

	Beds	Baths	MLS Sale Price	MLS Sale Date
	4	2	\$650,000	10/09/2015
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
	1,862	8,008	1954	SFR

OWNER INFORMATION			
Owner Name	Baratelle Candice E	Tax Billing Zip	92844
Mail Owner Name	Candice E Baratelle	Tax Billing Zip+4	2412
Tax Billing Address	9732 Dakota Ave	Owner Occupied	Yes
Tax Billing City & State	Garden Grove, CA		

LOCATION INFORMATION			
Zip Code	92844	School District	Garden Grove
Carrier Route	C048	Comm College District Code	Coast
Zoning	R-1	Census Tract	887.02
Tract Number	2030	Topography	Flat/Level

TAX INFORMATION			
APN	098-254-05	Lot	22
% Improved	22%	Water Tax Dist	Orange Co
Tax Area	18032		
Legal Description	N-TRACT: 2030 BLOCK: LOT: 22		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$553,180	\$327,963	\$321,533
Assessed Value - Land	\$429,942	\$151,579	\$148,607
Assessed Value - Improved	\$123,238	\$176,384	\$172,926
YOY Assessed Change (\$)	\$225,217	\$6,430	
YOY Assessed Change (%)	68.67%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$4,678		
2020	\$4,786	\$108	2.31%
2021	\$7,511	\$2,726	56.96%

Special Assessment	Tax Amount
Gg San Delq Trash	\$530.07
Ocsd Sewer User Fee	\$343.00
St Lighting Asmt	\$28.71
Park Maint-City	\$13.75
Mwd Water Stdbdy Chg	\$10.08
Mosq/Fire Ant Assmt	\$7.70
Vector Control Chg	\$1.92
Total Of Special Assessments	\$935.23

CHARACTERISTICS			
County Land Use	Single Fam Residence	Sewer	Public Service
Universal Land Use	SFR	Heat Type	Forced Air
Lot Frontage	77	Heat Fuel Type	Electric
Lot Depth	104	Patio Type	Patio
Lot Acres	0.1838	Garage Type	Garage/Carport
Lot Area	8,008	Garage Sq Ft	350
Style	Conventional	Parking Type	Attached Garage/Carport
Building Sq Ft	1,862	Parking Spaces	MLS: 2
Gross Area	Tax: 2,212 MLS: 2,300	Roof Material	Composition Shingle
Stories	1	Construction Type	Frame
Total Rooms	8	Exterior	Stucco
Bedrooms	4	Foundation	Raised
Total Baths	2	Year Built	1954

Full Baths	2	Effective Year Built	1954
Other Rooms	Family Room, Dining Room, Family Room, Attic	Other Impvs	Fence, Patio
Fireplaces	1	Equipment	Disposal, Dishwasher, Range Hood
Condition	Good	Building Type	Single Family
Quality	Average	# of Buildings	1
Water	Public		

ESTIMATED VALUE			
RealAVM™	\$1,013,300	Confidence Score	59
RealAVM™ Range	\$911,970 - \$1,114,630	Forecast Standard Deviation	10
Value As Of	03/25/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	<a href="#">OC15185530</a>	Closing Date	10/09/2015
MLS Status	Closed	MLS Sale Price	\$650,000
MLS Area	65 - N OF BLSA, S OF GGRV, E OF BCH, W OF BROOKHRS	MLS Listing Agent	Scoleche-Cheryl Coleman
MLS Status Change Date	10/12/2015	MLS Listing Broker	KELLER WILLIAMS REALTY
MLS Current List Price	\$655,000	MLS Source	CRM
MLS Original List Price	\$655,000		

MLS Listing #	Oc15106109	P740377	P168161	P167684	P167683
MLS Status	Closed	Expired	Expired	Expired	Expired
MLS Listing Date	05/18/2015	06/21/2010	12/31/1999	12/31/1999	12/31/1999
MLS Listing Price	\$655,000	\$1,900	\$285,000	\$285,000	\$285,000
MLS Orig Listing Price	\$670,000	\$2,250	\$285,000	\$285,000	\$285,000
MLS Close Date	10/09/2015				
MLS Listing Close Price	\$650,000				
MLS Source	CRM				

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/09/2015	Sale Type	Full
Sale Date	Tax: 09/24/2015 MLS: 10/09/2015	Deed Type	Grant Deed
Sale Price	\$640,000	Owner Name	Baratelle Candice E
Price Per Square Feet	\$343.72	Seller	Ruano Barbara A
Document Number	<a href="#">516644</a>		

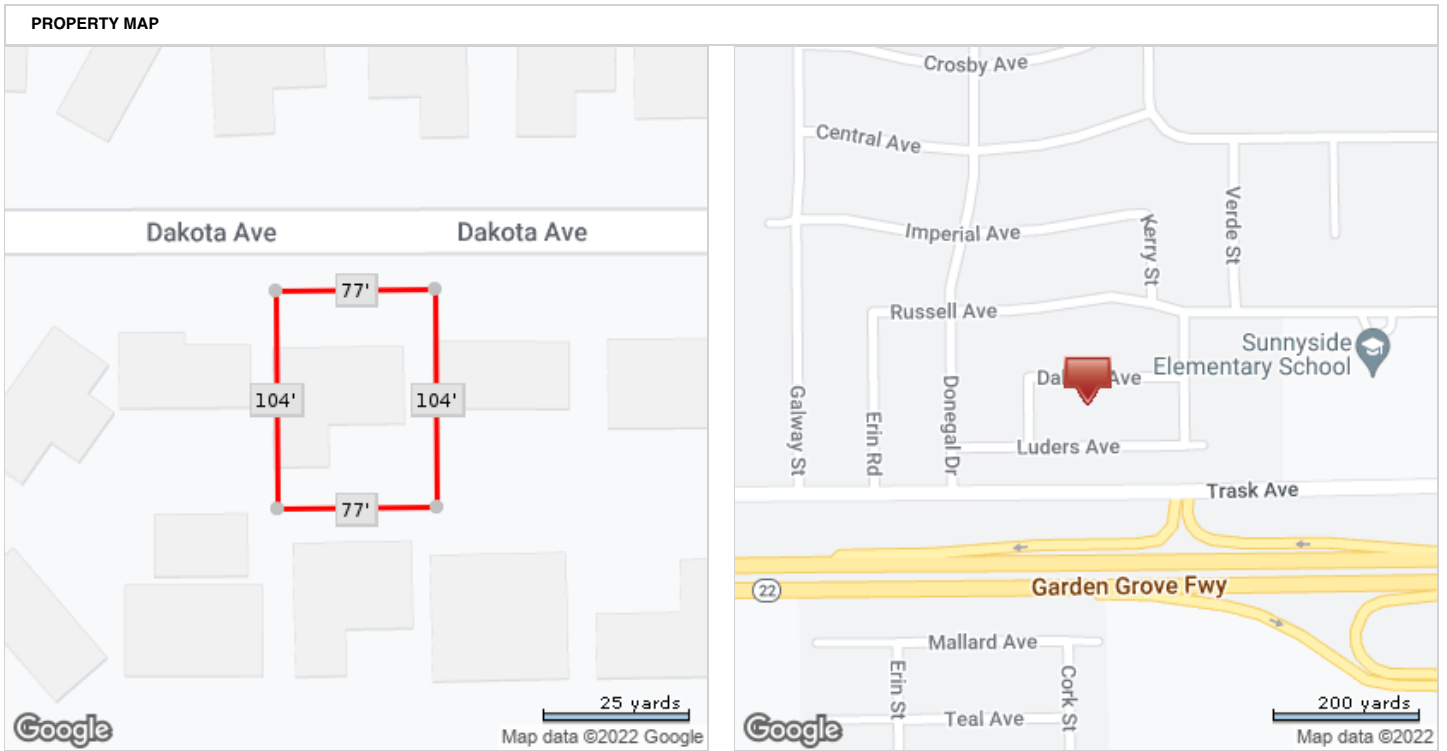
Recording Date	11/24/2020	11/29/2018	06/23/2016	10/09/2015	10/09/2015
Sale Date	11/16/2020	11/21/2018	06/16/2016	09/23/2015	09/24/2015
Sale Price					\$640,000
Nominal	Y	Y	Y	Y	
Buyer Name	Baratelle Candice E Trust	Baratelle Candice E	Baratelle Candice	Baratelle Candice	Barafella Candice
Seller Name	Baratelle Candice E	Baratelle Candice	Baratelle Candice	Baratelle Kenneth	Ruano Barbara A
Document Number	684039	447730	286907	516645	516644
Document Type	Trustee's Deed(Transfer)	Grant Deed	Correction Deed	Interspousal Deed Transfer	Grant Deed

Recording Date	10/09/2015	10/09/2015	09/13/1995
Sale Date	08/17/2015	08/19/2015	
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Ruano Barbara A	Ruano Arturo	Ruano Barbara & Arturo & Eulalia
Seller Name	Ruano Arturo	Ruano Eulalia	Salgado Barbara & Ruano Arturo & Eulali
Document Number	516643	516642	397861
Document Type	Grant Deed	Affidavit	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	07/09/2019	11/29/2018	10/09/2015	03/21/2013	12/16/2004

Mortgage Amount	\$480,000	\$450,000	\$417,000	\$196,821	\$267,000
Mortgage Lender	Loandepot.com LLC	Sierra Pacific Mtg Co	Sierra Pacific Mtg Co	Bank Of America	Bank Of America
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	07/16/2003	01/30/2002	04/06/2001
Mortgage Amount	\$181,120	\$92,868	\$100,000
Mortgage Lender	Bank Of America	Bank Of America	Bank Of America
Mortgage Code	Conventional	Conventional	Conventional



\*Lot Dimensions are Estimated