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Valuation - Quantarium Full Report

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12902 FLINT DR

SANTA ANA CA 92705 ORANGE COUNTY

Estimate Value	\$ 1,181,165		
Type	Single Family Residential	Sq.Ft.	1,678
Owner Occupied	Yes	Beds Full Baths	3 2

Report Generated: Jun 13, 2022

PROPERTY DETAILS

Property Basics

Property Type	Single Family Residential	Year Built ACT EFF	1955 N/A
Beds	3	Parcel (APN)	094-084-15
Full Baths Partial Baths	2 0	Zoning	N/A
Building SQFT(Main Bldg Ind)	1,678 (Living Area)	No. Of Units	0
Lot Size SQFT	10,760	View	N/A
No. Of Stories	1	Fire Place	1
Garage	Yes	pool	Pool (yes)
Owners	SANCHEZ, DAVID DUNSMORE		
Legal Description	N TR 2362 BLK LOT 8		

Assessment & Tax

Market Value Year	0	Assessment Year	2021
Market Value Land	\$	Assessed Land Value	\$ 281,824
Market Value Improvement	\$	Assessed Value Improvement	\$ 102,514
Market Value Total	\$	Assessed Value Total	\$ 384,338
Tax Amount Tax Year	\$ 4420 2021	Tax Exemption Codes	N/A
Tax Delinq Year	N/A	Tax Rate Code Area	76-057
CA Homeowner's Exemption	H		

Sale & Loan

Last Sale Amount	\$ 257,500	Last Transfer Amount	N/A
Last Sale Date	04/01/1998	Last Transfer Date	03/25/2015
Last Sale Document Number	19980306711	Last Transfer Document Number	2015000164257
Last Sale Document Type	Grant Deed	Last Transfer Document Type	Intrafamily Transfer & Dissolution
Loan Amount	\$ 250,000	Loan Date	03/25/2015
Loan Type	New Conventional	Loan Interest Rate	2.92 %
Loan Term	180 Months	Loan Rate Type	Fixed Rate Override

PROPERTY VALUATION

Estimated: 06/08/2022

\$ 1,039,425

\$ 1,181,165

\$ 1,322,904

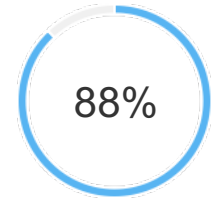


Low Range

Quantarium Value

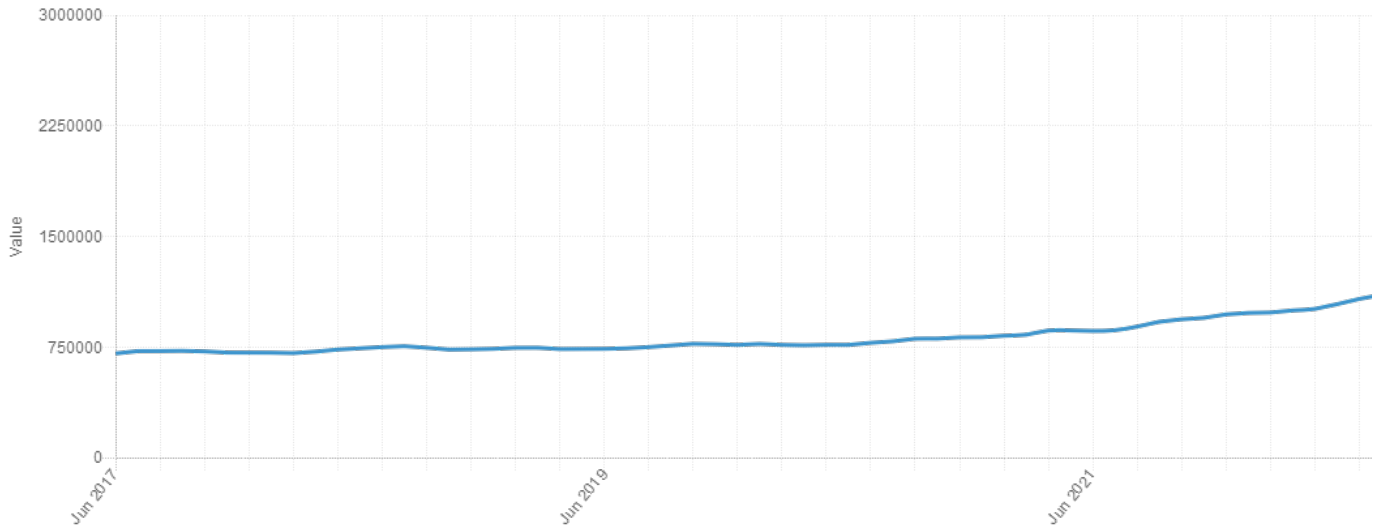
High Range

Confidence Score



FSD: 12%

Property Valuation

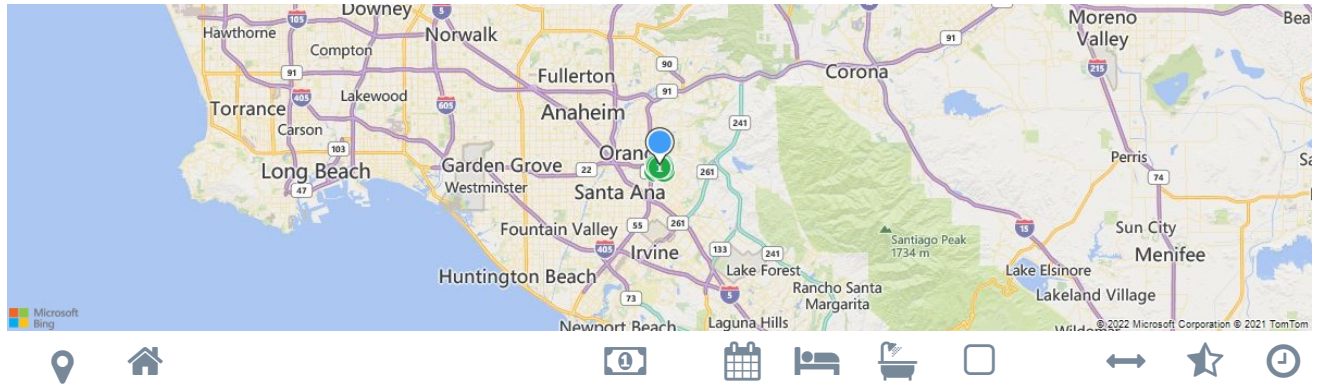


The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation 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.

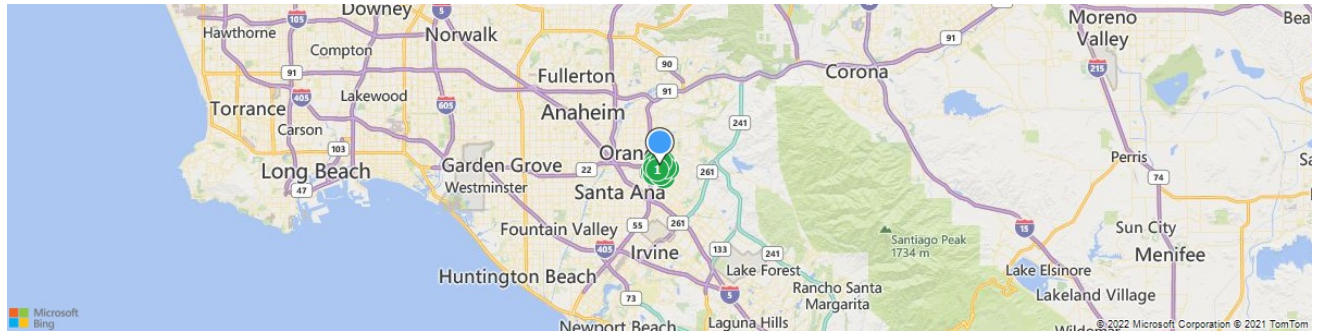


#	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Distance	Score	Year Built
	12902 FLINT DR, SANTA ANA, CA 92705	\$ 1,181,165	–	3	2	1678	–	–	1955
	12911 FIELDSTONE DR, SANTA ANA, CA 92705	\$ 1,100,000	02/10/2022	3	2	1678	0.02	96	1955
	12882 FIELDSTONE DR, SANTA ANA, CA 92705	\$ 1,400,000	04/20/2022	3	2	1632	0.06	95	1955
	12882 DUNAS RD, SANTA ANA, CA 92705	\$ 1,080,000	11/19/2021	3	2	1566	0.21	79	1956
	764 S LAURINDA LN, ORANGE, CA 92869	\$ 1,200,000	02/24/2022	4	2	1901	0.18	76	1962
	12771 WHEELER PL, SANTA ANA, CA 92705	\$ 1,010,000	02/02/2022	2	1	1604	0.31	58	1957
	18141 CASSELLE AVE, SANTA ANA, CA 92705	\$ 1,000,000	03/04/2022	3	3	2155	0.29	55	1957
	13142 OLYMPIA WAY, SANTA ANA, CA 92705	\$ 1,145,000	09/30/2021	4	3	1836	0.34	53	1955
	13121 OLYMPIA WAY, SANTA ANA, CA 92705	\$ 1,104,000	08/19/2021	3	2	1447	0.30	53	1955
	12701 OLYMPIA WAY, SANTA ANA, CA 92705	\$ 1,331,000	05/16/2022	4	2	2268	0.31	52	1962
	555 S DUNAS ST, ORANGE, CA 92869	\$ 978,500	03/04/2022	3	2	1837	0.42	50	1964
	13112 LASSEN WAY, SANTA ANA, CA 92705	\$ 1,030,000	05/13/2021	3	2	1415	0.21	49	1953
	13101 OLYMPIA WAY, SANTA ANA, CA 92705	\$ 920,000	08/02/2021	3	2	1406	0.29	48	1955
	12791 MALENA DR, SANTA ANA, CA 92705	\$ 1,002,000	05/18/2021	3	2	1448	0.25	47	1955
	13161 BOW PL, SANTA ANA, CA 92705	\$ 1,125,000	10/18/2021	3	2	2021	0.41	47	1961
	13142 ROSALIND DR, SANTA ANA, CA 92705	\$ 975,000	11/12/2021	3	3	1645	0.40	46	1955
Median Comparables		\$ 1,080,000	11/19/2021	3	2	1645	0.29	53	1955
Median Sales Price per Sq Ft		\$ 631							

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

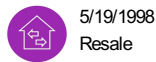
Comparable nearby listings are a major factor used by the Quantarium Value to estimate the value of a property.



#	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Distance	Score	Year Built	
	12902 FLINT DR, SANTA ANA, CA 92705	\$ 1,181,165	--	3	2	1678	--	--	1955	
	13041 LAURINDA WAY, NORTH TUSTIN, CA 92705	\$ 1,500,000	04/14/2022	4	3	2354	0.17	58	1962	
	523 S WELLINGTON RD, ORANGE, CA 92869	\$ 999,999	05/09/2022	3	2	1908	0.40	53	1962	
	3812 E KIRKWOOD AVE, ORANGE, CA 92869	\$ 1,199,000	05/31/2022	4	2	1973	0.42	49	1960	
	508 S SWIDLER PL, ORANGE, CA 92869	\$ 999,998	05/31/2022	4	2	1827	0.51	43	1962	
	840 S YORBA ST, ORANGE, CA 92869	\$ 1,050,000	05/16/2022	4	3	2214	0.42	41	1966	
	13441 SIERRA MADRE DR, NORTH TUSTIN, CA 92705	\$ 1,425,000	05/04/2022	3	3	2145	0.49	41	1956	
	545 S LORETTA DR, ORANGE, CA 92869	\$ 1,150,000	06/01/2022	4	2	2116	0.48	39	1956	
	13401 SIERRA MADRE DR, NORTH TUSTIN, CA 92705	\$ 1,450,000	05/16/2022	3	2	2380	0.45	38	1959	
	17441 E SANTA CLARA AVE, NORTH TUSTIN, CA 92705	\$ 995,000	05/06/2022	3	2	1544	0.65	35	1959	
	17772 WHITNEY DR, NORTH TUSTIN, CA 92705	\$ 1,500,000	06/05/2022	5	4	2949	0.27	35	1961	
	17762 RAINIER DR, NORTH TUSTIN, CA 92705	\$ 1,350,000	04/22/2022	4	3	2915	0.33	34	1961	
	13202 MARSHALL LN, TUSTIN, CA 92780	\$ 1,050,000	04/23/2022	3	3	1746	0.64	34	1976	
	885 S ESPLANADE ST, ORANGE, CA 92869	\$ 1,268,000	04/11/2022	5	3	2102	0.60	32	1976	
	13712 SANDERSTEAD RD, SANTA ANA, CA 92705	\$ 1,168,000	05/20/2022	3	2	1785	0.78	30	1963	
	13012 MALENA DR, NORTH TUSTIN, CA 92705	\$ 1,699,000	04/08/2022	5	3	3338	0.19	30	1962	
Median Comparables		\$ 1,199,000	05/09/2022	4	3	2116	0.45	38	1962	
Median Sales Price per Sq Ft		\$ 601								

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



5/19/1998
Resale



11/24/2003
Refinance or Equity



4/23/2014
Resale



9/4/2001
Refinance or Equity



8/10/2004
Refinance or Equity



3/31/2015
Refinance or Equity



03/31/2015 Refinance or Equity

Recording Date	03/31/2015	Lender	BANK OF THE WEST
Transaction Type	Refinance or Equity	Title Co	ORANGE COAST TITLE COMPANY
Value	N/A	1st Loan Amount	\$ 250,000
Doc Type	Quitclaim	2nd Loan Amount	N/A
Doc#	2015000164257	Loan Type	N/A
Seller	SANCHEZ,DAVID DUNSMORE	Rate Type	N/A
Buyer/Borrower	SANCHEZ,DAVID DUNSMORE	Loan Doc #	2015000164258



04/23/2014 Resale

Recording Date	04/23/2014	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amount	N/A
Doc Type	Quitclaim	2nd Loan Amount	N/A
Doc#	2014000155126	Loan Type	N/A
Seller	SANCHEZ,REVA SUZANNE	Rate Type	N/A
Buyer/Borrower	SANCHEZ,DAVID DUNSMORE	Loan Doc #	N/A



08/10/2004 Refinance or Equity

Recording Date	08/10/2004	Lender	VIRTUALBANK
Transaction Type	Refinance or Equity	Title Co	FIRST AMERICAN TITLE CO
Value	N/A	1st Loan Amount	\$ 235,000
Doc Type	Deed of Trust	2nd Loan Amount	N/A
Doc#	2004000723949	Loan Type	N/A
Seller	N/A	Rate Type	N/A
Buyer/Borrower	SANCHEZ,DAVID DUNSMORE & REVA SUZANNE	Loan Doc #	2004000723949



11/24/2003 Refinance or Equity

Recording Date	11/24/2003	Lender	CITIMORTGAGE INC
Transaction Type	Refinance or Equity	Title Co	N/A
Value	N/A	1st Loan Amount	\$ 212,765
Doc Type	Deed of Trust	2nd Loan Amount	N/A
Doc#	2003001418604	Loan Type	N/A
Seller	N/A	Rate Type	N/A
Buyer/Borrower	SANCHEZ,DAVID DUNSMORE & REVA SUZANNE	Loan Doc #	2003001418604



09/04/2001 Refinance or Equity

Recording Date	09/04/2001	Lender	COUNTRYWIDE HOME LOANS INC
Transaction Type	Refinance or Equity	Title Co	N/A
Value	N/A	1st Loan Amount	\$ 231,500
Doc Type	Deed of Trust	2nd Loan Amount	N/A
Doc#	20010620499	Loan Type	N/A
Seller	N/A	Rate Type	N/A
Buyer/Borrower	SANCHEZ,DAVID DUNSMORE & REVA SUZANNE	Loan Doc #	20010620499



05/19/1998 Resale

Recording Date	05/19/1998	Lender	BANK OF AMERICA
Transaction Type	Resale	Title Co	ORANGE COAST TITLE
Value	\$ 257,500	1st Loan Amount	\$ 231,750
Doc Type	Grant Deed	2nd Loan Amount	N/A
Doc#	19980306711	Loan Type	N/A
Seller	,MEISTER KLAUS & MEISTER MARY	Rate Type	N/A
Buyer/Borrower	SANCHEZ,DAVID DUNSMORE & REVA SUZANNE	Loan Doc #	19980306712

PRICE AND LISTING HISTORY

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

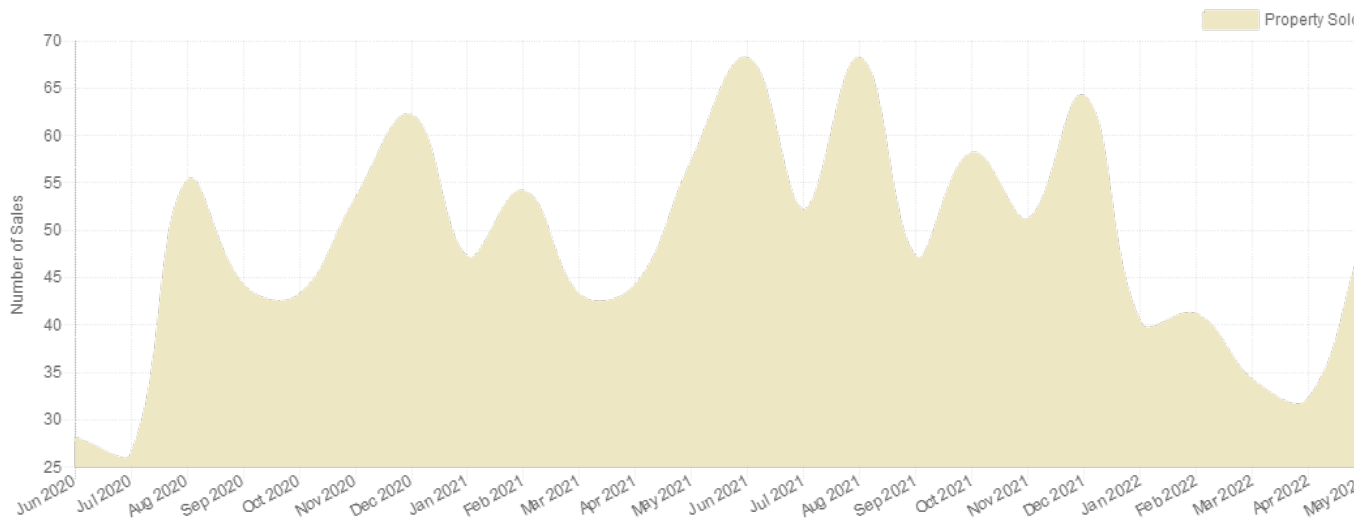
	Event	Date	Price	Source
	Sold	05/19/1998	\$ 257,500	Public Records

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 06/12/2022

ZIP-CODE DATA

NUMBER OF PROPERTIES SOLD in 92705

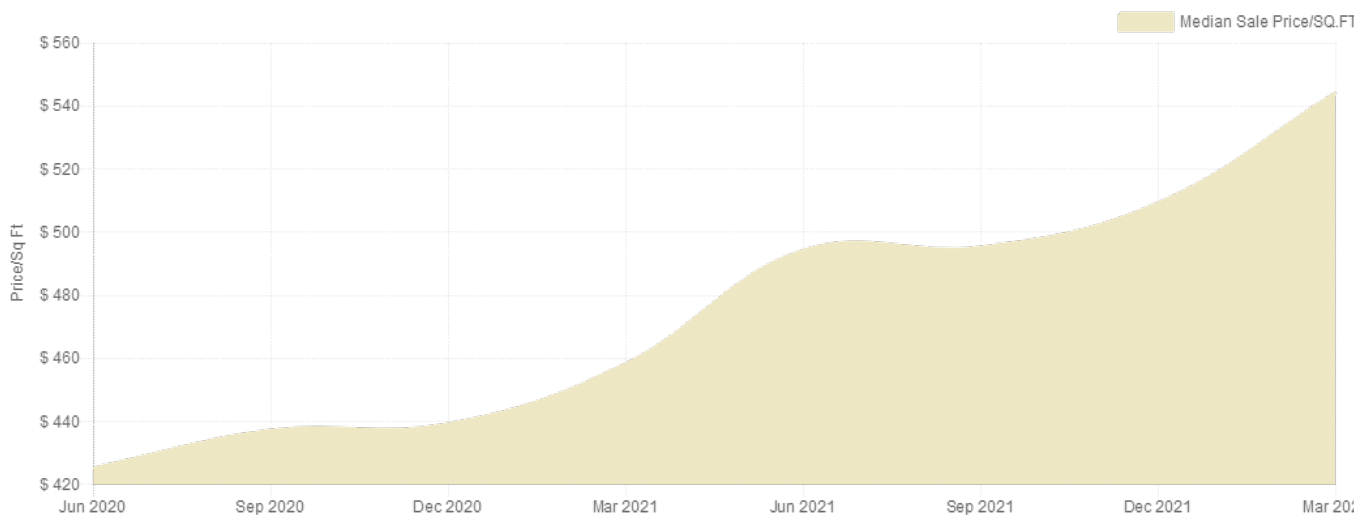
This chart tells you how many properties have sold in the selected area over time.



Data Through 03/31/2022

MEDIAN SALE PRICE/SQ.FT. (quarterly) in 92705

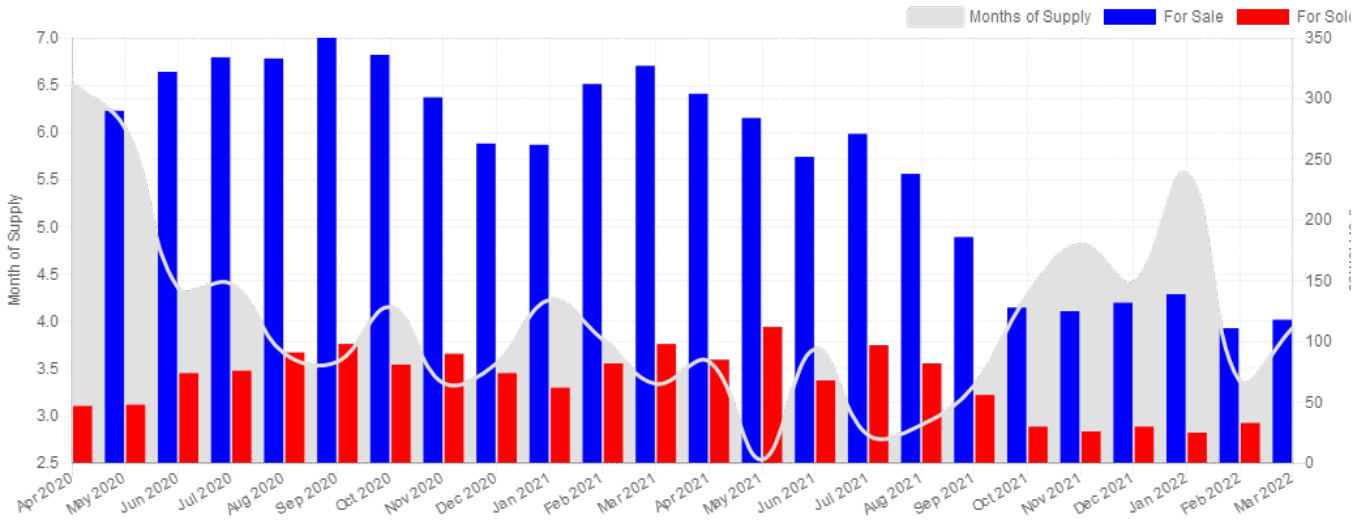
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.



Data Through 2022 Q1

MONTHS OF SUPPLY in 92705

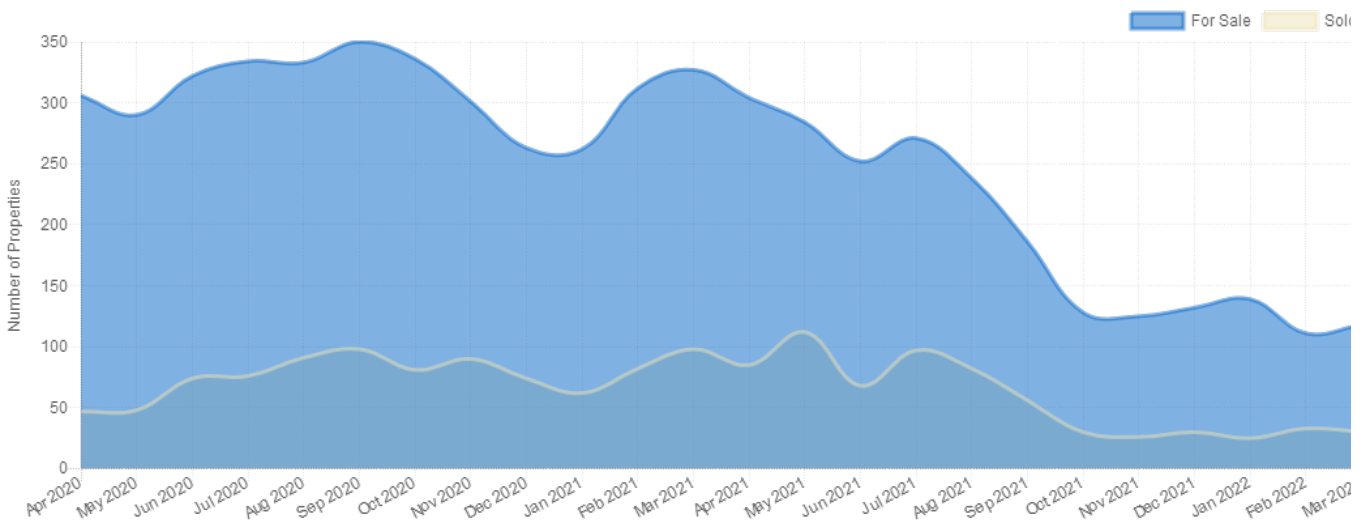
This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.



Data Through 04/30/2022

SUPPLY / DEMAND in 92705

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



Data Through 04/30/2022

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