

**SiteX Value Property Value Estimate Report**

**19547 TANGELO DR, RIVERSIDE, CA 92508-6471  
RIVERSIDE COUNTY**

**County Assessed Values**

Land Value	\$95,000
Improvement	\$306,000
Total	\$401,000
Assessment Year	2017
APN	284-262-017
Property Use:	Single Family Residential

**Abbreviated Legal Description**

Lot: 62 Tract No: 19958-1  
.17 ACRES IN LOT 62 MB 170/067 TR 19958-1  
City/Muni/Twp: RIVERSIDE

**Owner Information**

HUBBARD DEWANA R

Date	Price	Type
03/03/2005	\$399,000	Grant Deed

**Quick Score**

Ownership **13** years

Notice of Default: **NO**

Price Trend: ▼

REO Trend: ▼

Estimated LTV: **>90%**

Multiple sales: **NO**

Flood: **OUT** - Zone: **D**

Conforming: **Yes**

Silent Second: **NO**

Estimated Value Range:  
**\$406,770 - \$487,230**

Estimated Current Value  
As Of **06/06/2018**

**\$447,000**

**Comparable Sales Grid**

	Property	BD	BA	Year Built	Living Area	Lot Size	Distance (miles)	Sale Date	Sale Price
	Subject Attributes	4	2.25	1988	2,027	7,405			
1	9052 MANDARIN LN	3	2.25	1988	1,677	8,712	0.10	12/21/2017	\$425,000
2	9085 DANCY CIR	4	2.25	1988	2,027	9,583	0.07	10/20/2016	\$420,000
3	9115 LIMECREST DR	4	2.5	1988	1,840	7,405	0.15	10/06/2017	\$410,000
4	9114 LIMECREST DR	4	3	1988	1,922	7,840	0.18	11/22/2017	\$456,000
5	19609 KINNOW LN	4	3	1989	1,992	9,147	0.10	09/20/2017	\$458,500
6	19478 TANGELO DR	3	2.25	1988	1,677	7,840	0.04	02/28/2017	\$382,000
7	9164 RANGPUR CIR	4	3	1988	1,922	7,405	0.23	08/15/2017	\$444,000
8	9205 TROVITA CIR	4	2.75	1988	2,118	10,018	0.35	10/19/2017	\$449,000
9	9052 MANDARIN LN	3	2.25	1988	1,677	8,712	0.09	12/21/2017	\$425,000
10	9114 LIMECREST DR	4	3	1988	1,922	7,840	0.18	11/22/2017	\$456,000
	Neighborhood Attributes	4	2	1990	1,840				

**SiteX Value Estimated Value**

<p>Estimated Current Value As of <b>06/06/2018</b> <b>\$447,000</b> Forecast Standard Deviation: <b>9</b> Confidence Score: <b>91</b>   Confidence Level: <b>High</b></p>	<p>Neighborhood Range: <b>\$382,000 - \$458,500</b> Neighborhood Average: <b>\$430,562</b>  <b>Estimated \$ Per SQFT: \$221</b></p>
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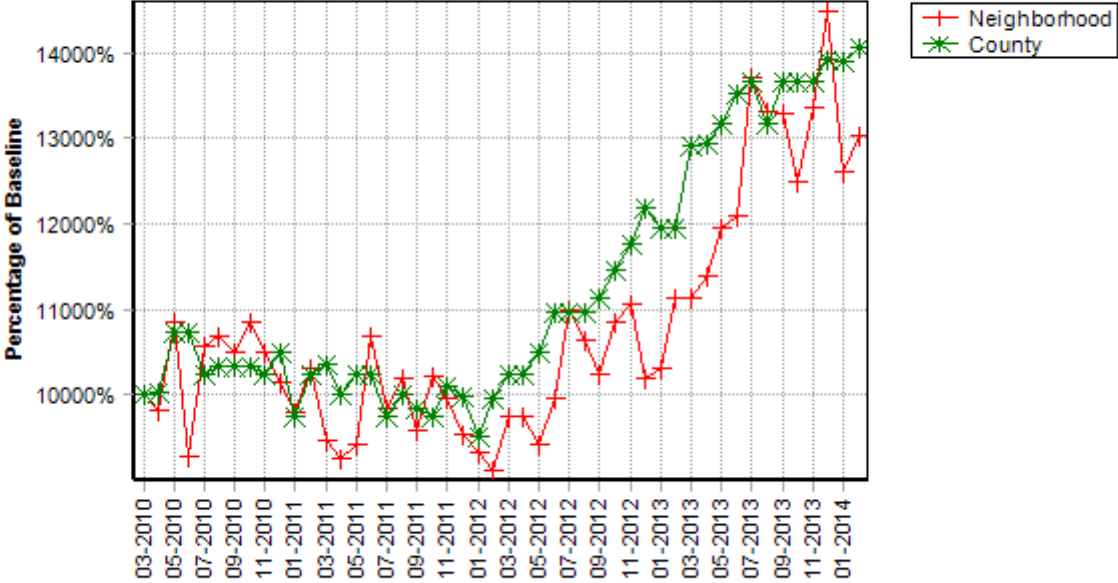
This report is not an appraisal, but uses proprietary statistical analysis and algorithms to render a report we believe is accurate. The data used is from independent sources generally deemed reliable, but not guaranteed. Therefore, we cannot be responsible for missing or incorrect data. With this report, there are no physical or visual inspections of the subject property and comparable sales; hence, this report does not have the same validity as an appraisal performed by a licensed real estate professional.

**Trust Deeds**

Date	Lender	Amount	Purchase Money
07/20/2009	EXCEL GROUP ETAL	\$31,750	NO
01/31/2008	AMERICAN MORTGAGE NETWORK INC	\$417,000	NO
03/21/2006	CENTEX HOME EQUITY COMPANY LLC	\$384,000	NO
07/29/2005	CITIFINANCIAL SERVICES INC	\$10,671	NO
03/03/2005	CENTEX HOME EQUITY COMPANY LLC	\$339,000	YES

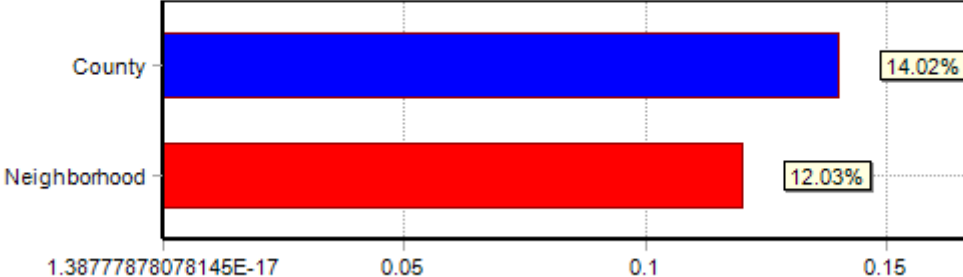
Price Trends

Neighborhood House Price Trends

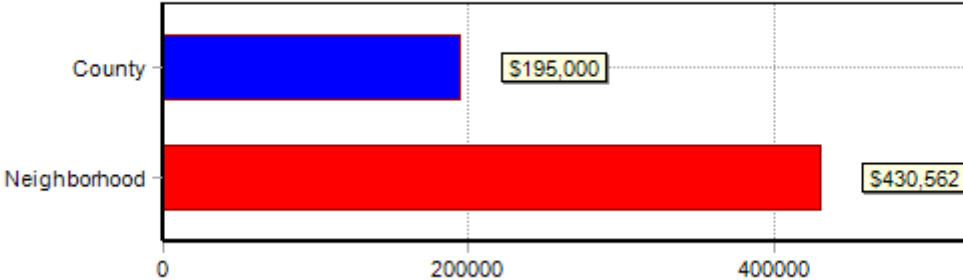


Market Activity

Percent of the housing stock that has sold in the last two years

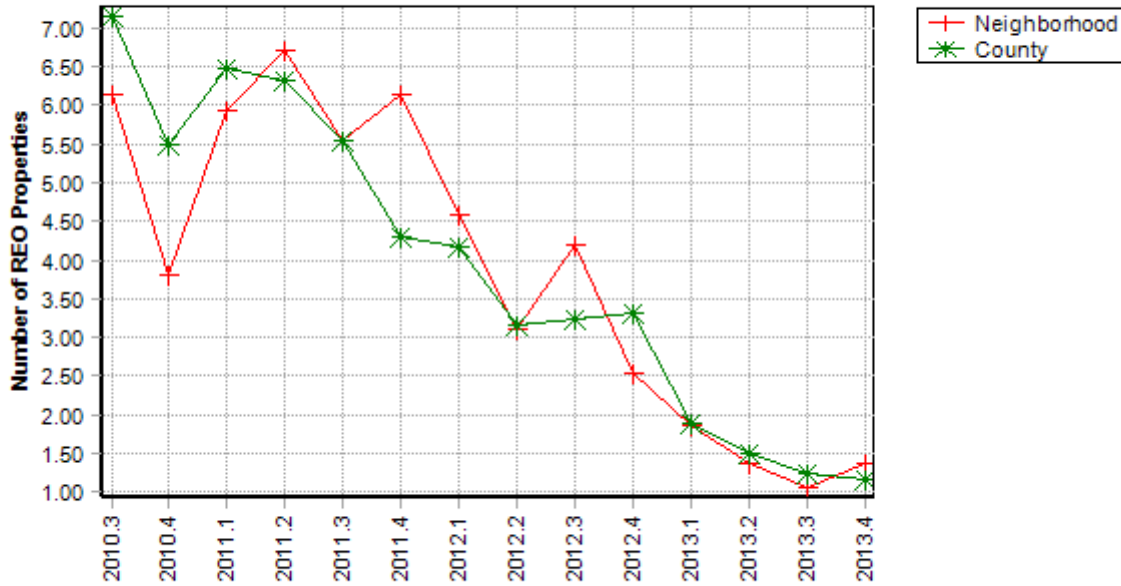


Recent (median) transaction prices



**REO Trends**

**REO Trends (Per Thousand Properties)**



Data deemed reliable, but not guaranteed.  
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Quick Score Explanation	
Ownership <b>Number</b> years	Indicates the number of years since current owners bought the property.
Notice of Default: <b>YES / NO</b>	Indicates if any notices of default have been filed within the last five years or since change of ownership whichever is sooner. <b>YES</b> : notice(s) have been filed. <b>NO</b> : no notice has been filed.
Price Trend: <b>▲ / _ / ▼</b>	Neighborhood price trend: <b>▲</b> — generally rising, <b>_</b> — generally flat, <b>▼</b> — generally falling.
REO Trend: <b>▼ / _ / ▲</b>	Rate of REO purchases in neighborhood: <b>▼</b> — generally falling, <b>_</b> — generally flat, <b>▲</b> — generally rising.
Estimated LTV: <b>90% / 80% / 70%</b>	Estimated Loan to Value. Rough estimate of equity, by assuming normal 30-year amortization of first trust deeds, property value changes, and additional trust deeds loans and amortization. <b>90% and over</b> , <b>Between 90% and 70%</b> , <b>70% or less</b> .
Multiple sales: <b>NO / YES</b>	Indicates if there has been other change of ownership within the last six (6) months prior to date property was acquired.
Flood: <b>OUT-Zone / IN-Zone</b>	Preliminary flood zone information. <b>IN</b> : possibly inside a flood zone. <b>OUT</b> : possibly outside a flood zone.
<b>CONFORMING / NON-CONFORMING</b>	<b>CONFORMING</b> : indicates if subject property is similar or not similar to properties in the neighborhood.
Silent Second: <b>NO / YES</b>	Indicates no additional trust deed is recorded 6 mo. after recording where the beneficiary is the seller.
Estimated Value Range: <b>Low - High</b>	Estimated price range of subject property
Estimated Current Value As of <b>Date of Report</b> <b>Calculated Estimate of Value</b>	Estimated value of subject property and effective date of report.