



VeroVALUE Valuation Report

SUBJECT PROPERTY:124 HEDGE BLOOM
IRVINE, CA, 92618OWNER OF RECORD:

BARTOLOME REVOCABLE LIVING TRUST

VEROVALUE	\$844,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$792,000 to \$896,000	93	0.07

SUBJECT PROPERTY INFORMATION

APN:	934-747-36	YEAR BUILT:	2010	POOL:	N
LIVING SF:	1,206	BEDROOMS:	2	FIREPLACE:	0
LOT SF:		BATHROOMS:	3.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$585,099	COUNTY:	ORANGE	STORIES:	
ASS'D VALUE: IMPROVEMENTS:	\$189,023	LAND USE:	CONDO	A/C:	
ASS'D VALUE: LAND:	\$396,076	CENSUS TRACT:	052432	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	11-MAY-2017	\$535,000	\$248,000	LIN JEMA CHUN PING	BARTOLOME BART IAN:BARTOLOME ROWENA E
2	13-OCT-2010	\$414,500	\$	WILLIAM LYON HOMES INC	LIN JEMA CHUN PING

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	162 NATURE WALK	0.75	\$935,000	01-SEP-2023	1,131		2	2.00	2018
2	50 EVENING SUN	0.83	\$832,500	24-AUG-2023	1,182		2	2.00	2015
3	133 TUBEFLOWER	0.44	\$900,000	04-AUG-2023	1,234		2	3.00	2017
4	7 ICEBERG ROSE	0.85	\$990,000	02-AUG-2023	1,175	1,000	2	3.00	2005
5	53 GRANITE PATH	0.62	\$938,000	25-JUL-2023	1,182	2,000	2	2.00	2015
6	63 BAY LAUREL	0.78	\$865,000	14-JUL-2023	1,171		2	3.00	2016

Detailed property information is provided on the next page.

MARKET DATA DETAIL**1** 162 NATURE WALK

OWNER:

DISTANCE (MI): 0.75

SALE PRICE:	\$935,000	APN:	930-013-92	YR BUILT:	2018	POOL:	N
SALE DATE:	01-SEP-2023	LIVING SF:	1,131	BED:	2	FP:	0
PRIOR SALE PRICE:	\$768,000	LOT SF:		BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	23-APR-2018	ASS'D TOTAL:	\$652,073	COUNTY:	ORANGE	STORIES:	
		ASS'D IMPROV:	\$238,855	LAND USE:	CONDO	A/C:	
		ASS'D LAND:	\$413,218	CENSUS:	052432	VIEW:	

2 50 EVENING SUN

OWNER: OPENDOOR PROPERTY TRUST

DISTANCE (MI): 0.83

SALE PRICE:	\$832,500	APN:	931-320-34	YR BUILT:	2015	POOL:	N
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SALE DATE:	24-AUG-2023	LIVING SF:	1,182	BED:	2	FP:	0
PRIOR SALE PRICE:	\$532,000	LOT SF:		BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	30-JUL-2015	ASS'D TOTAL:	\$593,036	COUNTY:	ORANGE	STORIES:	
		ASS'D IMPROV:	\$208,886	LAND USE:	CONDO	A/C:	
		ASS'D LAND:	\$384,150	CENSUS:	052433	VIEW:	

3 133 TUBEFLOWER OWNER: DISTANCE (MI): 0.44

SALE PRICE:	\$900,000	APN:	931-335-82	YR BUILT:	2017	POOL:	N
SALE DATE:	04-AUG-2023	LIVING SF:	1,234	BED:	2	FP:	0
PRIOR SALE PRICE:	\$542,500	LOT SF:		BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	29-NOV-2017	ASS'D TOTAL:	\$581,183	COUNTY:	ORANGE	STORIES:	
		ASS'D IMPROV:	\$217,846	LAND USE:	CONDO	A/C:	
		ASS'D LAND:	\$363,337	CENSUS:	052439	VIEW:	

4 7 ICEBERG ROSE OWNER: 7 ORANGE LLC DISTANCE (MI): 0.85

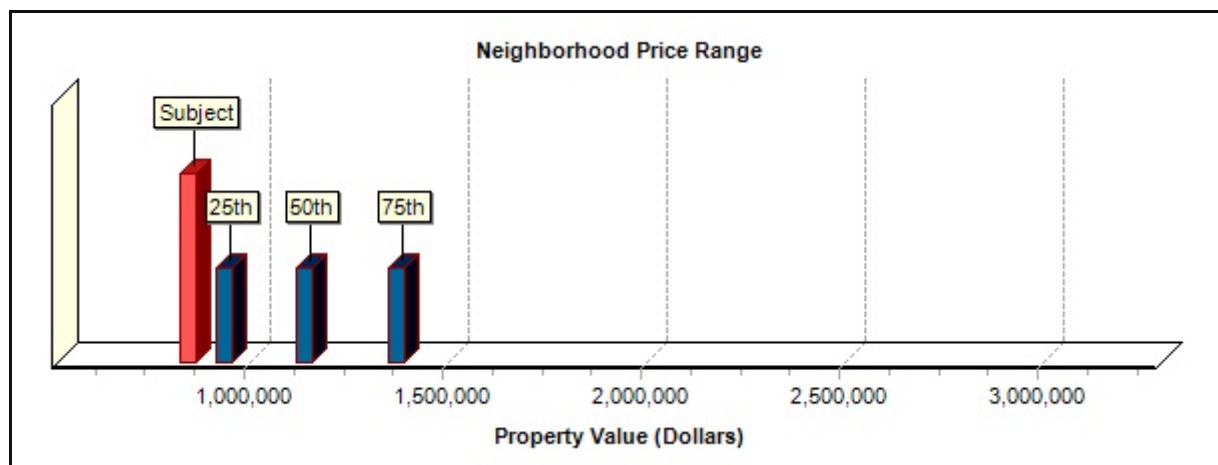
SALE PRICE:	\$990,000	APN:	935-456-97	YR BUILT:	2005	POOL:	N
SALE DATE:	02-AUG-2023	LIVING SF:	1,175	BED:	2	FP:	0
PRIOR SALE PRICE:	\$550,000	LOT SF:	1,000	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	08-AUG-2014	ASS'D TOTAL:	\$622,888	COUNTY:	ORANGE	STORIES:	
		ASS'D IMPROV:	\$193,051	LAND USE:	CONDO	A/C:	
		ASS'D LAND:	\$429,837	CENSUS:	052432	VIEW:	

5 53 GRANITE PATH OWNER: LYEW JAN DISTANCE (MI): 0.62

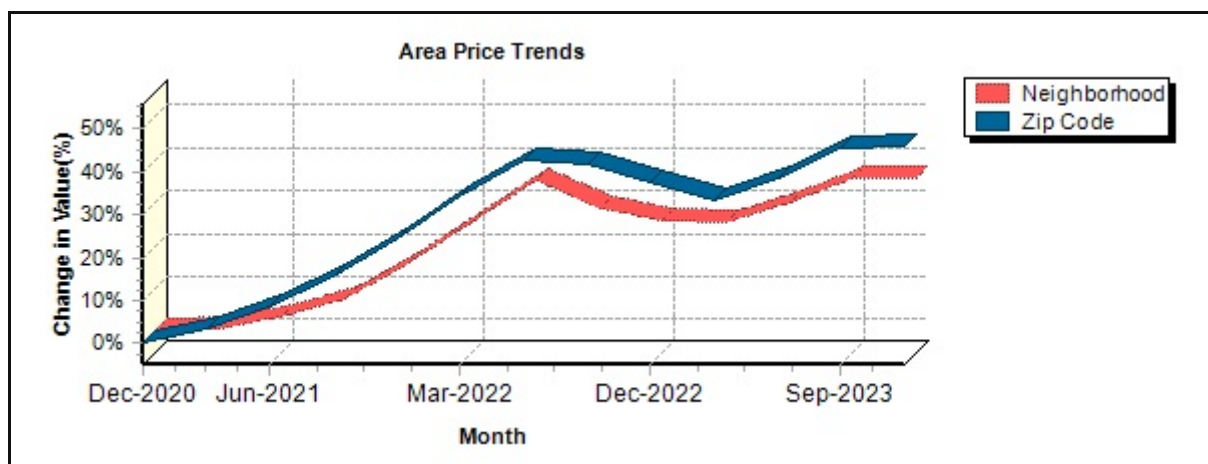
SALE PRICE:	\$938,000	APN:	931-330-16	YR BUILT:	2015	POOL:	N
SALE DATE:	25-JUL-2023	LIVING SF:	1,182	BED:	2	FP:	0
PRIOR SALE PRICE:	\$610,000	LOT SF:	2,000	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	24-SEP-2019	ASS'D TOTAL:	\$628,645	COUNTY:	ORANGE	STORIES:	
		ASS'D IMPROV:	\$220,545	LAND USE:	CONDO	A/C:	
		ASS'D LAND:	\$408,100	CENSUS:	052433	VIEW:	

6 63 BAY LAUREL OWNER: CHENG JASPER DISTANCE (MI): 0.78

SALE PRICE:	\$865,000	APN:	931-321-51	YR BUILT:	2016	POOL:	N
SALE DATE:	14-JUL-2023	LIVING SF:	1,171	BED:	2	FP:	0
PRIOR SALE PRICE:	\$615,000	LOT SF:		BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	30-MAR-2020	ASS'D TOTAL:	\$633,798	COUNTY:	ORANGE	STORIES:	
		ASS'D IMPROV:	\$207,486	LAND USE:	CONDO	A/C:	
		ASS'D LAND:	\$426,312	CENSUS:	052433	VIEW:	



The price range of **condominiums** in the subject property's neighborhood is from a low of \$520,000 to a high of \$3,295,000, with a median price of \$1,139,000. The subject property is valued at \$844,000 and is ranked at the 10 percentile, meaning that 10% of the **condominiums** in the subject's neighborhood are valued less than the subject property.



Price changes for **condominiums** in the subject property's zip code (**92618**) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

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