



Collateral Expert

Platinum Reference #787096-304508

File Name: **M & C CRAIG**

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Overview

Risk Score: **97**

Owner Name	CRAIG, GLEN I
Property Address	7622 ARROYO CIR LA PALMA , CA 90623
Legal Description	N/A
County	ORANGE
APN	263-152-18
Vesting Owner (Right)	N/A
Ownership Years	N/A
Land Use	SFR
Last Document Transfer	N/A
Lot Size	7,650
In/Out Flood	N/A
Relative Sqft	Average
Target Value	\$999,999
AVM/Variance	N/A / N/A
PMA/Variance	\$602,000 / -40 %

Alerts

Fraud Caution: **YES**

PRINT ALERT DESCRIPTIONS

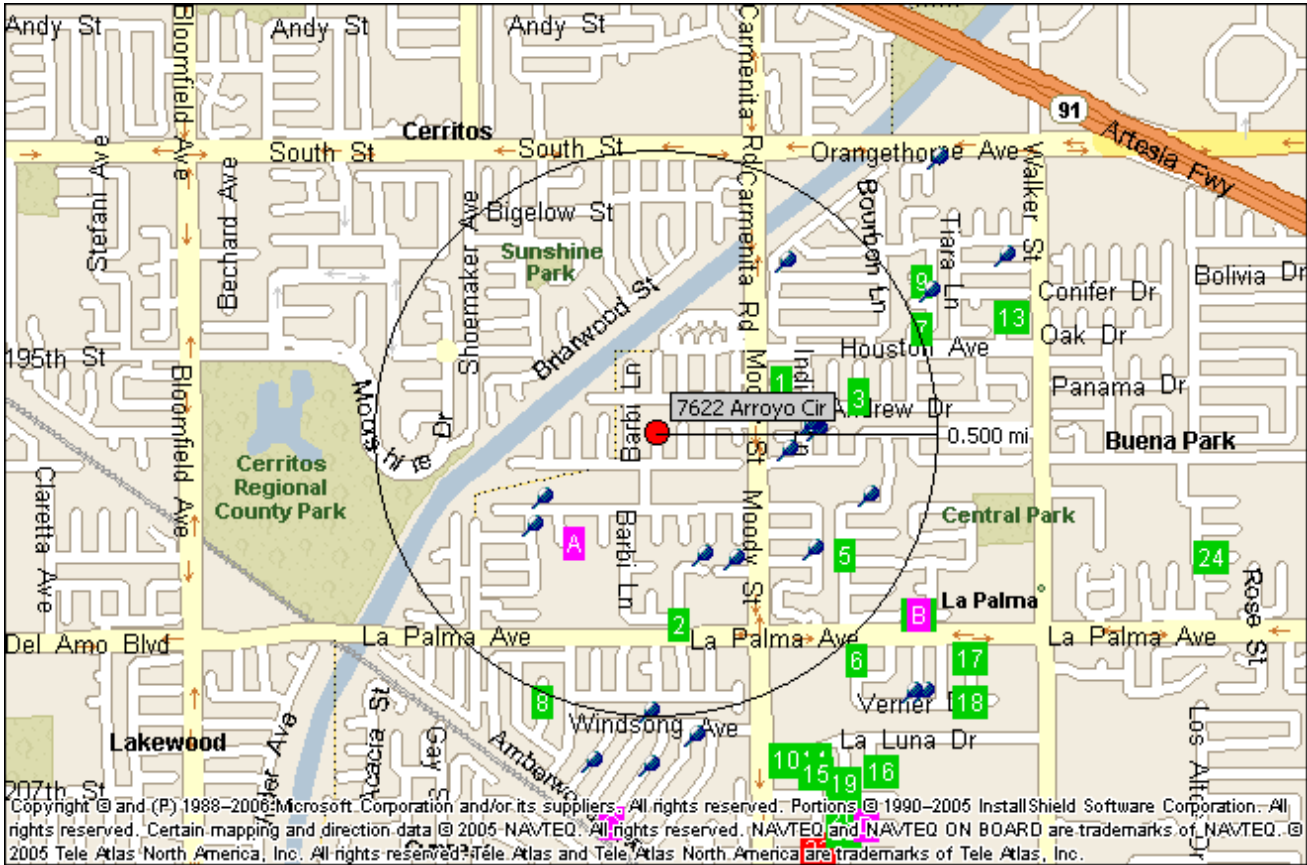
Possible Collusion between Buyer and Seller	No
Foreclosure Ratio in Area Above Norm	No
Borrower Possibly on Title Previously	No
Multiple Deed Transfers in Last 12 Months	No
Possible Flips/Transfer of 18 Months or Less in Area	Yes
Possible Foreclosure in Borrower History	No
Property Foreclosed on in Last 36 Months	No
Property was Transferred 2 Times in the Last 36 Months	No
Property is Possibly Non-Owner Occupied	No
Possibly Involved Transaction in Area in Last 24 Months	No
Property Owner Involved in Other Transactions in the Area	No
Possible Declining Values	Yes

Neighborhood Information

Subject Sale Price	N/A	Avg Price of Comps	\$660,713
Subject Price per Sqft	N/A	Avg Price per Sqft of Comps	\$331
Subject Sales Date	N/A	High Price	\$850,000
Comp Distance Range	0.1 - 0.98	Median Price	\$650,000
Avg Price of 5 Nearest Sales	\$687,500	Low Price	\$510,000
Avg Loan of 5 Nearest Sales	\$561,725	Estimated Sqft Price	\$687,878
Sales to Foreclosure Ratio	62:4 (6 %)	Platinum Market Analysis (PMA)	\$602,000

Configure Report

REPORT TYPE Standard Report



● Subject Property
 ■ 1 Comparable Sale
 ■ 2 Possible Flip
 ■ A Foreclosure
 ■ a NALT
 📌 Preforeclosure

Comparable Sales in Area

	<input checked="" type="checkbox"/>	Map	Distance	Address	Sale Price	Prior Price	Seller	Sqft	Year
				City	Date	Date		Bed/Bath	Built
		Subject	--	7622 ARROYO CIR LA PALMA	N/A	N/A	N/A	2080 4	1969

Full Address	7622 ARROYO CIR, LA PALMA, CA 90623-1448							Hide Detail
Owner Name	CRAIG, GLEN I							
Seller Name								
APN	263-152-18	Deed Type	N/A	Number of Stories	N/A			
County	ORANGE, CA	Prior Deed Type	N/A	Bed	4			
1 st Mortgage	N/A	Land Use	SFR	Bath	N/A			
Assessed Value	\$84,365	Parking	N/A	Total Rooms	N/A			
Sale Price / Date	N/A	Lot Area	7,650	Air Conditioning	N/A			
Prior Price / Date	N/A	Year Built	1969	Fireplace	N/A			
		Sqft	2,080	Pool	N/A			

	<input checked="" type="checkbox"/>	1	.25	5021 SCOTT CIR LA PALMA	\$725,000 09/28/2007	N/A N/A	N/A	2234 6 / 3	1966
Full Address 5021 SCOTT CIR, LA PALMA, CA 90623-1436 Hide Detail									
Owner Name CYRUS D VILLAFLORES / GLICERIA B VILLAFLORES									
Seller Name									
APN	263-171-15	Deed Type	Grant Deed	Number of Stories	N/A				
County	ORANGE, CA	Prior Deed Type	N/A	Bed	6				
1 st Mortgage	\$580,000	Land Use	SFR	Bath	N/A / N/A				
Assessed Value	\$100,329	Parking	N/A	Total Rooms	10				
Sale Price / Date	\$725,000 09/28/2007	Lot Area	4,322	Air Conditioning					
Prior Price / Date	N/A N/A	Year Built	1966	Fireplace	N/A				
Significance	Comparable proximity, age, and square footage	Sqft	2,234	Pool	POOL				
	<input checked="" type="checkbox"/>	2	.34	7932 LOUISE LN LA PALMA	\$577,500 12/18/2007	\$360,000 08/10/2001	XIAO	2193 4 / 3	1968
Full Address 7932 LOUISE LN, LA PALMA, CA 90623-1607 Hide Detail									
Owner Name HELEN JA CHOO / HYUK CHOON CHOO									
Seller Name XIAO PING XU / XIAO OU XU									
APN	263-312-55	Deed Type	Grant Deed	Number of Stories	N/A				
County	ORANGE, CA	Prior Deed Type	N/A	Bed	4				
1 st Mortgage	\$400,000	Land Use	SFR	Bath	N/A / N/A				
Assessed Value	\$396,949	Parking	N/A	Total Rooms	8				
Sale Price / Date	\$577,500 12/18/2007	Lot Area	5,000	Air Conditioning					
Prior Price / Date	\$360,000 08/10/2001	Year Built	1968	Fireplace	N/A				
Significance	Comparable proximity, age, and square footage	Sqft	2,193	Pool					
	<input checked="" type="checkbox"/>	3	.35	7581 MARK CIR LA PALMA	\$710,000 10/05/2007	N/A N/A	N/A	2162 4 / 2.5	1967
Full Address 7581 MARK CIR, LA PALMA, CA 90623-1518 Hide Detail									
Owner Name ARMIDA TAPIA									
Seller Name									
APN	263-172-29	Deed Type	Grant Deed	Number of Stories	N/A				
County	ORANGE, CA	Prior Deed Type	N/A	Bed	4				
1 st Mortgage	\$568,000	Land Use	SFR	Bath	N/A / N/A				
Assessed Value	\$265,213	Parking	N/A	Total Rooms	8				
Sale Price / Date	\$710,000 10/05/2007	Lot Area	4,794	Air Conditioning					
Prior Price / Date	N/A N/A	Year Built	1967	Fireplace	N/A				
Significance	Comparable proximity, age, and square footage	Sqft	2,162	Pool					
	<input checked="" type="checkbox"/>	4	.37	7572 MARK CIR LA PALMA	\$550,000 12/28/2007	\$204,000 02/25/1994	PAUL	1409 3 / 2	1967
Full Address 7572 MARK CIR, LA PALMA, CA 90623-1518 Hide Detail									
Owner Name WILLIAM B STECHER / AMANDA M STECHER									
Seller Name PAUL PHANTUMABAMRUNG									
APN	263-172-43	Deed Type	Grant Deed	Number of Stories	N/A				
County	ORANGE, CA	Prior Deed Type	N/A	Bed	3				
1 st Mortgage	\$417,000	Land Use	SFR	Bath	N/A / N/A				
Assessed Value	\$258,796	Parking	N/A	Total Rooms	6				
Sale Price / Date	\$550,000 12/28/2007	Lot Area	4,841	Air Conditioning					
Prior Price / Date	\$204,000 02/25/1994	Year Built	1967	Fireplace	N/A				
Significance	Near proximity to subject property	Sqft	1,409	Pool					
	<input checked="" type="checkbox"/>	5	.37	7861 INWOOD LN LA PALMA	\$555,000 12/04/2007	N/A N/A	N/A	1384 3 / 2	1968
Full Address 7861 INWOOD LN, LA PALMA, CA 90623-1716 Hide Detail									

Owner Name	FELIPE C POSADAS / CHARISSA V SEGUIN			Deed Type	Grant Deed	Number of Stories	N/A
Seller Name				Prior Deed Type	N/A	Bed	3
APN	263-295-19			Land Use	SFR	Bath	N/A / N/A
County	ORANGE, CA			Parking	N/A	Total Rooms	6
1 st Mortgage	\$417,000			Lot Area	5,175	Air Conditioning	
Assessed Value	\$56,372			Year Built	1968	Fireplace	N/A
Sale Price / Date	\$555,000	12/04/2007		Sqft	1,384	Pool	
Prior Price / Date	N/A	N/A					
Significance	Near proximity to subject property						

	<input checked="" type="checkbox"/>	6	.51	8022 DAWN CIR LA PALMA	\$800,000	N/A	N/A	2416	1959
					04/11/2008	N/A		3 / 2	

Full Address 8022 DAWN CIR, LA PALMA, CA 90623-2055 [Hide Detail](#)

Owner Name	ELIZABETH MARTINEZ			Deed Type	Grant Deed	Number of Stories	N/A
Seller Name				Prior Deed Type	N/A	Bed	3
APN	262-092-10			Land Use	SFR	Bath	N/A / N/A
County	ORANGE, CA			Parking	N/A	Total Rooms	7
1 st Mortgage	\$417,000			Lot Area	14,850	Air Conditioning	
Assessed Value	\$257,468			Year Built	1959	Fireplace	N/A
Sale Price / Date	\$800,000	04/11/2008		Sqft	2,416	Pool	
Prior Price / Date	N/A	N/A					
Significance	Comparable proximity, age, and square footage						

	<input checked="" type="checkbox"/>	7	.51	5282 NIGUEL DR LA PALMA	\$585,000	N/A	N/A	1785	1969
					04/09/2008	N/A		4 / 2.5	

Full Address 5282 NIGUEL DR, LA PALMA, CA 90623-1147 [Hide Detail](#)

Owner Name	JAMES L CERON / NICOLE K CERON			Deed Type	Grant Deed	Number of Stories	N/A
Seller Name				Prior Deed Type	N/A	Bed	4
APN	263-122-16			Land Use	SFR	Bath	N/A / N/A
County	ORANGE, CA			Parking	N/A	Total Rooms	8
1 st Mortgage	\$542,010			Lot Area	5,760	Air Conditioning	
Assessed Value	\$335,220			Year Built	1969	Fireplace	N/A
Sale Price / Date	\$585,000	04/09/2008		Sqft	1,785	Pool	POOL
Prior Price / Date	N/A	N/A					
Significance	Comparable proximity, age, and square footage						

	<input checked="" type="checkbox"/>	8	.52	8071 MADIA CIR LA PALMA	\$578,000	N/A	N/A	2191	1966
					03/11/2008	N/A		4 / 2	





Full Address 8071 MADIA CIR, LA PALMA, CA 90623-1926 [Hide Detail](#)

Owner Name	YUL PYUN / HIRA PYUN			Deed Type	Grant Deed	Number of Stories	N/A
Seller Name				Prior Deed Type	N/A	Bed	4
APN	262-052-23			Land Use	SFR	Bath	N/A / N/A
County	ORANGE, CA			Parking	N/A	Total Rooms	7
1 st Mortgage	\$417,000			Lot Area	4,785	Air Conditioning	
Assessed Value	\$68,888			Year Built	1966	Fireplace	N/A
Sale Price / Date	\$578,000	03/11/2008		Sqft	2,191	Pool	
Prior Price / Date	N/A	N/A					
Significance	Comparable proximity, age, and square footage						

	<input checked="" type="checkbox"/>	9	.53	5302 BARCELONA CIR LA PALMA	\$552,500	\$232,500	LIONEL	1785	1969
					02/25/2008	04/09/1998		4 / 2.5	

Full Address 5302 BARCELONA CIR, LA PALMA, CA 90623-1103 [Hide Detail](#)

Owner Name	WONDIMU ADINEW / LENA A SAMUEL			Deed Type	Grant Deed	Number of Stories	N/A
Seller Name	LIONEL JIMENEZ / REBECCA G JIMENEZ						
APN	263-121-11						

County	ORANGE, CA	Prior Deed Type	N/A	Bed	4	
1 st Mortgage	\$417,000	Land Use	SFR	Bath	N/A / N/A	
Assessed Value	\$277,093	Parking	N/A	Total Rooms	8	
Sale Price / Date	\$552,500 02/25/2008	Lot Area	5,428	Air Conditioning		
Prior Price / Date	\$232,500 04/09/1998	Year Built	1969	Fireplace	N/A	
Significance	Comparable proximity, age, and square footage	Sqft	1,785	Pool		
 <input checked="" type="checkbox"/>	10 .59 5051 LA LUNA DR LA PALMA	\$700,000 09/25/2007	\$695,000 10/28/2005	DWYANE	2264 5 / 2.5	1965
Full Address	5051 LA LUNA DR, LA PALMA, CA 90623-2002				Hide Detail	
Owner Name	HUAWEI LI / TONG ZHANG					
Seller Name	DWYANE FRANKLINE GAITHER / KIMBERLEY SIMONE FRANK					
APN	262-082-10	Deed Type	Grant Deed	Number of Stories	N/A	
County	ORANGE, CA	Prior Deed Type	N/A	Bed	5	
1 st Mortgage	\$417,000	Land Use	SFR	Bath	N/A / N/A	
Assessed Value	\$708,900	Parking	N/A	Total Rooms	9	
Sale Price / Date	\$700,000 09/25/2007	Lot Area	4,896	Air Conditioning		
Prior Price / Date	\$695,000 10/28/2005	Year Built	1965	Fireplace	N/A	
Significance	Comparable proximity, age, and square footage	Sqft	2,264	Pool		
 <input checked="" type="checkbox"/>	11 .6 5262 IVYWOOD DR LA PALMA	\$655,000 11/15/2007	\$783,000 09/29/2005	JAMES	2341 4 / 2.5	1983
Full Address	5262 IVYWOOD DR, LA PALMA, CA 90623-1726				Hide Detail	
Owner Name	MARIO BORNENAVE					
Seller Name	JAMES AHN /					
APN	263-633-02	Deed Type	Grant Deed	Number of Stories	N/A	
County	ORANGE, CA	Prior Deed Type	N/A	Bed	4	
1 st Mortgage	\$281,000	Land Use	SFR	Bath	N/A / N/A	
Assessed Value	\$798,660	Parking	N/A	Total Rooms	8	
Sale Price / Date	\$655,000 11/15/2007	Lot Area	5,000	Air Conditioning		
Prior Price / Date	\$783,000 09/29/2005	Year Built	1983	Fireplace	N/A	
Significance	Comparable proximity, age, and square footage	Sqft	2,341	Pool		
 <input checked="" type="checkbox"/>	12 .61 8202 LA GRANADA CIR LA PALMA	\$580,000 02/26/2008	N/A N/A	N/A	2114 4 / 2	1965
Full Address	8202 LA GRANADA CIR, LA PALMA, CA 90623-2001				Hide Detail	
Owner Name	LAWRENCE WEBER / MONICA WEBER					
Seller Name						
APN	262-084-06	Deed Type	Grant Deed	Number of Stories	N/A	
County	ORANGE, CA	Prior Deed Type	N/A	Bed	4	
1 st Mortgage	\$414,000	Land Use	SFR	Bath	N/A / N/A	
Assessed Value	\$103,101	Parking	N/A	Total Rooms	8	
Sale Price / Date	\$580,000 02/26/2008	Lot Area	5,715	Air Conditioning		
Prior Price / Date	N/A N/A	Year Built	1965	Fireplace	N/A	
Significance	Comparable proximity, age, and square footage	Sqft	2,114	Pool		
 <input checked="" type="checkbox"/>	13 .62 7441 DALLAS DR LA PALMA	\$695,000 09/11/2007	\$305,000 07/05/2001	SEO	2162 4 / 3	1976
Full Address	7441 DALLAS DR, LA PALMA, CA 90623-1305				Hide Detail	
Owner Name	MACARAEG JOSE L / MACARAEG MARIETTA S					
Seller Name	SEO HYUN S & MI C					
APN	263-123-45	Deed Type	GRANT DEED	Number of Stories	2	
County	ORANGE, CA	Prior Deed Type	GRANT DEED	Bed	4	
1 st Mortgage	\$556,000	Land Use	SFR	Bath	3 / N/A	
Assessed Value	\$336,304	Parking	N/A	Total Rooms	8	

Sale Price / Date	\$695,000 09/11/2007	Lot Area	6,600	Air Conditioning	
Prior Price / Date	\$305,000 07/05/2001	Year Built	1976	Fireplace	1
Significance	Comparable proximity, age, and square footage	Sqft	2,162	Pool	
Subdivision	8883	Tract	8883		

 <input checked="" type="checkbox"/>	14	.63	8221 EL PESCADOR LN LA PALMA	\$630,000 03/21/2008	\$238,000 10/07/1994	EDUARDO	2206 4 / 2	1965
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Full Address	8221 EL PESCADOR LN, LA PALMA, CA 90623-2212						Hide Detail
Owner Name	DANIEL E COTA / LORRAINE L COTA						
Seller Name	EDUARDO R ZAYAS						
APN	262-084-02	Deed Type	Grant Deed	Number of Stories	N/A		
County	ORANGE, CA	Prior Deed Type	N/A	Bed	4		
1 st Mortgage	\$504,000	Land Use	SFR	Bath	N/A / N/A		
Assessed Value	\$298,382	Parking	N/A	Total Rooms	8		
Sale Price / Date	\$630,000 03/21/2008	Lot Area	4,900	Air Conditioning			
Prior Price / Date	\$238,000 10/07/1994	Year Built	1965	Fireplace	N/A		
Significance	Comparable proximity, age, and square footage	Sqft	2,206	Pool			

 <input checked="" type="checkbox"/>	15	.65	8252 EL PESCADOR LN LA PALMA	\$605,000 03/28/2008	N/A N/A	N/A	2274 5 / 2.5	1965
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Full Address	8252 EL PESCADOR LN, LA PALMA, CA 90623-2213						Hide Detail
Owner Name	VICTOR MARTINEZ / MARICELA MARTINEZ						
Seller Name							
APN	262-222-02	Deed Type	Grant Deed	Number of Stories	N/A		
County	ORANGE, CA	Prior Deed Type	N/A	Bed	5		
1 st Mortgage	\$405,000	Land Use	SFR	Bath	N/A / N/A		
Assessed Value	\$253,560	Parking	N/A	Total Rooms	9		
Sale Price / Date	\$605,000 03/28/2008	Lot Area	5,000	Air Conditioning			
Prior Price / Date	N/A N/A	Year Built	1965	Fireplace	N/A		
Significance	Comparable proximity, age, and square footage	Sqft	2,274	Pool			

 <input checked="" type="checkbox"/>	16	.68	5191 LOS ENCANTOS CIR LA PALMA	\$649,000 10/26/2007	\$569,000 02/17/2005	BERLLYN	1800 3 / 2	1965
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Full Address	5191 LOS ENCANTOS CIR, LA PALMA, CA 90623-2216						Hide Detail
Owner Name	TAE HWAN KIM						
Seller Name	BERLLYN H OHLS						
APN	262-094-08	Deed Type	Grant Deed	Number of Stories	N/A		
County	ORANGE, CA	Prior Deed Type	N/A	Bed	3		
1 st Mortgage	\$349,000	Land Use	SFR	Bath	N/A / N/A		
Assessed Value	\$596,669	Parking	N/A	Total Rooms	7		
Sale Price / Date	\$649,000 10/26/2007	Lot Area	5,151	Air Conditioning			
Prior Price / Date	\$569,000 02/17/2005	Year Built	1965	Fireplace	N/A		
Significance	Comparable proximity, age, and square footage	Sqft	1,800	Pool			

 <input checked="" type="checkbox"/>	17	.70	8032 DE VRIES LN LA PALMA	\$650,000 03/14/2008	N/A N/A	ALLEN	2331 4 / 4	1971
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Full Address	8032 DE VRIES LN, LA PALMA, CA 90623-2031						Hide Detail
Owner Name	SHIM YONG S / SHIM CHI H						
Seller Name	ALLEN TEDDY D & MILDRED F						
APN	262-102-04	Deed Type	GRANT DEED	Number of Stories	2		
County	ORANGE, CA	Prior Deed Type	N/A	Bed	4		
1 st Mortgage	\$417,000	Land Use	SFR	Bath	3 / 1		
Assessed Value	\$78,493	Parking	N/A	Total Rooms	8		
Sale Price / Date	\$650,000 03/14/2008	Lot Area	5,088	Air Conditioning	CENTRAL		
Prior Price / Date	N/A N/A	Year Built	1971	Fireplace	1		

Significance	Comparable proximity, age, and square footage			Sqft	2,331	Pool		
Subdivision	5986			Tract	5986			
 <input checked="" type="checkbox"/>	18	.71	5382 VERNER DR LA PALMA	\$560,000 12/03/2007	N/A N/A	N/A	2321 4 / 3	1965
Full Address	5382 VERNER DR, LA PALMA, CA 90623-2042						Hide Detail	
Owner Name	MICHAEL T BARBERIE / CONNIE J BARBERIE							
Seller Name								
APN	262-102-24			Deed Type	Grant Deed	Number of Stories	N/A	
County	ORANGE, CA			Prior Deed Type	N/A	Bed	4	
1 st Mortgage	\$417,000			Land Use	SFR	Bath	N/A / N/A	
Assessed Value	\$74,221			Parking	N/A	Total Rooms	8	
Sale Price / Date	\$560,000	12/03/2007		Lot Area	5,035	Air Conditioning		
Prior Price / Date	N/A	N/A		Year Built	1965	Fireplace	N/A	
Significance	Comparable proximity, age, and square footage			Sqft	2,321	Pool		
 <input checked="" type="checkbox"/>	19	.72	8251 SANTA MARGARITA LN LA PALMA	\$561,000 04/02/2008	\$800,000 06/01/2006	PISON	2268 5 / 4	1965
Full Address	8251 SANTA MARGARITA LN, LA PALMA, CA 90623-2218						Hide Detail	
Owner Name	LABASTIDA FABIAN JR							
Seller Name	PISON RONALD							
APN	262-222-28			Deed Type	GRANT DEED	Number of Stories	2	
County	ORANGE, CA			Prior Deed Type	GRANT DEED	Bed	5	
1 st Mortgage	\$493,000			Land Use	SFR	Bath	3 / 1	
Assessed Value	\$816,000			Parking	N/A	Total Rooms	9	
Sale Price / Date	\$561,000	04/02/2008		Lot Area	4,900	Air Conditioning		
Prior Price / Date	\$800,000	06/01/2006		Year Built	1965	Fireplace	N/A	
Significance	Comparable proximity, age, and square footage			Sqft	2,268	Pool		
Legal Desc	N TR 5887 LOT 15							
 <input checked="" type="checkbox"/>	20	.75	8331 SANTA MARGARITA LN LA PALMA	\$585,000 03/27/2008	N/A N/A	N/A	2114 4 / 2	1965
Full Address	8331 SANTA MARGARITA LN, LA PALMA, CA 90623-2220						Hide Detail	
Owner Name	BENJAMIN GARCIA / LETICIA GARCIA							
Seller Name								
APN	262-222-20			Deed Type	Grant Deed	Number of Stories	N/A	
County	ORANGE, CA			Prior Deed Type	N/A	Bed	4	
1 st Mortgage	\$400,000			Land Use	SFR	Bath	N/A / N/A	
Assessed Value	\$67,946			Parking	N/A	Total Rooms	8	
Sale Price / Date	\$585,000	03/27/2008		Lot Area	4,900	Air Conditioning		
Prior Price / Date	N/A	N/A		Year Built	1965	Fireplace	N/A	
Significance	Comparable proximity, age, and square footage			Sqft	2,114	Pool		
 <input checked="" type="checkbox"/>	21	.75	4971 MALAGA DR LA PALMA	\$645,000 12/28/2007	\$480,000 07/10/2003	MICHAEL	2535 3 / 2.5	1976
Full Address	4971 MALAGA DR, LA PALMA, CA 90623-2230						Hide Detail	
Owner Name	CHUL WON PARK / GUI AE PARK KANG							
Seller Name	MICHAEL BERAN / CAMILLE BERAN							
APN	262-234-14			Deed Type	Grant Deed	Number of Stories	N/A	
County	ORANGE, CA			Prior Deed Type	N/A	Bed	3	
1 st Mortgage	\$300,000			Land Use	SFR	Bath	N/A / N/A	
Assessed Value	\$515,325			Parking	N/A	Total Rooms	8	
Sale Price / Date	\$645,000	12/28/2007		Lot Area	5,066	Air Conditioning		
Prior Price / Date	\$480,000	07/10/2003		Year Built	1976	Fireplace	N/A	
Significance	Comparable proximity, age, and square footage			Sqft	2,535	Pool		

	<input checked="" type="checkbox"/>	22	.77	8361 SANTA MARGARITA LN LA PALMA	\$554,000 04/29/2008	N/A N/A	N/A	2264 5 / 2.5	1965
Full Address 8361 SANTA MARGARITA LN, LA PALMA, CA 90623-2220 Hide Detail									
Owner Name HO SEAK CHANG / SOOK HEE CHANG									
Seller Name									
APN	262-222-17	Deed Type	Grant Deed	Number of Stories	N/A				
County	ORANGE, CA	Prior Deed Type	N/A	Bed	5				
1 st Mortgage	\$417,000	Land Use	SFR	Bath	N/A / N/A				
Assessed Value	\$413,779	Parking	N/A	Total Rooms	9				
Sale Price / Date	\$554,000 04/29/2008	Lot Area	4,900	Air Conditioning					
Prior Price / Date	N/A N/A	Year Built	1965	Fireplace	N/A				
Significance	Comparable proximity, age, and square footage	Sqft	2,264	Pool	POOL				

	<input checked="" type="checkbox"/>	23	.84	8392 EL PESCADOR LN LA PALMA	\$737,000 10/10/2007	\$329,000 05/24/2007	MAGO	2172 3 / 4	1966
Full Address 8392 EL PESCADOR LN, LA PALMA, CA 90623-2214 Hide Detail									
Owner Name YSON ERWIN H / CARREON ESTHER R									
Seller Name MAGO SHERRI									
APN	262-212-34	Deed Type	GRANT DEED	Number of Stories	2				
County	ORANGE, CA	Prior Deed Type	GRANT DEED	Bed	3				
1 st Mortgage	\$700,055	Land Use	SFR	Bath	3 / 1				
Assessed Value	\$126,297	Parking	N/A	Total Rooms	8				
Sale Price / Date	\$737,000 10/10/2007	Lot Area	5,000	Air Conditioning	CENTRAL				
Prior Price / Date	\$329,000 05/24/2007	Year Built	1966	Fireplace	2				
Significance	Property sold within 18 months	Sqft	2,172	Pool	POOL				
Legal Desc	N TR 6037 LOT 9								


	<input checked="" type="checkbox"/>	24	.98	5781 SHASTA CIR LA PALMA	\$543,000 03/05/2008	\$93,500 07/06/1978	CALL	2252 4 / 4	1971
Full Address 5781 SHASTA CIR, LA PALMA, CA 90623-1841 Hide Detail									
Owner Name CALL GLEN R / CALL SHANNON M									
Seller Name CALL FAMILY TRUST									
APN	263-251-32	Deed Type	GRANT DEED	Number of Stories	2				
County	ORANGE, CA	Prior Deed Type	DEED (REG)	Bed	4				
1 st Mortgage	\$417,000	Land Use	SFR	Bath	3 / 1				
Assessed Value	\$157,609	Parking	N/A	Total Rooms	8				
Sale Price / Date	\$543,000 03/05/2008	Lot Area	5,775	Air Conditioning	CENTRAL				
Prior Price / Date	\$93,500 07/06/1978	Year Built	1971	Fireplace	1				
Significance	Comparable proximity, age, and square footage	Sqft	2,252	Pool					
Legal Desc	N TR 6898 LOT 33								

[Show Checked](#) [Show all 62 comparables »](#)


Foreclosed Properties in Area

Map	Distance	Address City	Sale Price Date	Prior Price Date	Seller	Sqft Bed/Bath	Year Built		
	A	.26	4691 DANA DR LA PALMA	\$622,500 08/13/2007	\$309,000 03/27/2000	WASHINGTON	2291 4 / 4	1966	
Full Address 4691 DANA DR, LA PALMA, CA 90623-1610 Hide Detail									
Owner Name FULLON JOSE S C									
Seller Name WASHINGTON MUTUAL BANK FA									
APN	263-332-27	Deed Type	GRANT DEED	Number of Stories	3				
County	ORANGE, CA	Prior Deed Type	GRANT DEED	Bed	4				
1 st Mortgage	\$591,375	Land Use	SFR	Bath	3 / 1				


Assessed Value	\$354,478	Parking	N/A	Total Rooms	8
Sale Price / Date	\$622,500 08/13/2007	Lot Area	5,400	Air Conditioning	
Prior Price / Date	\$309,000 03/27/2000	Year Built	1966	Fireplace	1
Significance	Foreclosure	Sqft	2,291	Pool	POOL
Subdivision	6055	Tract	6055		

	B	.58	5262 IVYWOOD DR LA PALMA	\$655,000 10/17/2007	\$783,000 08/23/2005	CITIGROUP	2341 4 / 4	1983
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Full Address	5262 IVYWOOD DR, LA PALMA, CA 90623-1726						Hide Detail
Owner Name	BORDENAVE MARIO / BORDENAVE ALMA						
Seller Name	CITIGROUP MTG SERIES 2006-WMC1						
APN	263-633-02	Deed Type	GRANT DEED	Number of Stories	2		
County	ORANGE, CA	Prior Deed Type	GRANT DEED	Bed	4		
1 st Mortgage	\$281,000	Land Use	SFR	Bath	3 / 1		
Assessed Value	\$798,660	Parking	N/A	Total Rooms	8		
Sale Price / Date	\$655,000 10/17/2007	Lot Area	5,000	Air Conditioning			
Prior Price / Date	\$783,000 08/23/2005	Year Built	1983	Fireplace	N/A		
Significance	Foreclosure	Sqft	2,341	Pool			
Subdivision	11712	Tract	0117.12				

	C	.73	4702 AMBERWOOD AVE LA PALMA	\$600,000 10/02/2007	\$640,000 11/04/2004	NOMURA	2232 4 / 2	1966
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Full Address	4702 AMBERWOOD AVE, LA PALMA, CA 90623-1909						Hide Detail
Owner Name	NUNEZ GUIDO / ONATE LAURA						
Seller Name	NOMURA HOME SERIES 2006-FM2						
APN	262-263-12	Deed Type	GRANT DEED	Number of Stories	2		
County	ORANGE, CA	Prior Deed Type	GRANT DEED	Bed	4		
1 st Mortgage	\$417,000	Land Use	SFR	Bath	2 / N/A		
Assessed Value	\$665,856	Parking	N/A	Total Rooms	8		
Sale Price / Date	\$600,000 10/02/2007	Lot Area	4,840	Air Conditioning	CENTRAL		
Prior Price / Date	\$640,000 11/04/2004	Year Built	1966	Fireplace	1		
Significance	Foreclosure	Sqft	2,232	Pool			
Legal Desc	N TR 6044 LOT 13						

	D	.80	5191 DEL SOL CIR LA PALMA	\$570,000 01/08/2008	\$257,000 N/A	WACHOVIA	2279 5 / 4	1876
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Full Address	5191 DEL SOL CIR, LA PALMA, CA 90623-2210						Hide Detail
Owner Name	PATEL BALKRUSHNA / PATEL GEETA						
Seller Name	WACHOVIA MORTGAGE FSB						
APN	262-223-25	Deed Type	GRANT DEED	Number of Stories	2		
County	ORANGE, CA	Prior Deed Type	GRANT DEED	Bed	5		
1 st Mortgage	\$417,000	Land Use	SFR	Bath	3 / 1		
Assessed Value	\$306,290	Parking	N/A	Total Rooms	8		
Sale Price / Date	\$570,000 01/08/2008	Lot Area	4,900	Air Conditioning	CENTRAL		
Prior Price / Date	\$257,000 07/18/1997	Year Built	1876	Fireplace	1		
Significance	Foreclosure	Sqft	2,279	Pool	POOL		
Subdivision	5887	Tract	5887				

Possible Flips/Transfers in Area

Map	Distance	Address City	Sale Price Date	Prior Price Date	Seller Buyer	Doc No.
N/A	.37	4792 DONNA DR LA PALMA	\$785,000 08/21/2007	\$785,000 06/07/2007	FIGUERAS SALAZAR	554125
23	.84	8392 EL PESCADOR LN LA PALMA	\$737,000 10/10/2007	\$329,000 05/24/2007	MAGO YSON	664963

N/A	.53	4871 WINDSONG AVE LA PALMA	\$736,000 06/27/2007	\$736,000 06/27/2007	PARAGON LIN	426891
N/A	.45	7321 DEL MAR LN LA PALMA	\$734,000 06/14/2007	\$734,000 04/10/2007	SIRVA PLACENCIA	405171

Quit Claim Deed Properties in Area

None

Assessor Data for Neighborhood

Dist	Address	Prior Sales Date	Prior Sales Price	Last Sales Date	Last Sales Price	Assessed Values	Sqft	Year Built
SUBJECT	7622 ARROYO CIR	N/A	N/A	N/A	N/A	N/A	2,080	1969
.21	5021 SCOTT CIR	N/A	N/A	09/13/2007	\$725,000	\$100,329	2,054	1966
.26	4691 DANA DR	03/27/2000	\$309,000	08/13/2007	\$622,500	\$354,478	2,291	1966
.29	7381 RAMPART LN	07/28/2003	\$430,000	08/14/2007	\$624,000	\$456,212	1,785	1966
.33	7932 LOUISE LN	07/13/2001	\$360,000	11/19/2007	\$577,500	\$396,949	2,193	1968
.34	7581 MARK CIR	05/00/1986	\$182,000	10/02/2007	\$710,000	\$265,213	2,167	1967
.37	4792 DONNA DR	06/07/2007	\$785,000	08/21/2007	\$785,000	\$642,030	2,103	1968
.42	5222 DUMAINE DR	N/A	\$240,000	05/11/2007	\$655,000	\$304,468	1,785	1966
.45	7321 DEL MAR LN	04/10/2007	\$734,000	06/14/2007	\$734,000	\$299,737	1,785	1969
.49	5321 MARVIEW DR	12/10/2004	\$640,000	06/06/2007	\$735,000	\$665,856	2,057	1970
.51	5302 BARCELONA CIR	02/05/1998	\$232,500	01/30/2008	\$552,500	\$277,093	1,854	1968
.52	4682 ELBEN DR	N/A	\$54,000	05/10/2007	\$720,000	\$121,245	2,137	1973
.53	8071 MADIA CIR	N/A	N/A	03/03/2008	\$578,000	\$68,888	2,190	1966
.53	4871 WINDSONG AVE	06/27/2007	\$736,000	06/27/2007	\$736,000	\$73,460	2,099	1965
.54	5282 BRIDGEWOOD DR	N/A	N/A	08/02/2007	\$844,000	\$374,462	2,320	1983
.58	5262 IVYWOOD DR	08/23/2005	\$783,000	10/17/2007	\$655,000	\$798,660	2,341	1983

This data represents the Tax Assessments for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Possible Collusion between Buyer and Seller

None

Borrower Possibly Involved in Recent Transactions

None

Possible Foreclosures in Borrower's History

None

Detailed Subject Transaction History

Public records provided by vendor does not show a recorded document last 3 years.

Preforeclosures

[View Graph](#)

Dist	Street Name	City	Zip	County	Type	Transfer Date	NTDS Auction Date	Lender	Prev Sale Date
0.1783	Sharon Dr	La Palma	90623	CAOR	REO	11/30/2007	N/A	World Savings Bank FSB	11/25/1996
0.2187	Shirley Dr	La Palma	90623	CAOR	NTS	04/22/2008	05/08/2008	N/A	N/A
0.243	Sandy Cir	La Palma	90623	Orange	NOD	04/22/2008	N/A	WASHINGTON MUTUAL	N/A
0.2517	Lynn Cir	La Palma	90623	Orange	NOD	02/04/2008	N/A	LUNDAR YUH	N/A
0.2517	Lynn Cir	La Palma	90623	Orange	NOD	02/04/2008	N/A	LUNDAR YUH	N/A
0.256	Sharon Dr	La Palma	90623	Orange	NOD	03/03/2008	N/A	WASHINGTON MUTUAL	N/A
0.256	Lynn Cir	La Palma	90623	Orange	NOD	02/01/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.256	Lynn Cir	La Palma	90623	Orange	NOD	02/01/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.2666	Indigo Ln	La Palma	90623	CAOR	NTS	04/11/2008	04/29/2008	N/A	N/A

0.2684	Berton Cir	La Palma	90623	Orange	NOD	03/05/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.2989	Maroon Dr	La Palma	90623	CAOR	NOD	11/13/2007	N/A	Mortgage Electronic Registration Systems, Inc	N/A
0.2989	Maroon Dr	La Palma	90623	CAOR	NOD	11/13/2007	N/A	Mortgage Electronic Registration Systems, Inc	N/A
0.3405	Juniper Cir	La Palma	90623	Orange	NOD	01/30/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.3405	Juniper Cir	La Palma	90623	Orange	NOD	01/30/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.3511	Rampart Ln	La Palma	90623	Orange	NOD	03/21/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.3784	Blairwood Dr	La Palma	90623	Orange	NOD	02/04/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.3784	Blairwood Dr	La Palma	90623	Orange	NOD	02/04/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.5089	Windsong Ave	La Palma	90623	CAOR	NOD	01/23/2008	N/A	LITTON LN SVCNG LP	08/09/2006
0.5089	Windsong Ave	La Palma	90623	CAOR	NOD	01/23/2008	N/A	LITTON LN SVCNG LP	08/09/2006
0.5164	Sorrento Cir	La Palma	90623	CAOR	NTS	04/15/2008	05/01/2008	N/A	N/A
0.5543	Bellhaven St	La Palma	90623	CAOR	NTS	01/17/2008	02/08/2008	N/A	12/06/2000
0.5543	Bellhaven St	La Palma	90623	CAOR	NTS	01/17/2008	02/08/2008	N/A	12/06/2000
0.6046	Regency St	La Palma	90623	Orange	NOD	04/22/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.6089	Wickham Ln	La Palma	90623	Orange	NOD	02/08/2008	N/A	EMC Mortgage Corporation	N/A
0.6406	Verner Dr	La Palma	90623	Orange	NOD	04/09/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.6549	Verner Dr	La Palma	90623	Orange	NOD	04/17/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.6649	Somerset Cir	La Palma	90623	Orange	NOD	02/04/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.6661	Montclair Cir	La Palma	90623	CAOR	NOD	01/10/2008	N/A	Mortgage Electronic Registration Systems, Inc	N/A
0.6661	Montclair Cir	La Palma	90623	CAOR	NOD	01/10/2008	N/A	Mortgage Electronic Registration Systems, Inc	N/A
0.686	Festival Cir	La Palma	90623	Orange	NOD	02/25/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.7127	La Luna Dr	La Palma	90623	CAOR	NTS	04/11/2008	05/07/2008	N/A	N/A
0.7208	Cartagena Cir	La Palma	90623	CAOR	NTS	04/07/2008	04/23/2008	N/A	N/A
0.7699	Byrne Dr	La Palma	90623	Orange	NOD	02/22/2008	N/A	EMC Mortgage Corporation	N/A
0.7724	Fir Cir	La Palma	90623	CAOR	NOD	12/31/2007	N/A	Mortgage Electronic Registration Systems, Inc	N/A
0.7724	Fir Cir	La Palma	90623	CAOR	NOD	12/31/2007	N/A	Mortgage Electronic Registration Systems, Inc	N/A
0.8681	Del Sur Cir	La Palma	90623	Orange	NOD	03/11/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.9258	Brian Ln	La Palma	90623	CAOR	REO	01/22/2008	01/09/2008	AMERICAN STERLING BANK	N/A
0.937	Stratford Cir	La Palma	90623	Orange	NOD	01/22/2008	N/A	Ace Securities Corp 2007-He4	02/02/2006
0.937	Stratford Cir	La Palma	90623	Orange	NOD	01/22/2008	N/A	Ace Securities Corp 2007-He4	02/02/2006
0.9669	Vinevale Cir	La Palma	90623	CAOR	NOD	12/10/2007	N/A	Mortgage Electronic Registration Systems, Inc	N/A
0.9669	Vinevale Cir	La Palma	90623	CAOR	NOD	12/10/2007	N/A	Mortgage Electronic Registration Systems, Inc	N/A
0.9731	Via Brenda	La Palma	90623	Orange	NOD	01/31/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.9731	Via Brenda	La Palma	90623	Orange	NOD	01/31/2008	N/A	Mortgage Electronic Registration Systems	N/A
0.9992	Via Brenda	La Palma	90623	Orange	NOD	03/25/2008	N/A	Mortgage Electronic Registration Systems	N/A

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