

Freddie Mac's Home Value Explorer®

Report Date: 01/07/2012

For Property Located At
19547 TANGELO DR, RIVERSIDE, CA 92508-6471

Identification Information

Prepared For:

Prepared by:

Valuation Result

Model Type	Estimated Low Value	Estimated Market Value	Estimated High Value	Score	Forecast Standard Deviation
HVE	\$223,885	\$242,047	\$261,682	High	0.08

The values calculated using various models and techniques proprietary to Freddie Mac. This report does not constitute an appraisal and has not been prepared by a certified or licensed appraiser. Values are dependant on the correctness of any data supplied by the user.

Subject Information

Address	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
19547 TANGELO DR	RIVERSIDE	CA	92508			2,026	7,404	4	3
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist
284 262 017 0		\$2,898	RSFR		1988			Y 1	0.0

Recent Sales

Address (# 1 of 8)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
9038 KARA CIR	RIVERSIDE	CA	92508	08/18/2011	\$295,000	2,644	11,324	5	4
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist
266450002		\$3,780	RSFR		1989		\$111.57	Y 1	0.18

Address (# 2 of 8)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
19829 WESTERLY DR	RIVERSIDE	CA	92508	07/26/2011	\$250,000	1,972	4,790	4	3
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist
284191005		\$2,984	RSFR		1989		\$126.77	Y 1	0.25

Address (# 3 of 8)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
19791 WESTERLY DR	RIVERSIDE	CA	92508	07/26/2011	\$210,000	1,361	4,790	3	2
APN	Assessed	Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage Units	Dist
284162002		\$2,444	RSFR		1994		\$154.30	Y 1	0.27

VALUES ARE PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE VALUES AND ALL UNDERLYING DATA AND PROCESSES BOTH EXPRESSED AND IMPLIED ARE EXPRESSLY EXCLUDED INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANT ABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE.

The Values are calculated using various models and techniques proprietary to Freddie Mac. This report does not constitute an appraisal and has not been prepared by a certified or licensed appraiser. Values are dependant on the correctness of any data supplied by the user. Values may not be used to produce or attempt to produce models used to generate the Values. The term

Value is used in this report to mean the estimated market values generated by using the Freddie Mac proprietary models.

Home Value Explorer® is a registered trademark of Freddie Mac. All rights reserved.

2011.11

Address (# 4 of 8)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
9131 SANTA BARBARA DR	RIVERSIDE	CA	92508	07/26/2011	\$273,000	3,185	6,969	4	2
APN	Assessed Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage	Units	Dist
266542008	\$321,999	RSFR		2005		\$85.71	Y	1	0.27

Address (# 5 of 8)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
8668 CABIN PL	RIVERSIDE	CA	92508	08/16/2011	\$290,000	2,448	6,968	3	2
APN	Assessed Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage	Units	Dist
284341003	\$3,064	RSFR		2001		\$118.46	Y	1	0.36

Address (# 6 of 8)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
8645 CABIN PL	RIVERSIDE	CA	92508	08/18/2011	\$252,000	2,592	6,968	4	3
APN	Assessed Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage	Units	Dist
284341013	\$3,675	RSFR		2001		\$97.22	Y	1	0.40

Address (# 7 of 8)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
8999 BARTON ST	RIVERSIDE	CA	92508	08/17/2011	\$247,000	1,972	5,661	4	3
APN	Assessed Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage	Units	Dist
284202001	\$2,435	RSFR		1993		\$125.25	Y	1	0.41

Address (# 8 of 8)	City	State	Zip	Sale Date	Price	Living Area	Lot Size	Bed	Bath
19340 TOTEM CT	RIVERSIDE	CA	92508	08/26/2011	\$220,000	1,685	6,969	3	2
APN	Assessed Property Tax	Land Use	Zone	Year Built	Pool	Price/Sqft	Garage	Units	Dist
266421014	\$237,999	RSFR		1989		\$130.56	Y	1	0.43