

PASS®


**CoreLogic**  
 RealQuest Professional

Property Address: **19547 TANGELO DR, RIVERSIDE, CA 92508**  
 County: **RIVERSIDE, CA**  
 Owner Name: **HUBBARD DEWANA R**  
 Report ID: **1325980813339356**

**SUMMARY****> SUCCESS - SUCCESS - VALUATION SUCCESSFUL**Estimated Value: **\$246,200**Value as of: **01/07/2012**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
<b>\$272,600 - \$219,800</b>	<b>01/07/2012</b>	<b>75</b>	<b>11</b>

**SUBJECT PROPERTY INFORMATION****Property Address: 19547 TANGELO DR, RIVERSIDE, CA 92508****SALES HISTORY**

Sale Price: <b>\$399,000</b>	Prior Sale Price: <b>\$142,000</b>
Rec/Sale Date: <b>01/24/2005</b>	Prior Rec/Sale Date: <b>08/18/1992</b>
Sale Type: <b>Full</b>	Prior Sale Type: <b>Full</b>
1st Mtg Amount: <b>\$339,000</b>	Prior 1st Mtg Amt:
1st Mtg Type:	Prior 1st Mtg Type:

**Location Information**

APN: **284262017**  
 Land Use: **SFR**  
 Census Tract: **420.06**  
 Township:  
 Absentee Owner: **O**

**Tax Information**

Assessed Value: **\$248,000**  
 Assessed Year: **2011**  
 Land Value: **\$59,000**  
 Improvement Value: **\$189,000**

**Property Information**

Living Area: <b>2,027</b>	Lot Area: <b>7,405</b>
Year Built: <b>1988</b>	Total Rooms:
Bedrooms: <b>4</b>	Total Baths: <b>3</b>
No Of Stories: <b>2</b>	A/C: <b>YES</b>
Pool:	Fireplace: <b>1</b>
Parking: <b>2</b>	

**COMPARABLE SALES****Comp A**

Distance From Subject: 0.47

Address: **19114 SHADY CIR, RIVERSIDE, CA 92508-6234**

Owner:	<b>SANGUINO RODRIGO E &amp; SANTOS</b>	Sale Price:	<b>\$265,000</b>
APN:	<b>266470005</b>	Sale Date:	<b>12/01/2011</b>
Year Built:	<b>1990</b>	1st Mtg Amt:	<b>\$251,655</b>
Census TRact:	<b>420.06</b>	Prior Sale Price:	<b>\$163,000</b>
Land Use:	<b>SFR</b>	Prior Rec Date:	<b>04/1991</b>
Assessed Value:	<b>\$260,000</b>	Total Rooms:	
Living Area:	<b>2,079</b>	Bedrooms:	<b>5</b>
Lot Area:	<b>10,454</b>	Total Baths:	<b>3</b>
No Of Stories:	<b>2</b>	A/C:	<b>YES</b>
Parking:	<b>3</b>	Fireplace:	<b>1</b>
Pool:			

**Comp B**

Distance From Subject: 0.22

Address: **9001 KARA CIR, RIVERSIDE, CA 92508-6215**

Owner:	<b>MARTINEZ VICTOR</b>	Sale Price:	<b>\$265,000</b>
APN:	<b>266450007</b>	Sale Date:	<b>11/30/2011</b>
Year Built:	<b>1989</b>	1st Mtg Amt:	<b>\$212,000</b>
Census TRact:	<b>420.06</b>	Prior Sale Price:	<b>\$234,000</b>
Land Use:	<b>SFR</b>	Prior Rec Date:	<b>04/1990</b>
Assessed Value:	<b>\$350,443</b>	Total Rooms:	
Living Area:	<b>2,150</b>	Bedrooms:	<b>4</b>
Lot Area:	<b>21,780</b>	Total Baths:	<b>3</b>
No Of Stories:	<b>2</b>	A/C:	<b>YES</b>
Parking:	<b>1</b>	Fireplace:	<b>1</b>
Pool:			

**Comp C**

Distance From Subject: 0.08

Address: **19624 TANGELO DR, RIVERSIDE, CA 92508-6474**

Owner:	<b>WONG LAURA &amp; WILLIAM</b>	Sale Price:	<b>\$217,000</b>
APN:	<b>284211006</b>	Sale Date:	<b>11/14/2011</b>
Year Built:	<b>1988</b>	1st Mtg Amt:	<b>\$151,900</b>
Census TRact:	<b>420.06</b>	Prior Sale Price:	
Land Use:	<b>SFR</b>	Prior Rec Date:	
Assessed Value:	<b>\$258,000</b>	Total Rooms:	
Living Area:	<b>2,027</b>	Bedrooms:	<b>4</b>
Lot Area:	<b>7,840</b>	Total Baths:	<b>3</b>
No Of Stories:	<b>2</b>	A/C:	<b>YES</b>
Parking:	<b>3</b>	Fireplace:	<b>1</b>
Pool:			

**Comp **

Distance From Subject: 0.24

Address: **19865 WESTERLY DR, RIVERSIDE, CA 92508-3206**

Owner:	<b>MARQUEZ LETICIA</b>	Sale Price:	<b>\$240,000</b>
APN:	<b>284191002</b>	Sale Date:	<b>09/01/2011</b>
Year Built:	<b>1989</b>	1st Mtg Amt:	<b>\$233,916</b>
Census TRact:	<b>420.06</b>	Prior Sale Price:	<b>\$270,000</b>
Land Use:	<b>SFR</b>	Prior Rec Date:	<b>06/04/2003</b>
Assessed Value:	<b>\$259,000</b>	Total Rooms:	
Living Area:	<b>1,973</b>	Bedrooms:	<b>4</b>
Lot Area:	<b>4,791</b>	Total Baths:	<b>3</b>
No Of Stories:	<b>2</b>	A/C:	<b>YES</b>
Parking:	<b>3</b>	Fireplace:	<b>1</b>
Pool:			

**Comp **

Distance From Subject: 0.49

Address: **8762 KENTVILLE ST, RIVERSIDE, CA 92508-3208**

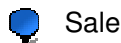
Owner:	<b>JIANG PING</b>	Sale Price:	<b>\$225,000</b>
APN:	<b>284182005</b>	Sale Date:	<b>07/20/2011</b>
Year Built:	<b>1990</b>	1st Mtg Amt:	<b>\$130,000</b>
Census TRact:	<b>420.06</b>	Prior Sale Price:	<b>\$162,000</b>
Land Use:	<b>SFR</b>	Prior Rec Date:	<b>12/16/1992</b>
Assessed Value:	<b>\$213,786</b>	Total Rooms:	
Living Area:	<b>1,973</b>	Bedrooms:	<b>4</b>
Lot Area:	<b>5,227</b>	Total Baths:	<b>3</b>
No Of Stories:	<b>2</b>	A/C:	<b>YES</b>
Parking:	<b>3</b>	Fireplace:	<b>1</b>
Pool:			

**Comp **

Distance From Subject: 0.24

Address: **19829 WESTERLY DR, RIVERSIDE, CA 92508-3206**

Owner:	<b>BARNES JEFFREY A &amp; ANGELA N</b>	Sale Price:	<b>\$250,000</b>
APN:	<b>284191005</b>	Sale Date:	<b>06/22/2011</b>
Year Built:	<b>1989</b>	1st Mtg Amt:	<b>\$243,662</b>
Census TRact:	<b>420.06</b>	Prior Sale Price:	<b>\$172,500</b>
Land Use:	<b>SFR</b>	Prior Rec Date:	<b>03/30/2011</b>
Assessed Value:	<b>\$250,034</b>	Total Rooms:	
Living Area:	<b>1,973</b>	Bedrooms:	<b>4</b>
Lot Area:	<b>4,791</b>	Total Baths:	<b>3</b>
No Of Stories:	<b>2</b>	A/C:	<b>YES</b>
Parking:	<b>3</b>	Fireplace:	<b>1</b>
Pool:			

**LEGEND**

This property has transferred ownership more than once within two years from the valuation date

**FSD Definition:**

The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**Confidence Score:**

The PASS® confidence score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

**PASS®:**

PASS® employs multiple valuation methodologies recursively for each valuation. PASS® utilizes property comparables, appraiser emulation artificial intelligence, home price indexes and various statistical methods in a neural-network environment to reach the final value for a property. There is a dedicated team that continuously tunes and maintains the model for maximum performance.

**Data Sources:**

Our AVM products draw from the most current, complete and relevant data collection available. CoreLogic's market-specific data covers 98 percent of all U.S. ZIP codes and 3,085 counties in all 50 states and the District of Columbia, representing 99 percent of the US population, 97 percent of all properties (145 million), more than 50 million active mortgages, and 96 percent of loan-level, non-agency mortgage securities. In addition to the public record data, our models also have data detailing which properties are currently for sale, the characteristics of the property, and current asking price for the property. We have many suppliers of the home listing information, the identities of which are proprietary. This data is for use within the model only and is not displayed on the AVM report.

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