

For Property Located At

**312 N VINE ST, ANAHEIM CA 92805-2024**

Owner Name: **WARREN JAMES**



**Valuation Result**

Estimated Value: **\$517,000**  
 Estimated Value Range: **\$435,000 - \$525,000**  
 Value As Of: **10/13/2005**  
 Processed Date: **10/13/2005**  
 Score: **90**  
 Forecasted Standard Deviation: **11**  
 Comment: **VP4 Valuation Successful**

**Last Market Sale Information:**

Sale Price: **\$157,000**  
 Sale Date: **02/1990**  
 Sale Type: **FULL**  
 Seller Name: **ORTIZ JAMES**  
 1<sup>st</sup> Mtg Amount: **\$141,300**  
 1<sup>st</sup> Mtg Type:  
 2<sup>nd</sup> Mtg Amount:

**Prior Sale Information:**

Prior Sale Price:  
 Prior Sale Date:  
 Prior Sale Type:  
 Prior Seller Name:  
 Prior 1<sup>st</sup> Mtg Amount:  
 Prior 1<sup>st</sup> Mtg Type:

**Location Information:**

County: **ORANGE, CA** APN: **029-349-16**  
 Census Tract: **865.02** Township Name:  
 Absentee Owner : **A**

**Property Information:**

Living Area:	<b>1,074</b>	Land Use:	<b>SFR</b>
Total Rooms:	<b>5</b>	Lot Area:	<b>6,113</b>
Bedrooms:	<b>3</b>	Year Built / Eff:	<b>1954 /</b>
Bath(F/H):	<b>1 / 1</b>	Air Conditioning:	
Pool:		Fireplace:	
Number of Stories:	<b>1</b>	Parking:	<b>2</b>

**Tax Information:**

Assessed Value:	<b>\$180,000</b>	Assessed Year:	<b>2001</b>
Land Value:	<b>\$137,548</b>	Improvement Value:	<b>\$42,452</b>

**Comparable Sales Report**

For Property Located At

**312 N VINE ST, ANAHEIM CA 92805-2024 C034**

**4 Comparable(s) Selected.**

Report Date: 06/10/2005

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$157,000	\$355,000	\$579,500	\$467,975
Bldg/Living Area	1,074	915	1,235	1,076
Price/Sqft	\$146.18	\$329.62	\$545.36	\$437.44
Year Built	1954	1922	1996	1950
Lot Area	6,113	5,280	8,500	6,183
Bedrooms	3	1	3	2
Bathrooms	1	1	2	1
Stories	1	1	2	1.05
Total Value	\$203,152	\$33,114	\$330,000	\$186,640
Distance from subject	0	0.02	0.42	0.26

Comp#:	1	Distance From Subject: 0.15 (miles)			
Address:	714 E NORTH ST, ANAHEIM CA 92805-1939 C030				
Owner Name:	BARNES ALEX				
Seller Name:	HESTER ROBERT & LINDA				
APN:	029-102-14	Map Reference 1:	10-E3	Total Living Area:	1,145
County:	ORANGE, CA	Map Reference 2:	726-B5	Total Rooms:	6
Subdivision:	ANAHEIM EXT	Census Tract:	865.02	Bedrooms:	3
Sale Price:	\$185,000	Prior Sale Price:		Bath(F/H):	1 /
Sale Date:	12/20/2000	Prior Sale Date:		Year Built:	1948
Recording Date:	01/18/2001	Prior Recording Date:	04/16/1998	Air Conditioning:	
Document Number:	72315	Acres:	0.30	Fireplace:	
1 <sup>st</sup> Mortgage Amount:	\$129,950	Lot Area:	13,104	Pool:	
Cash Down:		Number of Stories:	1	Roof Material:	
Total Assessed Value:	\$40,526	Land Use:	SFR	Parking:	GARAGE/CARPORT

Comp#:	2	Distance From Subject: 0.3 (miles)			
Address:	926 E EASTWOOD DR, ANAHEIM CA 92805-2137 C030				
Owner Name:	BRYSON THOMAS & SHARRON				
Seller Name:	BYRD YVONNE				
APN:	029-301-12	Map Reference 1:	10-J6	Total Living Area:	1,123
County:	ORANGE, CA	Map Reference 2:	726-B4	Total Rooms:	6
Subdivision:		Census Tract:	864.05	Bedrooms:	3
Sale Price:	\$205,000	Prior Sale Price:	\$161,500	Bath(F/H):	1 /
Sale Date:	12/28/2000	Prior Sale Date:		Year Built:	1953
Recording Date:	01/23/2001	Prior Recording Date:	09/18/1992	Air Conditioning:	
Document Number:	92641	Acres:	0.17	Fireplace:	1
1 <sup>st</sup> Mortgage Amount:	\$180,000	Lot Area:	7,245	Pool:	
Cash Down:		Number of Stories:	1	Roof Material:	COMP SHINGLE
Total Assessed Value:	\$165,000	Land Use:	SFR	Parking:	GARAGE/CARPORT

Comp#:	3	Distance From Subject: 0.3 (miles)			
Address:	762 E BELMONT AVE, ANAHEIM CA 92805-1527 C015				
Owner Name:	BRUBAKES JAMES & MARILYN				
Seller Name:	ALBERTS MICHAEL & KIMBERLY				
APN:	029-302-16	Map Reference 1:	10-E5	Total Living Area:	1,253
County:	ORANGE, CA	Map Reference 2:	726-B4	Total Rooms:	6
Subdivision:		Census Tract:	864.04	Bedrooms:	3
Sale Price:	\$207,000	Prior Sale Price:	\$175,000	Bath(F/H):	2 /
Sale Date:	11/08/2000	Prior Sale Date:		Year Built:	1955
Recording Date:	11/27/2000	Prior Recording Date:	03/15/1993	Air Conditioning:	
Document Number:	72160	Acres:	0.14	Fireplace:	1
1 <sup>st</sup> Mortgage Amount:	\$165,000	Lot Area:	6,180	Pool:	
Cash Down:		Number of Stories:	1	Roof Material:	COMP SHINGLE
Total Assessed Value:	\$185,443	Land Use:	SFR	Parking:	GARAGE/CARPORT

Comp#:	4	Distance From Subject: 0.4 (miles)			
Address:	1613 E ADELE ST, ANAHEIM CA 92805-3307 C008				
Owner Name:	GARCIA, LOUIS & MARCELA				
Seller Name:	HILL BRADLY				
APN:	031-301-12	Map Reference 1:	10-D5	Total Living Area:	1,249
County:	ORANGE, CA	Map Reference 2:	726-B3	Total Rooms:	5
Subdivision:		Census Tract:	864.05	Bedrooms:	3
Sale Price:	\$195,000	Prior Sale Price:	\$92,500	Bath(F/H):	1 / 1
Sale Date:	12/11/2000	Prior Sale Date:		Year Built:	1952
Recording Date:	01/25/2001	Prior Recording Date:	03/02/1990	Air Conditioning:	WINDOW
Document Number:	927186	Acres:	0.15	Fireplace:	1
1 <sup>st</sup> Mortgage Amount:	\$172,000	Lot Area:	6,615	Pool:	
Cash Down:		Number of Stories:	1	Roof Material:	COMP SHINGLE
Total Assessed Value:	\$148,354	Land Use:	SFR	Parking:	GARAGE/CARPORT