



Search Criteria

Number of Comparables:	11	Search Period:	12/20/2017 - 12/20/2018
Sort Method:	Distance From Subject (Closest)	Living/Building Area:	1,489 - 2,015 Sq Ft
Pool:	No Preference	Lot Area:	4,199 - 6,999 Sq Ft
Distance from Subject:	1 miles	Land Use:	Same As Subject
Site Influence:	No Preference		

Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price	\$177,000	\$968,000	\$915,000	\$930,000	\$935,318
Price Per Sq Ft	\$101.03	\$594.93	\$481.64	\$505.98	\$525.17
Building Sq Ft	1,752	1,958	1,538	1,841	1,791
Lot Sq Ft	5,599	6,400	4,225	5,400	5,377.0909
Bedrooms	3	4	3	3	3
Total Baths	2	3	2	2	2
Stories	1	2	1	1	1
Year Built	1971	1986	1969	1975	1976
Distance (miles)		0.97	0.80	0.89	0.89
Days on Market	80	34	10	22	22
RealAVM™(1)	\$835,127	\$1,062,329	\$896,998	\$941,354	\$951,040
Value Projected by Sq Ft	\$920,099				

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

Subject Property	Comparable 1	Comparable 2	Comparable 3
			
Address	4791 Karen Ann Ln	54 Fillmore	32 Grape Arbor
City	Irvine	Irvine	Irvine
Zip	92604	92620	92620
County	Orange	Orange	Orange
School District	Irvine	Irvine	Irvine
Distance (miles)		0.95	0.87
APN	449-112-10	529-371-02	551-131-22
County Land Use	Single Fam Residence	Single Fam Residence	Single Fam Residence
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$6,191	\$6,618	\$13,147
Recording Date	11/24/1987	09/10/2018	04/07/2016
Sale Date	10/1987	Tax: 08/27/2018 MLS: 09/10/2018	Tax: 03/10/2016 MLS: 04/25/2018
Sale Price	\$177,000	\$968,000	\$965,000
Price Per Sq Ft	\$101.03	\$494.38	\$542.13
Building Sq Ft	1,752	1,958	1,780
Year Built	1971	1986	2005
Style			Contemporary
Stories	1	2	MLS: 1
Total Rooms	5	8	7
Bedrooms	3	4	3
Bathrooms (Total)	2	3	2
Bathrooms (Full)	2	2	2
Bathrooms (Half)		1	
Fireplaces		1	1
Exterior			Stucco
Garage Type	Garage/Carport	Garage	Garage/Carport
Garage Capacity	MLS: 2	MLS: 2	2
Roof Material			Wood Shake
Pool			
Water		Public	Public
Sewer			Public Service
Heat Type	Central		Central
Cooling Type		Central	
Lot Frontage	55		60
Lot Depth	101		90
Lot Sq Ft	5,599	4,465	5,400
Lot Acres	0.1285	0.1025	0.124
Condition	Excellent		Good
Quality	Average		Good
MLS Listing #	PW18239772	OC18199290	OC18041976
			SB18151734

Courtesy of Walid Ajmal, Capital Property Brokers, California Regional MLS

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Subject Property**Comparable 4****Comparable 5****Comparable 6**

Address	4791 Karen Ann Ln	2 McCormick	22 Perryville	15292 Nimes Cir
City	Irvine	Irvine	Irvine	Irvine
Zip	92604	92620	92620	92604
County	Orange	Orange	Orange	Orange
School District	Irvine	Irvine	Irvine	Irvine
Distance (miles)		0.85	0.84	0.90
APN	449-112-10	551-053-55	529-371-50	451-013-35
County Land Use	Single Fam Residence	Single Fam Residence	Single Fam Residence	Single Fam Residence
Universal Land Use	SFR	SFR	SFR	SFR
Annual Tax	\$6,191	\$10,181	\$4,610	\$4,311
Recording Date	11/24/1987	04/06/2017	08/16/2018	07/17/2018
Sale Date	10/1987	Tax: 03/10/2017 MLS: 07/30/2018	Tax: 07/20/2018 MLS: 08/16/2018	06/25/2018
Sale Price	\$177,000	\$950,000	\$931,500	\$930,000
Price Per Sq Ft	\$101.03	\$500.53	\$505.98	\$563.98
Building Sq Ft	1,752	1,898	1,841	1,649
Year Built	1971	1980	1985	1969
Style		Contemporary		
Stories	1	1	2	1
Total Rooms	5	8	7	7
Bedrooms	3	4	3	4
Bathrooms (Total)	2	2	3	2
Bathrooms (Full)	2	2	Tax: 2 MLS: 1	2
Bathrooms (Half)			1	
Fireplaces		1		1
Exterior		Wood Siding		
Garage Type	Garage/Carport	Garage/Carport	Garage	Garage
Garage Capacity	MLS: 2	MLS: 2	MLS: 2	
Roof Material		Wood Shake		
Pool				
Water		Public		
Sewer		Public Service		
Heat Type	Central	Central		
Cooling Type				
Lot Frontage	55	56		
Lot Depth	101	100		
Lot Sq Ft	5,599	5,447	4,465	6,400
Lot Acres	0.1285	0.125	0.1025	0.1469
Condition	Excellent	Good		
Quality	Average	Good		
MLS Listing #	PW18239772	CV18155761	OC18164951	

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Comparables

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Subject Property**Comparable 7****Comparable 8****Comparable 9**

Address	4791 Karen Ann Ln	4 Blazing Star	15292 Reims Cir	15395 Orleans Cir
City	Irvine	Irvine	Irvine	Irvine
Zip	92604	92604	92604	92604
County	Orange	Orange	Orange	Orange
School District	Irvine	Irvine	Irvine	Irvine
Distance (miles)		0.97	0.93	0.89
APN	449-112-10	451-204-02	451-013-49	451-032-53
County Land Use	Single Fam Residence	Single Fam Residence	Single Fam Residence	Single Fam Residence
Universal Land Use	SFR	SFR	SFR	SFR
Annual Tax	\$6,191	\$9,290	\$4,364	\$8,210
Recording Date	11/24/1987	01/18/2018	06/15/2018	07/13/2018
Sale Date	10/1987	Tax: 12/29/2017 MLS: 01/18/2018	Tax: 06/06/2018 MLS: 06/18/2018	Tax: 07/12/2018 MLS: 08/01/2017
Sale Price	\$177,000	\$921,000	\$920,000	\$920,000
Price Per Sq Ft	\$101.03	\$483.21	\$557.91	\$557.91
Building Sq Ft	1,752	1,906	1,649	Tax: 1,649 MLS: 1,700
Year Built	1971	1975	1969	1969
Style				
Stories	1	1	1	1
Total Rooms	5	7	7	7
Bedrooms	3	3	4	Tax: 4 MLS: 3
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Bathrooms (Half)				
Fireplaces		1	1	
Exterior				
Garage Type	Garage/Carport	Garage/Carport	Garage/Carport	Garage/Carport
Garage Capacity	MLS: 2	2	2	2
Roof Material				
Pool				
Water		Public		
Sewer		Type Unknown		
Heat Type	Central	Heated	Central	Heated
Cooling Type		Central		
Lot Frontage	55	60	60	63
Lot Depth	101	90	100	92
Lot Sq Ft	5,599	5,400	6,400	5,796
Lot Acres	0.1285	0.124	0.1469	0.1331
Condition	Excellent		Good	
Quality	Average		Average	
MLS Listing #	PW18239772	OC17263426	OC18099885	PW17146594

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Subject Property**Comparable 10****Comparable 11**

Address	4791 Karen Ann Ln	35 Mariposa	22 Shooting Star
City	Irvine	Irvine	Irvine
Zip	92604	92604	92604
County	Orange	Orange	Orange
School District	Irvine	Irvine	Irvine
Distance (miles)		0.80	0.95
APN	449-112-10	451-262-06	451-571-03
County Land Use	Single Fam Residence	Single Fam Residence	Single Fam Residence
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$6,191	\$3,239	\$8,623
Recording Date	11/24/1987	11/09/2018	05/14/2018
Sale Date	10/1987	Tax: 10/04/2018 MLS: 11/09/2018	Tax: 04/05/2018 MLS: 05/14/2018
Sale Price	\$177,000	\$918,000	\$915,000
Price Per Sq Ft	\$101.03	\$481.64	\$594.93
Building Sq Ft	1,752	1,906	1,538
Year Built	1971	1975	1978
Style		Contemporary	Contemporary
Stories	1	1	1
Total Rooms	5	7	6
Bedrooms	3	3	3
Bathrooms (Total)	2	2	2
Bathrooms (Full)	2	2	2
Bathrooms (Half)			
Fireplaces		1	1
Exterior		Stucco	Stucco
Garage Type	Garage/Carport	Garage/Carport	Garage/Carport
Garage Capacity	MLS: 2	2	2
Roof Material		Wood Shake	Wood Shake
Pool			Pool
Water		Public	Public
Sewer		Public Service	Public Service
Heat Type	Central	Central	Heat Avail
Cooling Type			Central
Lot Frontage	55		
Lot Depth	101		
Lot Sq Ft	5,599	5,400	5,750
Lot Acres	0.1285	0.124	0.132
Condition	Excellent	Excellent	Good
Quality	Average	Good	Average
MLS Listing #	PW18239772	OC18233911	OC18065753

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