

Report Date: 01/05/2024

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	\$860,676	\$904,804	\$951,194	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	\$8,678	CODE STD	RCON
YEAR BUILT	2010	PRICE SQFT		GARAGE	Y
LATITUDE	33.687428	LONGITUDE	117.744854	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 7] 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	
BEDROOMS	2	BATHROOMS	3.00	APN	93474877
ASSESSED TAX	\$	PROPERTY TAX	\$9,350	CODE STD	RCON
YEAR BUILT	2010	PRICE SQFT	593.75	GARAGE	Y
LATITUDE	33.687403	LONGITUDE	117.747020	DISTANCE	0.1245

[2 / 7] 157 MAGNET , IRVINE CA 92618

ADDRESS	157 MAGNET	CITY	IRVINE	COUNTY	059
STATE	CA	ZIP	92618	SALE DATE	04/15/2023
SALE PRICE	\$935,000	LIVING AREA	1,425	LOT SIZE	

BEDROOMS	2	BATHROOMS	3.00	APN	93022304
ASSESSED TAX	\$	PROPERTY TAX	\$12,179	CODE STD	RCON
YEAR BUILT	2017	PRICE SQFT	656.14	GARAGE	Y
LATITUDE	33.684759	LONGITUDE	117.741503	DISTANCE	0.2667

[3 / 7] 216 HARRINGAY , IRVINE CA 92618

ADDRESS	216 HARRINGAY	CITY	IRVINE	COUNTY	059
STATE	CA	ZIP	92618	SALE DATE	05/16/2023
SALE PRICE	\$1,021,000	LIVING AREA	1,755	LOT SIZE	2,999
BEDROOMS	2	BATHROOMS	3.00	APN	93021145
ASSESSED TAX	\$	PROPERTY TAX	\$13,315	CODE STD	RCON
YEAR BUILT	2018	PRICE SQFT	581.77	GARAGE	Y
LATITUDE	33.686498	LONGITUDE	117.740142	DISTANCE	0.2784

[4 / 7] 132 CADENCE , IRVINE CA 92618

ADDRESS	132 CADENCE	CITY	IRVINE	COUNTY	059
STATE	CA	ZIP	92618	SALE DATE	03/16/2023
SALE PRICE	\$925,000	LIVING AREA	1,425	LOT SIZE	
BEDROOMS	2	BATHROOMS	3.00	APN	93022353
ASSESSED TAX	\$	PROPERTY TAX	\$12,607	CODE STD	RCON
YEAR BUILT	2018	PRICE SQFT	649.12	GARAGE	Y
LATITUDE	33.684773	LONGITUDE	117.740882	DISTANCE	0.2929

[5 / 7] 292 HARRINGAY , IRVINE CA 92618

ADDRESS	292 HARRINGAY	CITY	IRVINE	COUNTY	059
STATE	CA	ZIP	92618	SALE DATE	05/31/2023
SALE PRICE	\$950,000	LIVING AREA	1,755	LOT SIZE	
BEDROOMS	2	BATHROOMS	3.00	APN	93021124
ASSESSED TAX	\$	PROPERTY TAX	\$12,789	CODE STD	RCON
YEAR BUILT	0	PRICE SQFT	541.31	GARAGE	Y
LATITUDE	33.687234	LONGITUDE	117.739760	DISTANCE	0.2932

[6 / 7] 118 NOVEL , IRVINE CA 92618

ADDRESS	118 NOVEL	CITY	IRVINE	COUNTY	059
STATE	CA	ZIP	92618	SALE DATE	05/16/2023
SALE PRICE	\$770,000	LIVING AREA	1,320	LOT SIZE	799
BEDROOMS	1	BATHROOMS	2.00	APN	93001104
ASSESSED TAX	\$589,136	PROPERTY TAX	\$10,368	CODE STD	RCON
YEAR BUILT	2019	PRICE SQFT	583.33	GARAGE	Y
LATITUDE	33.690150	LONGITUDE	117.738737	DISTANCE	0.3988

[7 / 7] 34 CALYPSO , IRVINE CA 92618

ADDRESS	34 CALYPSO	CITY	IRVINE	COUNTY	059
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STATE	CA	ZIP	92618	SALE DATE	02/14/2023
SALE PRICE	\$775,000	LIVING AREA	1,114	LOT SIZE	
BEDROOMS	1	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$6,995	CODE STD	RCON
YEAR BUILT	2009	PRICE SQFT	695.69	GARAGE	Y
LATITUDE	33.692701	LONGITUDE	117.741020	DISTANCE	0.4258

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