

Valuation - Quantarium Full Report



625 S LAURINDA LN

ORANGE CA 92869 ORANGE COUNTY

Estimate Value	\$ 847,910		
Type	Single Family Residential	Sq.Ft.	1,901
Owner Occupied	Yes	Beds Full Baths	4 2

Report Generated: Jun 04, 2021

PROPERTY DETAILS

Property Basics

Property Type	Single Family Residential	Year Built ACT EFF	1962 N/A
Beds	4	Parcel (APN)	094-532-21
Full Baths Partial Baths	2 0	Zoning	N/A
Building SQFT(Main Bldg Ind)	1,901 (Living Area)	No. Of Units	0
Lot Size SQFT	8,100	View	N/A
No. Of Stories	1	Fire Place	N/A
Garage	Yes	pool	Pool (yes)
Owners	FLIEGLER, HENRY; HENRY FLIEGLER REVOCABLE TRUST		
Legal Description	N TR 3521 BLK LOT 17		

Assessment & Tax

Market Value Year	0	Assessment Year	2020
Market Value Land	\$	Assessed Land Value	\$ 48,046
Market Value Improvement	\$	Assessed Value Improvement	\$ 95,409
Market Value Total	\$	Assessed Value Total	\$ 143,455
Tax Amount Tax Year	\$ 1788 2020	Tax Exemption Codes	N/A
Tax Delinq Year	N/A	Tax Rate Code Area	8-006
CA Homeowner's Exemption	H		

Sale & Loan

Last Sale Amount	\$	Last Transfer Amount	N/A
Last Sale Date	N/A	Last Transfer Date	04/27/2006
Last Sale Document Number	N/A	Last Transfer Document Number	2006000474372
Last Sale Document Type	N/A	Last Transfer Document Type	Intrafamily Transfer & Dissolution
Loan Amount	\$	Loan Date	
Loan Type		Loan Interest Rate	0 %
Loan Term	Months	Loan Rate Type	

PROPERTY VALUATION

Estimated: 06/02/2021

\$ 800,789

\$ 847,910

\$ 910,551

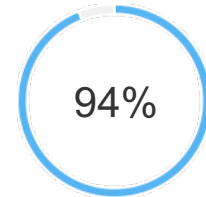


Low Range

Quantarium Value

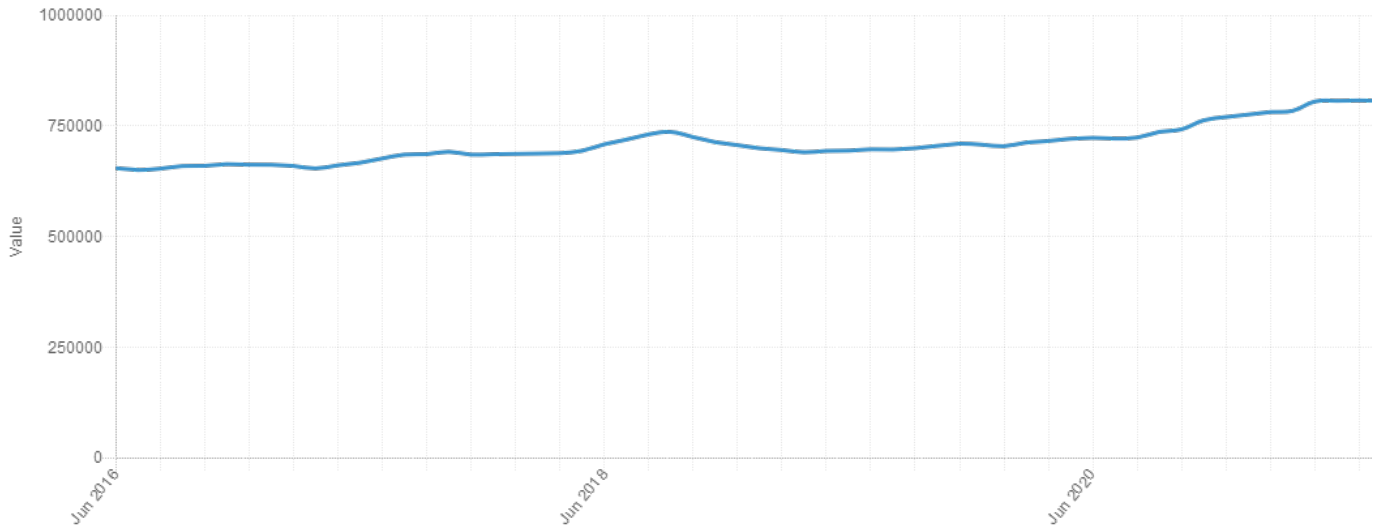
High Range

Confidence Score



FSD: 6%

Property Valuation

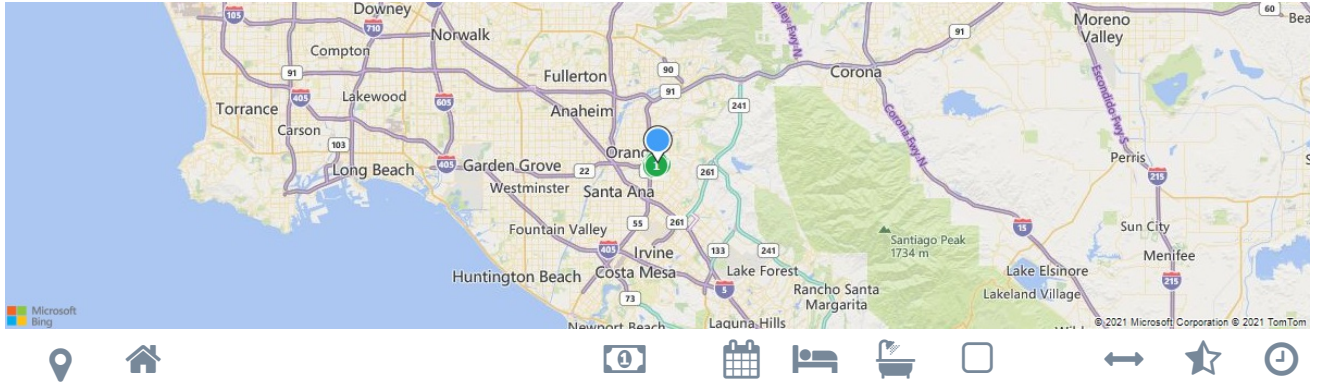


The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation methods. The **FSD** (Forecast Standard Deviation) score is defined by Freddie Mac, and can be thought of as the probability that the valuation falls within a statistical range of the true value.

Quantarium Value is not a guarantee of a property's value (see Disclaimers for further details).

COMPARABLE PROPERTY SALES

Comparable nearby sales are a major factor used by the Quantarium Value to estimate the value of a property.

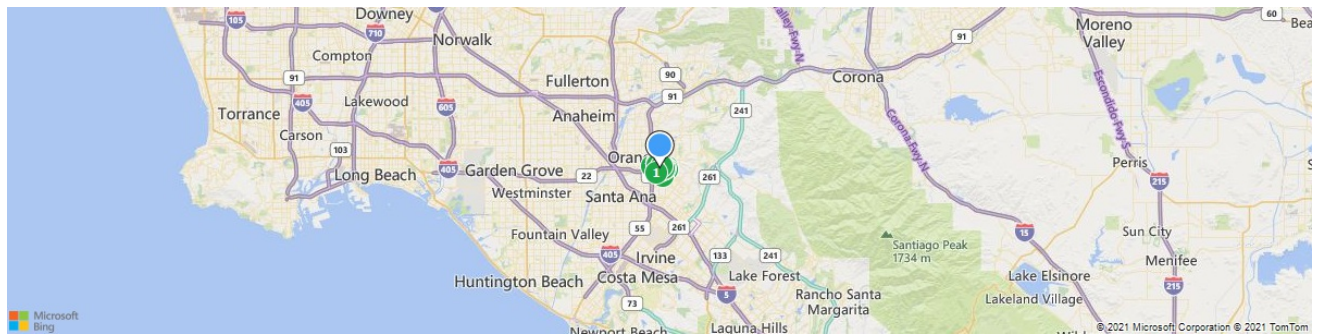


#	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Distance	Score	Year Built
	625 S LAURINDA LN, ORANGE, CA 92869	\$ 847,910	--	4	2	1901	--	--	1962
1	626 S LAURINDA LN, ORANGE, CA 92869	\$ 840,000	02/09/2021	3	2	1732	0.03	93	1962
2	516 S LAURINDA LN, ORANGE, CA 92869	\$ 949,500	12/28/2020	4	3	1972	0.18	85	1962
3	3018 E HARTFORD RD, ORANGE, CA 92869	\$ 989,000	04/21/2021	4	3	2334	0.17	83	1962
4	728 S LAURINDA LN, ORANGE, CA 92869	\$ 885,000	10/05/2020	4	2	2005	0.08	81	1962
5	508 S LAURINDA LN, ORANGE, CA 92869	\$ 810,000	11/18/2020	4	2	2074	0.20	78	1962
6	3237 E GAINSBOROUGH RD, ORANGE, CA 92869	\$ 800,000	01/14/2021	3	2	1908	0.19	76	1962
7	467 S LAURINDA LN, ORANGE, CA 92869	\$ 901,500	01/19/2021	4	2	1933	0.25	76	1963
8	3041 E GARNET LN, ORANGE, CA 92869	\$ 1,050,000	12/03/2020	4	2	2005	0.09	76	1962
9	654 S COATE RD, ORANGE, CA 92869	\$ 875,000	11/05/2020	4	3	2466	0.03	71	1962
10	771 S ROSALIND DR, ORANGE, CA 92869	\$ 835,000	12/04/2020	4	3	2214	0.26	70	1965
11	3041 E RUTH PL, ORANGE, CA 92869	\$ 840,000	01/21/2021	4	2	1909	0.30	67	1963
12	787 S LAURINDA LN, ORANGE, CA 92869	\$ 811,000	02/16/2021	3	3	2383	0.15	66	1962
13	2524 E LARKSTONE DR, ORANGE, CA 92869	\$ 769,000	10/15/2020	3	2	1703	0.26	64	1962
14	12902 LORETTA DR, SANTA ANA, CA 92705	\$ 852,500	04/23/2021	5	2	1479	0.27	63	1954
15	524 S LORETTA DR, ORANGE, CA 92869	\$ 710,000	12/28/2020	3	1	1699	0.28	61	1956
Median Comparables		\$ 840,000	12/28/2020	4	2	1972	0.19	76	1962
Median Sales Price per Sq Ft		\$ 440							

The Comparable Property Sales chart is produced by using artificial intelligence to analyze a data set that contains the last 5 years of property sales within 3 miles of the subject property. Each property in this data set is evaluated on multiple factors such as square footage, bedrooms, bathrooms, lot size and more to arrive at a 'Relevance Score'. Comparable properties are then ordered from most similar to least similar for comparison purposes.

COMPARABLE PROPERTY LISTING

Comparable nearby listings are a major factor used by the Quantarium Value to estimate the value of a property.



#	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Distance	Score	Year Built
	625 S LAURINDA LN, ORANGE, CA 92869	\$	-	4	2	1901	-	-	1962
1	12902 LORETTA DR, SANTA ANA, CA 92705	\$ 880,000	05/19/2021	4	2	1504	0.28	66	1952
2	3205 E RUTH PL, ORANGE, CA 92869	\$ 929,999	04/30/2021	5	3	2049	0.33	63	1963
3	388 S WHEELER PL, ORANGE, CA 92869	\$ 839,000	05/28/2021	4	2	1937	0.37	58	1964
4	3307 E RUTH PL, ORANGE, CA 92869	\$ 850,000	04/29/2021	3	2	1837	0.37	58	1964
5	572 S OLYMPIA WAY, ORANGE, CA 92869	\$ 1,100,000	05/17/2021	4	2	2307	0.36	56	1961
6	3100 E LARKSTONE DR, ORANGE, CA 92869	\$ 1,100,000	04/29/2021	4	4	2800	0.09	54	1961
7	2724 E ROBERTA DR, ORANGE, CA 92869	\$ 894,100	05/29/2021	3	2	1834	0.42	53	1964
8	542 S SWIDLER PL, ORANGE, CA 92869	\$ 895,500	05/19/2021	4	2	1827	0.44	50	1960
9	2717 E PALMYRA AVE, ORANGE, CA 92869	\$ 825,000	05/19/2021	3	2	1814	0.50	45	1963
10	13162 SHASTA WAY, SANTA ANA, CA 92705	\$ 915,000	05/17/2021	3	2	1592	0.53	42	1964
11	438 S JENNIFER LN, ORANGE, CA 92869	\$ 899,900	05/04/2021	3	3	1850	0.58	39	1975
12	3222 E PALMYRA AVE, ORANGE, CA 92869	\$ 984,900	04/29/2021	4	3	2588	0.48	39	1963
13	650 S CHIPWOOD ST, ORANGE, CA 92869	\$ 1,010,000	04/27/2021	4	2	1687	0.59	39	1963
14	373 S MERELET LN, ORANGE, CA 92869	\$ 998,000	04/17/2021	4	3	2781	0.42	39	1963
15	3903 E LYNNWOOD AVE, ORANGE, CA 92869	\$ 850,000	05/13/2021	4	2	1687	0.63	37	1963
Median Comparables		\$ 899,900	05/13/2021	4	2	1837	0.42	50	1963
Median Sales Price per Sq Ft		\$ 477							

The Comparable Property Listings chart is produced by using artificial intelligence to analyze a data set that contains the last 5 years of property sales within 3 miles of the subject property. Each property in this data set is evaluated on multiple factors such as square footage, bedrooms, bathrooms, lot size and more to arrive at a 'Relevance Score'. Comparable properties are then ordered from most similar to least similar for comparison purposes.

TRANSACTION HISTORY



7/17/2006
Resale



7/17/2006
Resale



07/17/2006 Resale

Recording Date	07/17/2006	Lender	N/A
Transaction Type	Resale	Title Co	ACCOMMODATION
Value	N/A	1st Loan Amount	N/A
Doc Type	Grant Deed	2nd Loan Amount	N/A
Doc#	2006000474371	Loan Type	N/A
Seller	FLIEGLER,JUNE P & HENRY	Rate Type	N/A
Buyer/Borrower	FLIEGLER,HENRY	Loan Doc #	N/A



07/17/2006 Resale

Recording Date	07/17/2006	Lender	N/A
Transaction Type	Resale	Title Co	ACCOMMODATION
Value	N/A	1st Loan Amount	N/A
Doc Type	Quitclaim	2nd Loan Amount	N/A
Doc#	2006000474372	Loan Type	N/A
Seller	FLIEGLER,HENRY	Rate Type	N/A
Buyer/Borrower	FLIEGLER,HENRY HENRY FLIEGLER REVOCABLE TRUST	Loan Doc #	N/A

PRICE AND LISTING HISTORY

Price and Listing History provides changes in price over time for the specified property, where available.

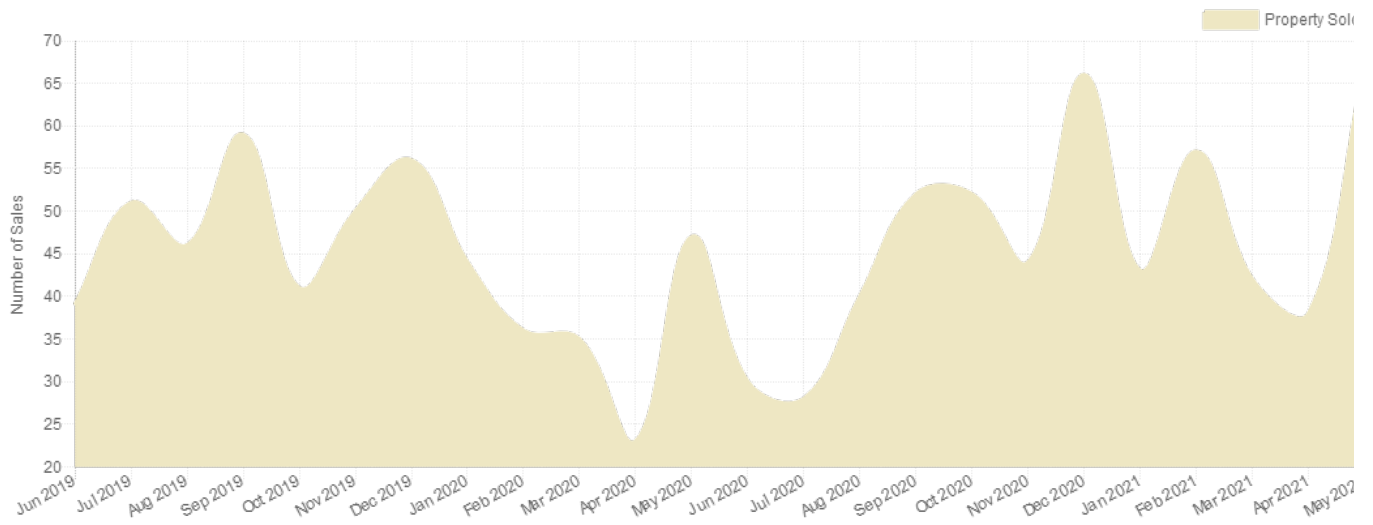
Event	Date	Price	Source
Listed	05/09/2021	\$ 839,999	MLS

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 06/03/2021

ZIP-CODE DATA

NUMBER OF PROPERTIES SOLD in 92869

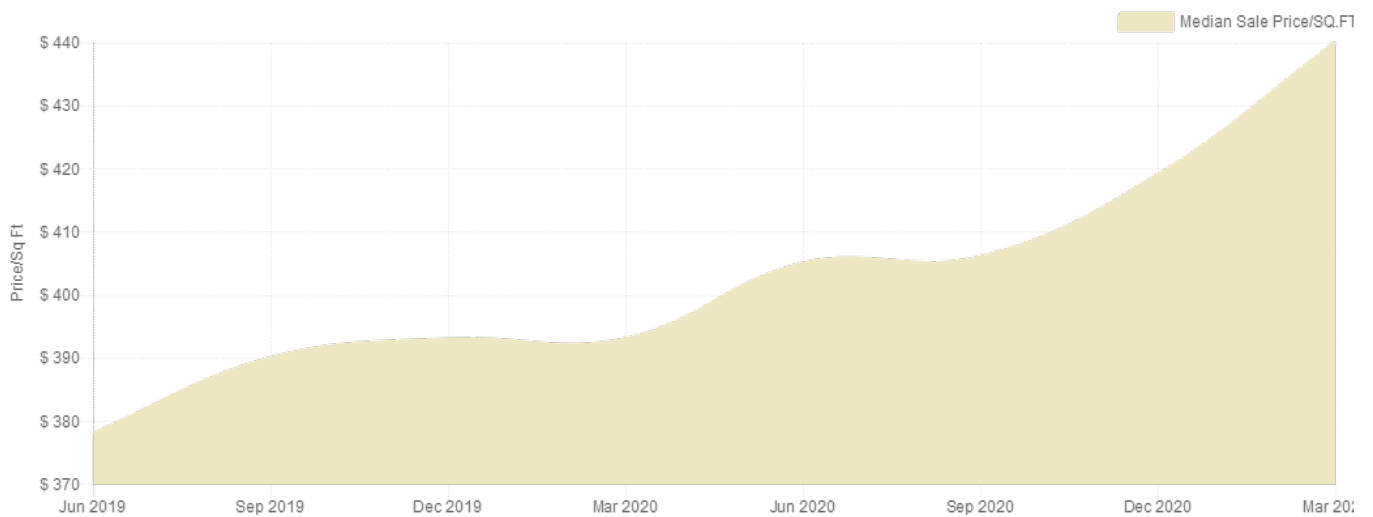
This chart tells you how many properties have sold in the selected area over time.



Data Through 03/31/2021

MEDIAN SALE PRICE/SQ.FT. (quarterly) in 92869

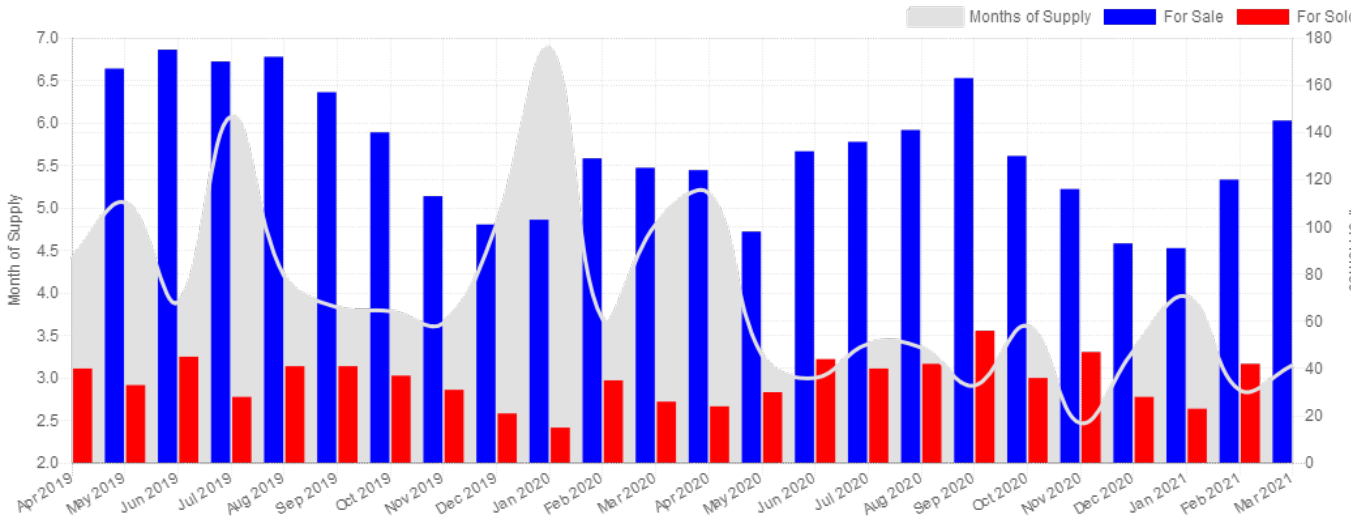
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.



Data Through 2021 Q1

MONTHS OF SUPPLY in 92869

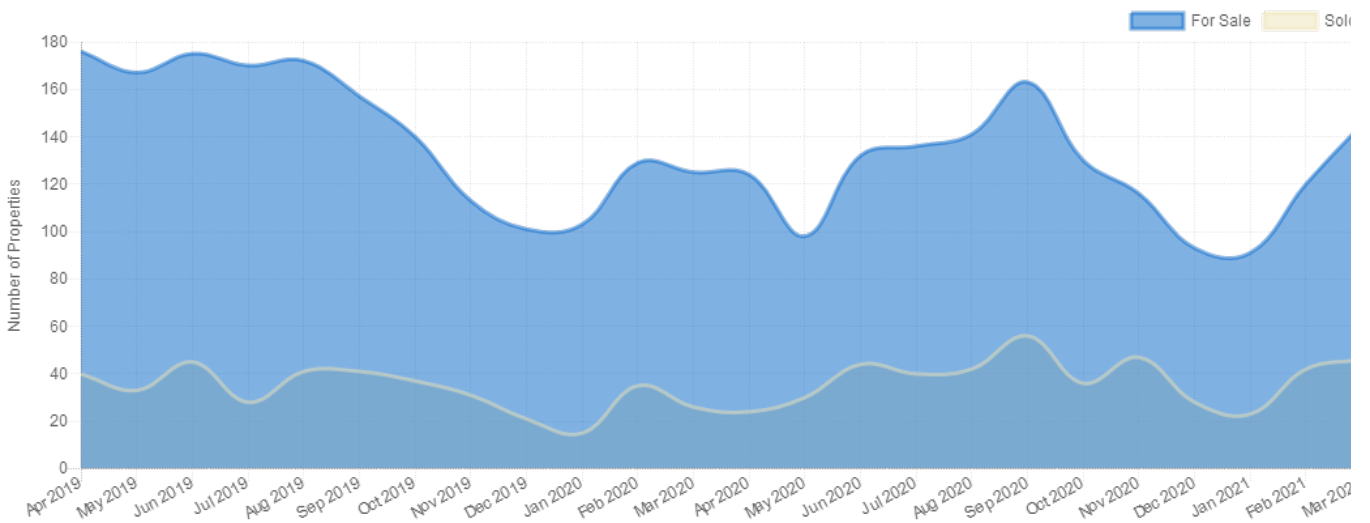
This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.



Data Through 04/30/2021

SUPPLY / DEMAND in 92869

The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.



Data Through 04/30/2021

Disclaimer

Acumidata attempts to provide an estimated market value of a property, as well as a minimum and maximum price range. Acumidata may also provide data for the area around your property which may include the median and average sales prices for the area. The Estimates are based on market data and public record information accessed from the county tax assessor and the county recorder.

However, an estimate may not be available for all properties or all areas. For example, there are areas where county governments do not release data in a timely manner, or a particular county government may not be collecting such data. MOREOVER, THE ESTIMATES PROVIDED BY ACUMIDATA ARE PROVIDED ON AN AS IS, AS AVAILABLE BASIS, WITH NO WARRANTY OR GUARANTEE AS TO ACCURACY

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