

Valuation Summary

Estimated Value

\$783,000

Estimated Value Range

\$703,000 - \$814,000

Forecast Standard Deviation

4

Valuation Successful

Confidence Score

75

Last Market Sale		Prior Market Sale		Current Listing Status
Seller:	Wu Family Trust	Seller:	Bacsikin, R Scott	There is no listing data available.
Buyer:	Ting Hsin-Yu / Hong Allison	Buyer:	Wu Family Trust	
Sale Date:	07/18/2023	Sale Date:	06/24/2008	
Rec Date:	08/09/2023	Rec Date:	07/18/2008	
Sale Price:	\$685,000	Sale Price:	\$355,000	

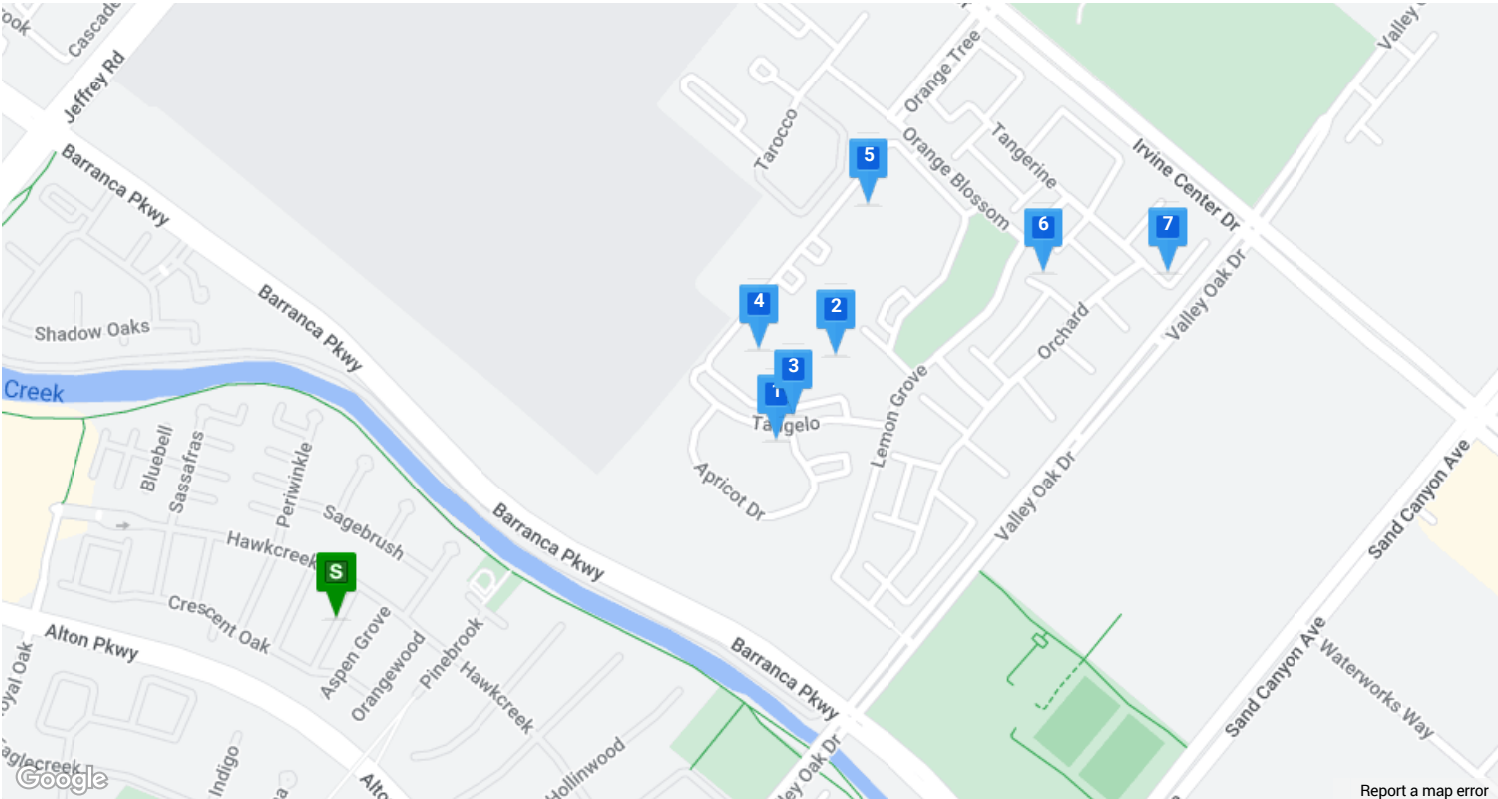
Property Details

Land Use:	Condominium	Bedrooms:	1	Living Area:	890 Sq. Ft.	Year Built / Eff:	2000 / 2000
Zoning:		Baths (F / H):	1 / 1	Lot Area:		Stories:	
Subdiv / Tct:	Oak Park/Oak Creek Village / 15785	Total Rooms:	0	Basement:		Parking Type:	Garage
Style:		Pool:		Cooling:	Central	Garage #:	2
Exterior Wall:		Fireplace:		Heating:	Forced Air	Price / Sq. Ft.:	\$770

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.4		407 Tangelo, Irvine, CA 92618	01/12/2024	\$681,000			1,023	\$666	2 / 2	0	41
2	0.4		200 Tangelo, Irvine, CA 92618	05/19/2024	\$675,000			952	\$709	2 / 2	1,000	47
3	0.4		324 Tangelo, Irvine, CA 92618	07/10/2023	\$51,818			868	\$60	2 / 2	0	47
4	0.4		124 Tangelo, Irvine, CA 92618	05/24/2013	\$320,000			868	\$369	2 / 1	0	46
5	0.5		61 Orange Blossom, Irvine, CA 92618	01/19/2024	\$599,000			814	\$736	1 / 1	37,949,472	48
6	0.6		81 Orchard, Irvine, CA 92618	02/26/2007	\$535,000			964	\$555	2 / 2	2,739	47
7	0.7	D	2 Tangerine, Irvine, CA 92618	01/08/2024	\$820,000			964	\$851	2 / 2	2,988	47

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comparable Sales

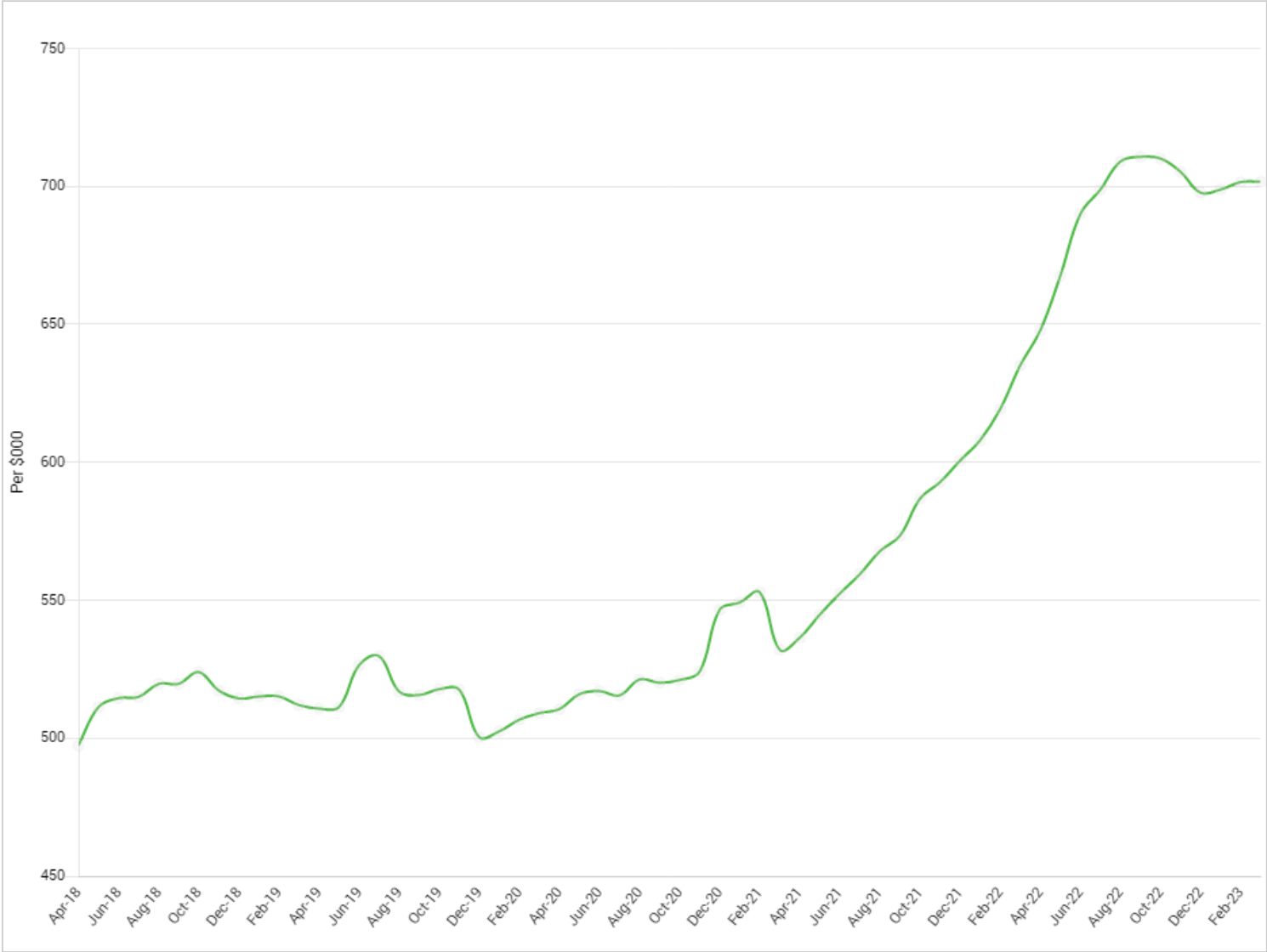



Subject Property Comparables

Market Trends - Irvine, CA (92618)



5 Year Value Trend



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