

Report Date: 09/20/2023

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

124 HEDGE BLOOM, IRVINE CA 92618

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$850,708	\$894,325	\$940,178	H	0.05

REPORT RECENT SALES

ADDRESS	124 HEDGE BLOOM	CITY	IRVINE	COUNTY	059
STATE	CA	ZIP	92618	SALE DATE	
SALE PRICE		LIVING AREA	1,205	LOT SIZE	
BEDROOMS	2	BATHROOMS	3.00	APN	93474736
ASSESSED TAX	\$	PROPERTY TAX	\$8,557	CODE STD	RCON
YEAR BUILT	2010	PRICE SQFT		GARAGE	Y
LATITUDE	33.687428	LONGITUDE	117.744854	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 8 ] 32 HEDGE BLOOM , IRVINE CA 92618

ADDRESS	32 HEDGE BLOOM	CITY	IRVINE	COUNTY	059
STATE	CA	ZIP	92618	SALE DATE	08/16/2022
SALE PRICE	\$835,000	LIVING AREA	1,205	LOT SIZE	
BEDROOMS	2	BATHROOMS	3.00	APN	93474762
ASSESSED TAX	\$	PROPERTY TAX	\$8,080	CODE STD	RCON
YEAR BUILT	2010	PRICE SQFT	692.95	GARAGE	Y
LATITUDE	33.686759	LONGITUDE	117.745960	DISTANCE	0.0786

[ 2 / 8 ] 35 PEONY , IRVINE CA 92618

ADDRESS	35 PEONY	CITY	IRVINE	COUNTY	059
STATE	CA	ZIP	92618	SALE DATE	04/24/2023
SALE PRICE	\$988,000	LIVING AREA	1,664	LOT SIZE	

<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	3.00	<b>APN</b>	93474877
<b>ASSESSED TAX</b>	\$646,999	<b>PROPERTY TAX</b>	\$9,212	<b>CODE STD</b>	RCON
<b>YEAR BUILT</b>	2010	<b>PRICE SQFT</b>	593.75	<b>GARAGE</b>	Y
<b>LATITUDE</b>	33.687403	<b>LONGITUDE</b>	117.747020	<b>DISTANCE</b>	0.1245

### [ 3 / 8 ] 109 SASH , IRVINE CA 92618

<b>ADDRESS</b>	109 SASH	<b>CITY</b>	IRVINE	<b>COUNTY</b>	059
<b>STATE</b>	CA	<b>ZIP</b>	92618	<b>SALE DATE</b>	05/16/2023
<b>SALE PRICE</b>	\$929,990	<b>LIVING AREA</b>	2,133	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$9,764	<b>CODE STD</b>	RCON
<b>YEAR BUILT</b>	2023	<b>PRICE SQFT</b>	436.00	<b>GARAGE</b>	Y
<b>LATITUDE</b>	33.685400	<b>LONGITUDE</b>	117.742500	<b>DISTANCE</b>	0.1948

### [ 4 / 8 ] 243 SASH , IRVINE CA 92618

<b>ADDRESS</b>	243 SASH	<b>CITY</b>	IRVINE	<b>COUNTY</b>	059
<b>STATE</b>	CA	<b>ZIP</b>	92618	<b>SALE DATE</b>	05/23/2023
<b>SALE PRICE</b>	\$882,990	<b>LIVING AREA</b>	1,733	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$9,279	<b>CODE STD</b>	RCON
<b>YEAR BUILT</b>	2023	<b>PRICE SQFT</b>	509.52	<b>GARAGE</b>	Y
<b>LATITUDE</b>	33.685400	<b>LONGITUDE</b>	117.742500	<b>DISTANCE</b>	0.1948

### [ 5 / 8 ] 193 SASH , IRVINE CA 92618

<b>ADDRESS</b>	193 SASH	<b>CITY</b>	IRVINE	<b>COUNTY</b>	059
<b>STATE</b>	CA	<b>ZIP</b>	92618	<b>SALE DATE</b>	05/29/2023
<b>SALE PRICE</b>	\$876,207	<b>LIVING AREA</b>	1,466	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$13,142	<b>CODE STD</b>	RCON
<b>YEAR BUILT</b>	2023	<b>PRICE SQFT</b>	597.69	<b>GARAGE</b>	Y
<b>LATITUDE</b>	33.685400	<b>LONGITUDE</b>	117.742500	<b>DISTANCE</b>	0.1948

### [ 6 / 8 ] 247 SASH , IRVINE CA 92618

<b>ADDRESS</b>	247 SASH	<b>CITY</b>	IRVINE	<b>COUNTY</b>	059
<b>STATE</b>	CA	<b>ZIP</b>	92618	<b>SALE DATE</b>	05/16/2023
<b>SALE PRICE</b>	\$905,709	<b>LIVING AREA</b>	1,756	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$9,518	<b>CODE STD</b>	RCON
<b>YEAR BUILT</b>	2023	<b>PRICE SQFT</b>	515.78	<b>GARAGE</b>	Y
<b>LATITUDE</b>	33.685400	<b>LONGITUDE</b>	117.742500	<b>DISTANCE</b>	0.1948

### [ 7 / 8 ] 233 SASH , IRVINE CA 92618

<b>ADDRESS</b>	233 SASH	<b>CITY</b>	IRVINE	<b>COUNTY</b>	059
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<b>STATE</b>	CA	<b>ZIP</b>	92618	<b>SALE DATE</b>	04/25/2023
<b>SALE PRICE</b>	\$879,990	<b>LIVING AREA</b>	1,756	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$6,984	<b>CODE STD</b>	RCON
<b>YEAR BUILT</b>	2023	<b>PRICE SQFT</b>	501.13	<b>GARAGE</b>	Y
<b>LATITUDE</b>	33.685400	<b>LONGITUDE</b>	117.742500	<b>DISTANCE</b>	0.1948
<b>[ 8 / 8 ] 235 SASH , IRVINE CA 92618</b>					
<b>ADDRESS</b>	235 SASH	<b>CITY</b>	IRVINE	<b>COUNTY</b>	059
<b>STATE</b>	CA	<b>ZIP</b>	92618	<b>SALE DATE</b>	05/05/2023
<b>SALE PRICE</b>	\$874,990	<b>LIVING AREA</b>	1,755	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$13,124	<b>CODE STD</b>	RCON
<b>YEAR BUILT</b>	2023	<b>PRICE SQFT</b>	498.57	<b>GARAGE</b>	Y
<b>LATITUDE</b>	33.685400	<b>LONGITUDE</b>	117.742500	<b>DISTANCE</b>	0.1948

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