

Property Detail Report

For Property Located At :

12632 DUNGAN LN, GARDEN GROVE, CA 92840-5707



RealQuest

Owner Information

Owner Name: **DUONG ALPHA**
 Mailing Address: **1688 W SUMAC LN, ANAHEIM CA 92802-2426 C028**
 Vesting Codes: **HW // JT**

Location Information

Legal Description: **N-TRACT: 1352 BLOCK: LOT: 106**
 County: **ORANGE, CA** APN: **231-383-29**
 Census Tract / Block: **885.02 / 2** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **16-C4 /**
 Legal Lot: **106** Tract #: **1352**
 Legal Block: School District: **GARDEN GROVE**
 Market Area: **64** School District Name: **GARDEN GROVE**
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **06/29/2015 / 06/01/2015** Deed Type: **GRANT DEED**
 Sale Price: Document #: **339003** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **08/21/2008 / 08/17/2008** 1st Mtg Amount/Type: **\$275,000 / CONV**
 Sale Price: **\$375,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **397814**
 Document #: **397813** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$248.18**
 New Construction: Multi/Split Sale:

Title Company: **UNITED TITLE**
 Lender: **CITIMORTGAGE**
 Seller Name: **ZUNIGA MARTHA**

Prior Sale Information

Prior Rec/Sale Date: **01/21/2005 / 11/24/2004** Prior Lender: **PEOPLES CHOICE HM LN INC**
 Prior Sale Price: **\$515,000** Prior 1st Mtg Amt/Type: **\$412,000 / CONV**
 Prior Doc Number: **52791** Prior 1st Mtg Rate/Type: **6.80 / ADJUSTABLE INT RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: 1,911	Parking Type: GARAGE/CARPORT	Construction:
Living Area: 1,511	Garage Area: 400	Heat Type: FORCED AIR
Tot Adj Area:	Garage Capacity: 2	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 7	Basement Area:	Patio Type:
Bedrooms: 2	Finish Bsmnt Area:	Pool: POOL
Bath(F/H): 2 /	Basement Type:	Air Cond:
Year Built / Eff: 1953 / 1953	Roof Type:	Style:
Fireplace: Y / 1	Foundation:	Quality:
# of Stories: 1	Roof Material:	Condition:
Other Improvements: Building Permit		

Site Information

Zoning:	Acres: 0.18	County Use: SINGLE FAM RESIDENCE (1)
Lot Area: 7,680	Lot Width/Depth: 64 x 120	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type: PUBLIC
Site Influence:		Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$416,089	Assessed Year: 2017	Property Tax: \$5,422.36
Land Value: \$334,842	Improved %: 20%	Tax Area: 18046
Improvement Value: \$81,247	Tax Year: 2017	Tax Exemption:
Total Taxable Value: \$416,089		