

CL Tracking ID: 1393345368363858



For Property Located At

31 WISTERIA PL, ALISO VIEJO, CA 92656-2813

Owner Name: BJORGAN JUSTIN

Valuation SummaryValue As of: **02/25/2014**

#	AVM	Value	Low Value	High Value	Score	Comment
1	HPA®	\$338,000	\$313,000	\$363,000	65	✓
2	PASS®	\$389,800	\$351,000	\$428,600	77	✓
3	PowerBASE®6.0	\$376,000	\$329,000	\$428,000	71	✓
4	ValuePoint®4	\$370,000	\$354,000	\$405,000	90	✓

Result #: 1**HPA®**

CoreLogic®
 RealQuest Professional

Property Address: **31 WISTERIA PL, ALISO VIEJO, CA 92656**
 County: **ORANGE, CA**
 Owner Name: **BJORGAN JUSTIN**
 Report ID: **1393345370887545**

SUMMARY**> SUCCESS - SUCCESS - VALUATION SUCCESSFUL**Estimated Value: **\$338,000**Value as of: **02/25/2014**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$313,000 - \$363,000	02/25/2014	65	15

SUBJECT PROPERTY INFORMATION**Property Address: 31 WISTERIA PL, ALISO VIEJO, CA 92656****SALES HISTORY**

Sale Price: \$310,000	Prior Sale Price: \$437,000
Rec/Sale Date: 04/01/2010	Prior Rec/Sale Date: 05/24/2005
Sale Type: Full	Prior Sale Type:
1st Mtg Amount:	Prior 1st Mtg Amt:
1st Mtg Type:	Prior 1st Mtg Type:

Location Information

APN: **930-70-457**
 Land Use: **TOWN/ROW HOUSE**
 Census Tract:
 Township:
 Absentee
 Owner:

Tax Information

Assessed Value: **\$312,334**
 Assessed Year: **2013**
 Land Value: **\$203,596**
 Improvement Value: **\$108,738**

Property Information

Living Area: 1,000	Lot Area: 3,520
Year Built:	Total Rooms:
Bedrooms: 2	Total Baths: 2
No Of Stories:	A/C:
Pool:	Fireplace:
Parking:	

COMPARABLE SALES

Comp

Distance From Subject: 0.00

Address: **60 TAMARAC, ALISO VIEJO, CA 92656-3306**

Owner:

APN:

Year Built:

Census TRact:

Land Use:

Assessed Value: **\$221,150**Living Area: **976**Lot Area: **3,520**

No Of Stories:

Parking:

Pool:

Sale Price:

\$360,000

Sale Date:

12/01/2013

1st Mtg Amt:

Prior Sale Price:

\$158,000

Prior Rec Date:

10/01/1990

Total Rooms:

Bedrooms:

Total Baths:

A/C:

Fireplace:

Comp

Distance From Subject: 0.03

Address: **23412 PACIFIC PARK, ALISO VIEJO, CA 92656-3348**

Owner:

APN:

Year Built:

Census TRact:

Land Use:

Assessed Value: **\$288,580**

Living Area:

Lot Area:

No Of Stories:

Parking:

Pool:

Sale Price:

\$355,000

Sale Date:

11/01/2013

1st Mtg Amt:

Prior Sale Price:

\$459,000

Prior Rec Date:

07/01/2006

Total Rooms:

Bedrooms:

Total Baths:

A/C:

Fireplace:

Comp

Distance From Subject: 0.00

Address: **30 TAMARAC, ALISO VIEJO, CA 92656-3307**

Owner:

APN:

Year Built:

1990

Census TRact:

Land Use:

Assessed Value: **\$307,380**Living Area: **1,000**Lot Area: **3,520**

No Of Stories:

Parking:

Pool:

Sale Price:

\$392,500

Sale Date:

10/01/2013

1st Mtg Amt:

Prior Sale Price:

\$455,000

Prior Rec Date:

06/01/2005

Total Rooms:

Bedrooms:

2

Total Baths:

2

A/C:

Fireplace:

Comp 

Distance From Subject: 0.03

Address: **23412 PACIFIC PARK, ALISO VIEJO, CA 92656-3326**

Owner:		Sale Price:	\$350,000
APN:		Sale Date:	07/01/2013
Year Built:		1st Mtg Amt:	
Census TRact:		Prior Sale Price:	\$320,000
Land Use:		Prior Rec Date:	12/01/2009
Assessed Value:	\$282,000	Total Rooms:	
Living Area:		Bedrooms:	
Lot Area:		Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

Comp 

Distance From Subject: 0.00

Address: **52 TAMARAC, ALISO VIEJO, CA 92656-3306**

Owner:		Sale Price:	\$375,000
APN:		Sale Date:	05/01/2013
Year Built:	1990	1st Mtg Amt:	
Census TRact:		Prior Sale Price:	\$310,000
Land Use:		Prior Rec Date:	02/01/2010
Assessed Value:	\$312,334	Total Rooms:	4
Living Area:	976	Bedrooms:	2
Lot Area:	3,520	Total Baths:	2
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

Comp 

Distance From Subject: 0.03

Address: **23412 PACIFIC PARK, ALISO VIEJO, CA 92656-3322**

Owner:		Sale Price:	\$385,000
APN:		Sale Date:	03/01/2013
Year Built:		1st Mtg Amt:	
Census TRact:		Prior Sale Price:	\$305,000
Land Use:		Prior Rec Date:	08/01/2010
Assessed Value:	\$305,000	Total Rooms:	
Living Area:		Bedrooms:	
Lot Area:		Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

Comp 		Distance From Subject: 0.00	
Address: 20 TRILLIUM, ALISO VIEJO, CA 92656-2877			
Owner:		Sale Price:	\$310,000
APN:		Sale Date:	02/01/2013
Year Built:	1992	1st Mtg Amt:	
Census TRact:		Prior Sale Price:	\$375,000
Land Use:		Prior Rec Date:	06/01/2008
Assessed Value:	\$307,380	Total Rooms:	
Living Area:		Bedrooms:	2
Lot Area:	3,520	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

LEGEND



Sale



This property has transferred ownership more than once within two years from the valuation date

FSD Definition:

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.

Confidence Score:

The HPA confidence score indicates the probability that a given valuation is within 10% of the true value based on how recent the comparable sales are, the proximity of the comparable sales to the subject property, and consistency of the assessed values, indexed values, median prices and price per square foot. The confidence score range is 40-100.

Home Price Analyzer® (HPA):

HPA is a multi-method home price valuation tool designed to give the maximum hit rate possible given the data available. The methodologies employed are determined by the amount and quality of comparable information available, and include hedonic, assessed value, price per square foot; proximity (used primarily when characteristic data is sparse), and indexing.

Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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Result #: 2**PASS®**

 CoreLogic
RealQuest Professional

Property Address: **31 WISTERIA PL, ALISO VIEJO, CA 92656**
 County: **ORANGE, CA**
 Owner Name: **BJORGAN JUSTIN**
 Report ID: **1393345371852745**

SUMMARY**> SUCCESS - SUCCESS - VALUATION SUCCESSFUL**Estimated Value: **\$389,800**Value as of: **02/25/2014**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$428,600 - \$351,000	02/25/2014	77	10

SUBJECT PROPERTY INFORMATION**Property Address: 31 WISTERIA PL, ALISO VIEJO, CA 92656****SALES HISTORY**

Sale Price: \$310,000	Prior Sale Price: \$437,000
Rec/Sale Date: 04/26/2010	Prior Rec/Sale Date: 05/24/2005
Sale Type: Full	Prior Sale Type: Full
1st Mtg Amount: \$305,880	Prior 1st Mtg Amt:
1st Mtg Type:	Prior 1st Mtg Type:

Location Information

APN: **93070457**
 Land Use: **CONDO**
 Census Tract: **626.37**
 Township:
 Absentee Owner: **O**

Tax Information

Assessed Value: **\$312,334**
 Assessed Year: **2013**
 Land Value: **\$203,596**
 Improvement Value: **\$108,738**

Property Information

Living Area: 1,000	Lot Area: 3,520
Year Built:	Total Rooms:
Bedrooms: 2	Total Baths: 2
No Of Stories:	A/C: YES
Pool:	Fireplace: 1
Parking:	

COMPARABLE SALES**Comp A**

Distance From Subject: 0.00

Address: **60 TAMARAC PL, ALISO VIEJO, CA 92656-3306**

Owner:	2007 TRUST	Sale Price:	\$360,000
APN:	93070477	Sale Date:	12/18/2013
Year Built:		1st Mtg Amt:	
Census TRact:	626.37	Prior Sale Price:	\$158,000
Land Use:	CONDO	Prior Rec Date:	10/04/1990
Assessed Value:	\$221,150	Total Rooms:	
Living Area:	976	Bedrooms:	
Lot Area:	3,520	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

Comp B

Distance From Subject: 0.00

Address: **30 LIANA PL, ALISO VIEJO, CA 92656-2869**

Owner:	EBERT MIA	Sale Price:	\$383,000
APN:	93070587	Sale Date:	11/20/2013
Year Built:		1st Mtg Amt:	\$283,000
Census TRact:	626.37	Prior Sale Price:	\$225,000
Land Use:	CONDO	Prior Rec Date:	11/02/2001
Assessed Value:	\$269,919	Total Rooms:	
Living Area:	976	Bedrooms:	
Lot Area:	3,520	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

Comp C

Distance From Subject: 0.00

Address: **30 TAMARAC PL, ALISO VIEJO, CA 92656-3307**

Owner:	FARINHOLT JON C & DEBORAH L	Sale Price:	\$392,500
APN:	93070483	Sale Date:	10/16/2013
Year Built:	1990	1st Mtg Amt:	\$294,375
Census TRact:	626.37	Prior Sale Price:	\$455,000
Land Use:	CONDO	Prior Rec Date:	06/28/2005
Assessed Value:	\$307,380	Total Rooms:	
Living Area:	1,000	Bedrooms:	2
Lot Area:	3,520	Total Baths:	2
No Of Stories:		A/C:	
Parking:		Fireplace:	1
Pool:			

Comp 

Distance From Subject: 0.00

Address: **20 TAMARAC PL, ALISO VIEJO, CA 92656-3307**

Owner:	BRUMMETT THOMAS W & ERIKA	Sale Price:	\$373,000
APN:	93070488	Sale Date:	08/19/2013
Year Built:		1st Mtg Amt:	\$279,750
Census TRact:	626.37	Prior Sale Price:	\$190,500
Land Use:	CONDO	Prior Rec Date:	10/19/2000
Assessed Value:	\$233,103	Total Rooms:	
Living Area:	976	Bedrooms:	
Lot Area:	3,520	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

Comp 

Distance From Subject: 0.00

Address: **59 INDIGO PL, ALISO VIEJO, CA 92656-2835**

Owner:	LAM KHE V	Sale Price:	\$395,000
APN:	93070538	Sale Date:	08/01/2013
Year Built:	1990	1st Mtg Amt:	\$316,000
Census TRact:	626.37	Prior Sale Price:	\$457,500
Land Use:	CONDO	Prior Rec Date:	06/09/2006
Assessed Value:	\$307,380	Total Rooms:	
Living Area:	1,000	Bedrooms:	2
Lot Area:	3,520	Total Baths:	2
No Of Stories:		A/C:	YES
Parking:		Fireplace:	1
Pool:			

Comp 

Distance From Subject: 0.00

Address: **41 CAMOMILE PL, ALISO VIEJO, CA 92656-3305**

Owner:	EDMUNDS KEVIN	Sale Price:	\$365,000
APN:	93070502	Sale Date:	06/20/2013
Year Built:		1st Mtg Amt:	\$273,750
Census TRact:	626.37	Prior Sale Price:	\$147,000
Land Use:	CONDO	Prior Rec Date:	06/05/1998
Assessed Value:	\$187,137	Total Rooms:	
Living Area:	976	Bedrooms:	
Lot Area:	3,520	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

LEGEND

This property has transferred ownership more than once within two years from the valuation date

FSD Definition:

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.

Confidence Score:

The PASS 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 60-100. Clear and consistent quality and quantity of data drive higher confidence score while lower confidence scores indicate diversity in data, lower quantity, and/or limited similarity of the subject property to comparable sales.

PASS®:

PASS® employs multiple valuation methodologies recursively for each valuation. PASS® utilizes property comparables, appraiser emulation artificial intelligence, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.

Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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Result #: 3

PowerBASE® 6



Property Address: **31 WISTERIA PL, ALISO VIEJO, CA 92656**
 County: **ORANGE, CA**
 Owner Name: **BJORGAN JUSTIN**
 Report ID: **1393345373900454**

SUMMARY

> SUCCESS - SUCCESS - VALUATION SUCCESSFUL

Estimated Value: **\$376,000** Value as of: **02/25/2014**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$428,000 - \$329,000	02/25/2014	71	12

SUBJECT PROPERTY INFORMATION

Property Address: 31 WISTERIA PL, ALISO VIEJO, CA 92656

SALES HISTORY

Sale Price: \$310,000	Prior Sale Price: \$437,000
Rec/Sale Date: 04/26/2010	Prior Rec/Sale Date: 05/24/2005
Sale Type: Full	Prior Sale Type: Full
1st Mtg Amount: \$305,880	Prior 1st Mtg Amt:
1st Mtg Type:	Prior 1st Mtg Type:

Location Information

APN: **930-70-457**
 Land Use: **CONDO**
 Census Tract: **626.37**
 Township:
 Absentee Owner: **O**

Tax Information

Assessed Value: **\$312,334**
 Assessed Year: **2013**
 Land Value: **\$203,596**
 Improvement Value: **\$108,738**

Property Information

Living Area: 1,000	Lot Area: 3,520
Year Built:	Total Rooms:
Bedrooms: 2	Total Baths: 2
No Of Stories:	A/C: YES
Pool:	Fireplace: 1
Parking:	

COMPARABLE SALES**Comp **

Distance From Subject: 0.01

Address: **16 TRILLIUM DR, ALISO VIEJO, CA 92656-2877**

Owner:	GALI CLIFFORD	Sale Price:	\$405,000
APN:	930-70-639	Sale Date:	01/07/2014
Year Built:		1st Mtg Amt:	\$300,000
Census TRact:	626.37	Prior Sale Price:	\$140,000
Land Use:	CONDO	Prior Rec Date:	08/18/1995
Assessed Value:	\$188,726	Total Rooms:	
Living Area:		Bedrooms:	
Lot Area:	3,520	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

Comp 

Distance From Subject: 0.18

Address: **24 BRAVO DR, ALISO VIEJO, CA 92656-2815**

Owner:	MOKRI ROYA	Sale Price:	\$450,000
APN:	930-65-790	Sale Date:	01/02/2014
Year Built:	1991	1st Mtg Amt:	\$360,000
Census TRact:	626.37	Prior Sale Price:	\$300,000
Land Use:	CONDO	Prior Rec Date:	12/02/2011
Assessed Value:	\$306,000	Total Rooms:	
Living Area:	1,563	Bedrooms:	
Lot Area:	2,949	Total Baths:	2
No Of Stories:		A/C:	YES
Parking:		Fireplace:	1
Pool:			

Comp 

Distance From Subject: 0.01

Address: **60 TAMARAC, ALISO VIEJO, CA 92656-3306**

Owner:	2007 TRUST	Sale Price:	\$360,000
APN:	930-70-477	Sale Date:	12/18/2013
Year Built:		1st Mtg Amt:	
Census TRact:	626.37	Prior Sale Price:	\$158,000
Land Use:	CONDO	Prior Rec Date:	10/04/1990
Assessed Value:	\$221,150	Total Rooms:	
Living Area:	976	Bedrooms:	
Lot Area:	3,520	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

Comp 

Distance From Subject: 0.18

Address: **11 BRAVO PL, ALISO VIEJO, CA 92656-2886**

Owner:	LANDON BRADLEY K / GINA	Sale Price:	\$435,000
APN:	930-65-778	Sale Date:	12/17/2013
Year Built:	1994	1st Mtg Amt:	\$435,000
Census TRact:	626.37	Prior Sale Price:	\$215,000
Land Use:	CONDO	Prior Rec Date:	03/30/2000
Assessed Value:	\$268,343	Total Rooms:	
Living Area:	1,563	Bedrooms:	2
Lot Area:	2,949	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	1
Pool:			

Comp 

Distance From Subject: 0.18

Address: **1 BRAVO LN, ALISO VIEJO, CA 92656-2886**

Owner:	HELBER CARL A JR	Sale Price:	\$440,000
APN:	930-65-775	Sale Date:	12/05/2013
Year Built:		1st Mtg Amt:	\$432,030
Census TRact:	626.37	Prior Sale Price:	\$535,000
Land Use:	CONDO	Prior Rec Date:	05/16/2006
Assessed Value:	\$345,920	Total Rooms:	
Living Area:	1,563	Bedrooms:	2
Lot Area:	2,949	Total Baths:	2
No Of Stories:		A/C:	YES
Parking:		Fireplace:	1
Pool:			

Comp 

Distance From Subject: 0.01

Address: **22 FUCHSIA WAY, ALISO VIEJO, CA 92656-2876**

Owner:	MERCADO BRYN V	Sale Price:	\$399,500
APN:	930-70-417	Sale Date:	11/27/2013
Year Built:		1st Mtg Amt:	\$319,600
Census TRact:	626.37	Prior Sale Price:	\$335,000
Land Use:	CONDO	Prior Rec Date:	04/02/2010
Assessed Value:	\$337,522	Total Rooms:	
Living Area:		Bedrooms:	
Lot Area:	3,520	Total Baths:	
No Of Stories:		A/C:	
Parking:		Fireplace:	
Pool:			

LEGEND

Sale



This property has transferred ownership more than once within two years from the valuation date

FSD Definition:

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.

Confidence Score:

The PowerBASE 6 confidence score indicates the probability that a given valuation is within 10 percent of the true value based on how recent the comparable sales are, the proximity of the comparable sales to the subject property, and consistency of the assessed values, indexed values, median prices and price per square foot. The confidence score range is 0-100.

PowerBASE®6(PB6):

PB6 uses a hedonic-based model with multiple valuation methodologies for each valuation. PB6 utilizes property comparables, appraiser emulation, artificial intelligence, home price indexes and various statistical methods. Neighborhood trends and characteristics are also included in these algorithms. After all of the valuation methods are complete, the PB6 AVM engine reconciles all the values generated by the various methods to achieve a final value.

Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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Result #: 4

ValuePoint4®


 CoreLogic®
RealQuest® Professional

Property Address: **31 WISTERIA PL, ALISO VIEJO, CA 92656**
 County: **ORANGE, CA**
 Owner Name: **BJORGAN JUSTIN**
 Report ID: **1393345373907399**

SUMMARY**> SUCCESS - VP4 Valuation Successful**Estimated Value: **\$370,000**Value As Of: **02/25/2014**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$354,000 - \$405,000	02/25/2014	90	8

SUBJECT PROPERTY INFORMATION**Property Address: 31 WISTERIA PL, ALISO VIEJO, CA 92656****SALES HISTORY**

Sale Price:	\$310,000	Prior Sale Price:	\$437,000
Rec/Sale Date:	06/11/2010/ 04/26/2010	Prior Rec/Sale Date:	06/11/2010 / 05/24/2005
Sale Type:	FULL	Prior Sale Type:	FULL
1st Mtg Amount:	\$305,880	Prior 1st Mtg Amt:	\$349,600
1st Mtg Type:	FHA	Prior 1st Mtg Type:	C
2nd Mtg Amount:			
Seller Name:	MORGAN TRUST 2006-HE4		

Location Information

APN: **930-70-457**
 Land Use: **CONDOMINIUM**
 Census Tract: **626.37**
 Township:
 Absentee Owner: **O**

Tax Information

Assessed Value: **\$312,334**
 Assessed Year: **2013**
 Land Value: **\$203,596**
 Improvement Value: **\$108,738**

Property Information

Living Area:	1,000	Lot Area:	3,520
Year Built:		Total Rooms:	
Bedrooms:	2	Bath(F/H):	2 /
No Of Stories:		A/C:	YES
Pool:		Fireplace:	1
Parking:			

COMPARABLE SALES**Comp **

Distance From Subject: 0.01

Address: **60 TAMARAC PL, ALISO VIEJO, CA 92656-3306**

Owner:	2007 TRUST	Sale Price:	\$360,000
Seller:	CRISP ALVIE E III	Sale Date:	12/18/2013
APN:	930-70-477	1st Mtg Amt:	
Year Built:		Prior Sale Price:	\$158,000
Census Tract:	626.37	Prior Rec Date:	10/04/1990
Land Use:	CONDOMINIUM	Total Rooms:	
Assessed Value:	\$221,150	Bedrooms:	
Living Area:	976	Bath(F/H):	/
Lot Area:	3,520	A/C:	
No Of Stories:		Fireplace:	
Parking:			
Pool:			

Comp 

Distance From Subject: 0.01

Address: **30 LIANA PL, ALISO VIEJO, CA 92656-2869**

Owner:	EBERT MIA	Sale Price:	\$383,000
Seller:	FISHER MICHELLE L TRUST	Sale Date:	11/20/2013
APN:	930-70-587	1st Mtg Amt:	\$283,000
Year Built:		Prior Sale Price:	\$225,000
Census Tract:	626.37	Prior Rec Date:	11/02/2001
Land Use:	CONDOMINIUM	Total Rooms:	
Assessed Value:	\$269,919	Bedrooms:	
Living Area:	976	Bath(F/H):	/
Lot Area:	3,520	A/C:	
No Of Stories:		Fireplace:	
Parking:			
Pool:			

Comp 

Distance From Subject: 0.01

Address: **20 TAMARAC PL, ALISO VIEJO, CA 92656-3307**

Owner:	BRUMMETT THOMAS W & ERIKA	Sale Price:	\$373,000
Seller:	THOMAS JEFFREY G	Sale Date:	08/19/2013
APN:	930-70-488	1st Mtg Amt:	\$279,750
Year Built:		Prior Sale Price:	\$190,500
Census Tract:	626.37	Prior Rec Date:	10/19/2000
Land Use:	CONDOMINIUM	Total Rooms:	
Assessed Value:	\$233,103	Bedrooms:	
Living Area:	976	Bath(F/H):	/
Lot Area:	3,520	A/C:	
No Of Stories:		Fireplace:	
Parking:			
Pool:			



Distance From Subject: 0.01

Address: **41 CAMOMILE PL, ALISO VIEJO, CA 92656-3305**

Owner:	EDMUNDS KEVIN	Sale Price:	\$365,000
Seller:	NAGHAVI HASSAN TRUST	Sale Date:	06/20/2013
APN:	930-70-502	1st Mtg Amt:	\$273,750
Year Built:		Prior Sale Price:	\$147,000
Census Tract:	626.37	Prior Rec Date:	06/05/1998
Land Use:	CONDOMINIUM	Total Rooms:	
Assessed Value:	\$187,137	Bedrooms:	
Living Area:	976	Bath(F/H):	/
Lot Area:	3,520	A/C:	
No Of Stories:		Fireplace:	
Parking:			
Pool:			



Distance From Subject: 0.01

Address: **52 TAMARAC PL, ALISO VIEJO, CA 92656-3306**

Owner:	YOON MICHAEL S	Sale Price:	\$375,000
Seller:	LUM MICHAEL	Sale Date:	05/01/2013
APN:	930-70-478	1st Mtg Amt:	\$333,000
Year Built:	1990	Prior Sale Price:	\$310,000
Census Tract:	626.37	Prior Rec Date:	02/18/2010
Land Use:	CONDOMINIUM	Total Rooms:	4
Assessed Value:	\$312,334	Bedrooms:	2
Living Area:	976	Bath(F/H):	2 /
Lot Area:	3,520	A/C:	YES
No Of Stories:		Fireplace:	
Parking:	1		
Pool:			

LEGEND

Sale



This property has transferred ownership more than once within two years from the valuation date

FSD Definition:

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.

Confidence Score:

The ValuePoint4 confidence score is specifically designed to address issues of over-valuation. The ValuePoint4 confidence score represents the probability that the value is no more than 10 percent greater than the true value of the property. For example, a score of 80 indicates that there is an 80 percent probability that the AVM value is no more than 10 percent greater than the property value. The confidence score range is 66-100.

VP4™:

VP4® employs multiple valuation methodologies recursively for each valuation. VP4® utilizes property comparables, appraiser emulation artificial intelligence, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.

Data Sources:

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home

listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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