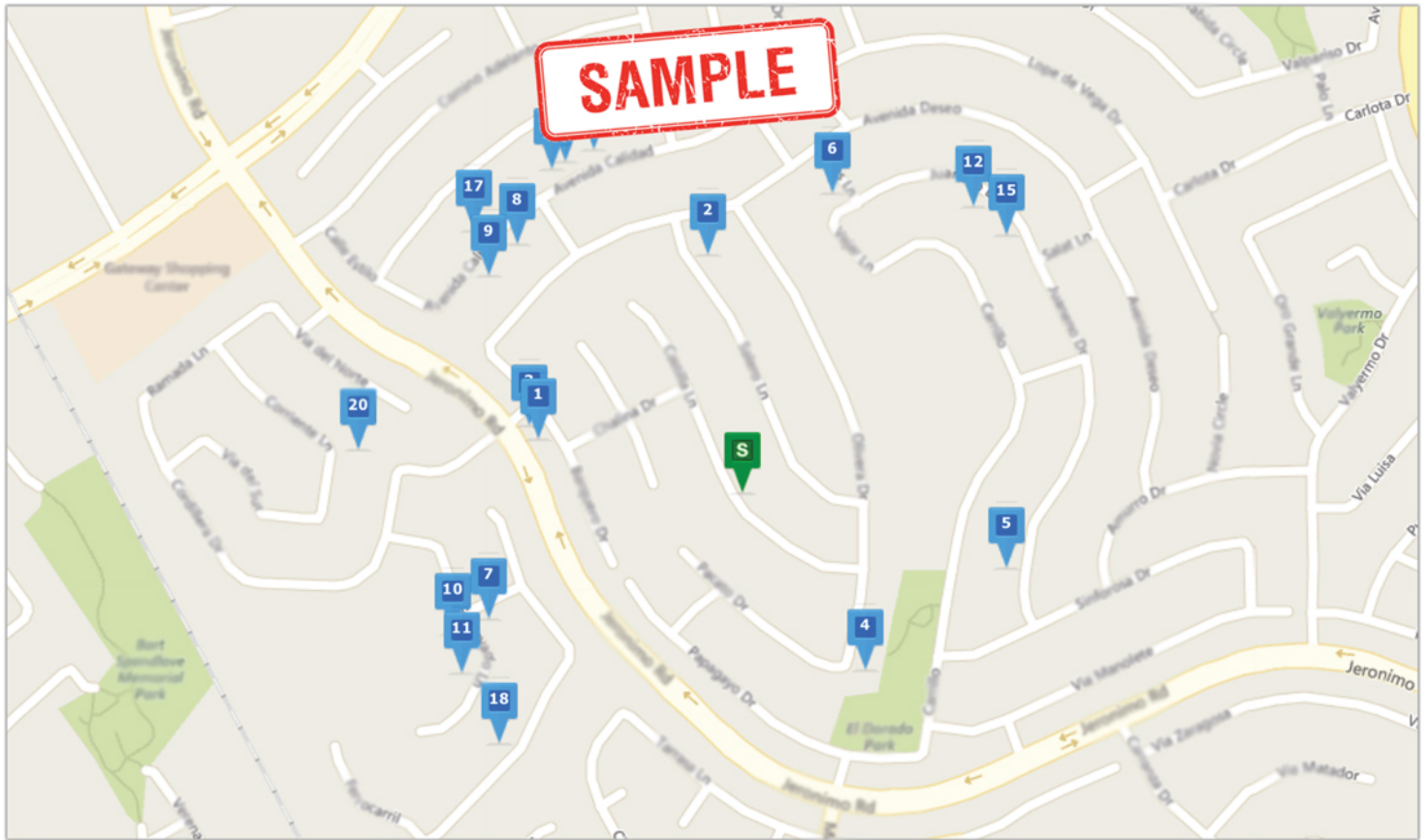
Year Built / Eff:	1969 / 1967	Lot Area / Acres:	7,380 Sq. Ft. / .1694	Bedrooms:	3
Assessed Value:	\$449,394	Living Area:	1,360 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	SFR	Pool:	None	Total Rooms:	6
Owner Name:	Jane Doe / John Doe				
Mailing Address:	123 Main St., Anytown, CA 00000				
County:	Orange	Zoning:		Stories:	2
APN:	000-000-000	Prior Sale Price:	\$345,000	Roof Material:	
Subdivision:		Prior Sale Date:		Cooling:	
Census Tct / Blk:	032002 / 30	Prior Rec Date:	05/17/2001	Fireplace:	1 Opening
1st Mtg / Type:	\$322,500 / Conventional	Doc #:	2011.514	Parking Type:	Attached Garage/Carport

### Search Criteria

# Months Back:	12	Distance From Subject:	0.5 mi
Living Area Difference:	15.0 +/-	Land Use:	Same As Subject

### 20 Comparable Properties Found

COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$430,000	\$445,000	\$606,070	\$649,900
Living Area	1,360	1,320	1,371	1,538
Price / Sq. Ft.	\$316	\$289	\$444	\$482
Bedrooms	3	3	3	4
Baths	2	2	2	2
Lot Area	7,380 Sq. Ft.	6,000 Sq. Ft.	7,194 Sq. Ft.	9,620 Sq. Ft.
Stories	1	1	1	1
Year Built	1969	1967	1968	1972
Distance		0.17 mi	0.26 mi	0.32 mi



■ Subject Property    
 ■ Comparables

#### COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.17	L	24151 Main St., Anytown, CA 00000			03/22/2016	\$620,000	1,360	\$456	3 / 2	7,232	48
2	0.18	L	24022 Main St., Anytown, CA 00000			04/14/2016	\$629,000	1,360	\$462	3 / 2	7,320	48
3	0.18		24141 Main St., Anytown, CA 00000	12/21/2015	\$635,000			1,320	\$481	3 / 2	9,153	48
4	0.19	L	24342 Main St., Anytown, CA 00000			02/09/2016	\$649,900	1,360	\$478	3 / 2	6,300	48
5	0.23		24271 First St., Anytown, CA 00000	10/22/2015	\$635,000			1,320	\$481	3 / 2	6,580	47
6	0.24		23912 First St., Anytown, CA 00000	06/26/2015	\$640,000			1,360	\$471	3 / 2	6,833	47
7	0.24		24312 Second St., Anytown, CA 00000	02/04/2016	\$633,000			1,360	\$465	3 / 2	6,000	44
8	0.26		26122 First St., Anytown, CA 00000	01/26/2016	\$636,000			1,320	\$482	3 / 2	7,198	48
9	0.26	L	26102 First St., Anytown, CA 00000			03/19/2016	\$605,000	1,320	\$458	3 / 2	6,962	48
10	0.27		24311 Second St., Anytown, CA 00000	03/03/2016	\$630,000			1,320	\$477	3 / 2	7,000	48
11	0.28	SS	24361 Third St., Anytown, CA 00000	10/23/2015	\$600,000			1,320	\$455	3 / 2	6,000	49
12	0.29		23961 First St., Anytown, CA 00000	08/24/2015	\$622,000			1,538	\$404	4 / 2	6,400	47
13	0.29		26201 Second St., Anytown, CA 00000	02/24/2016	\$628,000			1,320	\$476	3 / 2	7,326	48
14	0.29		26181 Second St., Anytown, CA 00000	11/23/2015	\$565,000			1,430	\$395	4 / 2	7,475	48
15	0.29		23991 Third St., Anytown, CA 00000	06/05/2015	\$445,000			1,538	\$289	4 / 2	7,200	47
16	0.29	L	26171 Second St., Anytown, CA 00000			03/24/2016	\$569,000	1,320	\$431	3 / 2	7,308	47
17	0.29	SS	26115 Second St., Anytown, CA 00000	03/15/2016	\$623,000			1,538	\$405	4 / 2	7,564	48
18	0.30		24421 Third St., Anytown, CA 00000	10/08/2015	\$623,000			1,360	\$458	3 / 2	6,000	49



**Comp #1 - 0.17 Miles From Subject**  
**24151 Main St., Anytown, CA 00000**  
 Sale Price / Type: \$321,000 / Full Value  
 Sale Date / Rec Date: 05/29/2001 / 06/26/2001



Status: For Sale  
 List Price: \$620,000

Year Built / Eff: 1968 / 1967  
 Assessed Value: \$402,456  
 Land Use: SFR  
 Owner Name: Doe John  
 Mailing Address: 24151 Main St., Anytown, CA 00000  
 County: Orange  
 APN: 809-054

Lot Area / Acres: 7,232 Sq. Ft. / .1660  
 Living Area: 1,360 Sq. Ft.  
 Pool: Yes

Bedrooms: 3  
 Baths (F / H): 2 / 0  
 Total Rooms: 6

Subdivision:  
 Census Tct / Blk: 032002 / 30  
 1st Mtg / Type: \$256,800 / Conventional

Zoning:  
 Prior Sale Price: \$180,000

Stories: 3  
 Roof Material: Wood Shake/Shingle

Prior Sale Date:  
 Prior Rec Date: 12/19/1991  
 Doc #: 2001.421

Cooling:  
 Fireplace: 1 Opening  
 Parking Type: Attached Garage/Carport



**Comp #2 - 0.18 Miles From Subject**  
**24022 Main St., Anytown, CA 00000**  
 Sale Price / Type:  
 Sale Date / Rec Date:

Status: For Sale  
 List Price: \$629,000

Year Built / Eff: 1968 / 1967  
 Assessed Value: \$100,936  
 Land Use: SFR  
 Owner Name: Roe Family Trust  
 Mailing Address: 24022 Main St., Anytown, CA 00000  
 County: Orange  
 APN: 809-064

Lot Area / Acres: 7,320 Sq. Ft. / .1680  
 Living Area: 1,360 Sq. Ft.  
 Pool: Yes

Bedrooms: 3  
 Baths (F / H): 2 / 0  
 Total Rooms: 7

Subdivision:  
 Census Tct / Blk: 032002 / 30  
 1st Mtg / Type:

Zoning:  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Doc #:

Stories: 3  
 Roof Material: Composition  
 Cooling:  
 Fireplace: 1 Opening  
 Parking Type: Attached Garage/Carport



**Comp #3 - 0.18 Miles From Subject**  
**24141 Main St., Anytown, CA 00000**  
 Sale Price / Type: \$635,000 / Full Value  
 Sale Date / Rec Date: 12/21/2015 / 01/28/2016

Year Built / Eff: 1968 / 1967  
 Assessed Value: \$121,789  
 Land Use: SFR  
 Owner Name: Moe Jane  
 Mailing Address: 24141 Main St., Anytown, CA 00000  
 County: Orange  
 APN: 809-054  
 Subdivision:  
 Census Tct / Blk: 032002 / 30  
 1st Mtg / Type: \$623,399 / Federal Housing Administration

Lot Area / Acres: 9,153 Sq. Ft. / .2101  
 Living Area: 1,320 Sq. Ft.  
 Pool: Yes

Bedrooms: 3  
 Baths (F / H): 2 / 0  
 Total Rooms: 6

Zoning:  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Doc #: 2016.39

Stories: 3  
 Roof Material:  
 Cooling:  
 Fireplace: 1 Opening  
 Parking Type: Attached Garage/Carport