

ValuePoint4®


CoreLogic®
 RealQuest Professional

Property Address: **19547 TANGELO DR, RIVERSIDE, CA 92508**
 County: **RIVERSIDE, CA**
 Owner Name: **HUBBARD DEWANA R**
 Report ID: **1325979235047629**

SUMMARY**> SUCCESS - VP4 Valuation Successful**Estimated Value: **\$234,000**Value As Of: **01/07/2012**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$216,000 - \$247,000	01/07/2012	81	7

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

Sale Price:	\$399,000	Prior Sale Price:	\$142,000
Rec/Sale Date:	03/03/2005/ 01/24/2005	Prior Rec/Sale Date:	06/30/1999 / 08/18/1992
Sale Type:	FULL	Prior Sale Type:	FULL
1st Mtg Amount:	\$339,000	Prior 1st Mtg Amt:	\$140,000
1st Mtg Type:	C	Prior 1st Mtg Type:	C
2nd Mtg Amount:			
Seller Name:	COOK WILLIAM H & JANA L		

Location Information

APN: **284-262-017**
 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:	2,027	Lot Area:	7,405
Year Built:	1988	Total Rooms:	0
Bedrooms:	4	Bath(F/H):	2 / 1
No Of Stories:	2	A/C:	BUILDING
Pool:		Fireplace:	1
Parking:	2		

COMPARABLE SALES**Comp  A**

Distance From Subject: 0.34

Address: **19233 BERGAMONT DR, RIVERSIDE, CA 92508-6200**

Owner:	VALDEZ EMILIO	Sale Price:	\$240,000
Seller:	FEDERAL NATL MTG ASSN FNMA	Sale Date:	12/20/2011
APN:	266-382-002	1st Mtg Amt:	\$228,000
Year Built:	1988	Prior Sale Price:	\$98,000
Census Tract:	420.06	Prior Rec Date:	08/03/2001
Land Use:	SFR	Total Rooms:	
Assessed Value:	\$244,000	Bedrooms:	4
Living Area:	1,600	Bath(F/H):	2 / 1
Lot Area:	9,147	A/C:	YES
No Of Stories:	2	Fireplace:	1
Parking:	2		
Pool:			

Comp  B

Distance From Subject: 0.08

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

Owner:	WONG LAURA & WILLIAM	Sale Price:	\$217,000
Seller:	BANK OF NY MELLON 2005-43	Sale Date:	11/14/2011
APN:	284-211-006	1st Mtg Amt:	\$151,900
Year Built:	1988	Prior Sale Price:	
Census Tract:	420.06	Prior Rec Date:	
Land Use:	SFR	Total Rooms:	
Assessed Value:	\$258,000	Bedrooms:	4
Living Area:	2,027	Bath(F/H):	2 / 1
Lot Area:	7,840	A/C:	YES
No Of Stories:	2	Fireplace:	1
Parking:	3		
Pool:			

Comp  C

Distance From Subject: 0.23

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

Owner:	MARQUEZ LETICIA	Sale Price:	\$240,000
Seller:	FEDERAL HOME LOAN MTG CORP	Sale Date:	09/01/2011
APN:	284-191-002	1st Mtg Amt:	\$233,916
Year Built:	1989	Prior Sale Price:	\$270,000
Census Tract:	420.06	Prior Rec Date:	06/04/2003
Land Use:	SFR	Total Rooms:	
Assessed Value:	\$259,000	Bedrooms:	4
Living Area:	1,973	Bath(F/H):	2 / 1
Lot Area:	4,791	A/C:	YES
No Of Stories:	2	Fireplace:	1
Parking:	3		
Pool:			

Comp 

Distance From Subject: 0.44

Address: **19914 PROMENADE CIR, RIVERSIDE, CA 92508-3248**

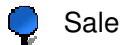
Owner:	MENDOZA B TRUST	Sale Price:	\$233,000
Seller:	DELAHUNTY MICHAEL T	Sale Date:	08/23/2011
APN:	284-173-074	1st Mtg Amt:	
Year Built:	1990	Prior Sale Price:	\$134,000
Census Tract:	420.06	Prior Rec Date:	07/26/1996
Land Use:	SFR	Total Rooms:	
Assessed Value:	\$170,333	Bedrooms:	4
Living Area:	1,853	Bath(F/H):	3 /
Lot Area:	4,791	A/C:	YES
No Of Stories:	2	Fireplace:	1
Parking:	2		
Pool:			

Comp 

Distance From Subject: 0.49

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

Owner:	JIANG PING	Sale Price:	\$225,000
Seller:	FEDERAL NATL MTG ASSN FNMA	Sale Date:	07/20/2011
APN:	284-182-005	1st Mtg Amt:	\$130,000
Year Built:	1990	Prior Sale Price:	\$162,000
Census Tract:	420.06	Prior Rec Date:	12/16/1992
Land Use:	SFR	Total Rooms:	
Assessed Value:	\$213,786	Bedrooms:	4
Living Area:	1,973	Bath(F/H):	2 / 1
Lot Area:	5,227	A/C:	YES
No Of Stories:	2	Fireplace:	1
Parking:	3		
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 VP4™ 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.

VP4™:

VP4® employs multiple valuation methodologies recursively for each valuation. VP4® 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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