

Comprehensive Property Report & Automated Valuation

Report Information

Report date	May 11, 2010 15:14:37	Report order no.	SX00000128896F010F75FF
Address	2945 W SKYWOOD CIR, ANAHEIM, CA 92804		

Automated Valuation Model (AVM)

\$307,998
\$274,118 - \$341,878

Valuation provided by PASS® AVM

12 Month Price Trend



Index Change by Period	
12 MONTH	-18.52%
9 MONTH	-13.91%
6 MONTH	-9.23%
3 MONTH	-4.52%

Property Details

Site Address	2945 W SKYWOOD CIR, ANAHEIM, CA 92804		
Legal Description	N TR 2655 LOT 51		
Current Owner	MEJIA, GERARDO	APN	126-102-12
School District	MAGNOLIA ELEMENTARY	County	Orange County
Living Sq Ft	1,120	Stories	1
Bedrooms	3	Garage	Attached Garage/Carport
Bathrooms	2	Use Code	RSFR
Lot Size	7218 SqFt (0.17 acre)	Heating	Baseboard Hot Water
Year Built	1956	Improved	20%
Last Transfer Date	08/15/2002	Zoning	
Last Transfer Price	\$275,000	Price/Sq Ft	\$245
Assessed Value	\$309,288	Annual Tax Amount	\$3,445

Property Details (Cont'd)			
Fireplace	4 Openings	Pool	
No. Units	0	Total Rooms	5
APN	126-102-12	Cooling	
MSA Name	Santa Ana-Anaheim-Irvine, CA		
Census Tract	06059086903		

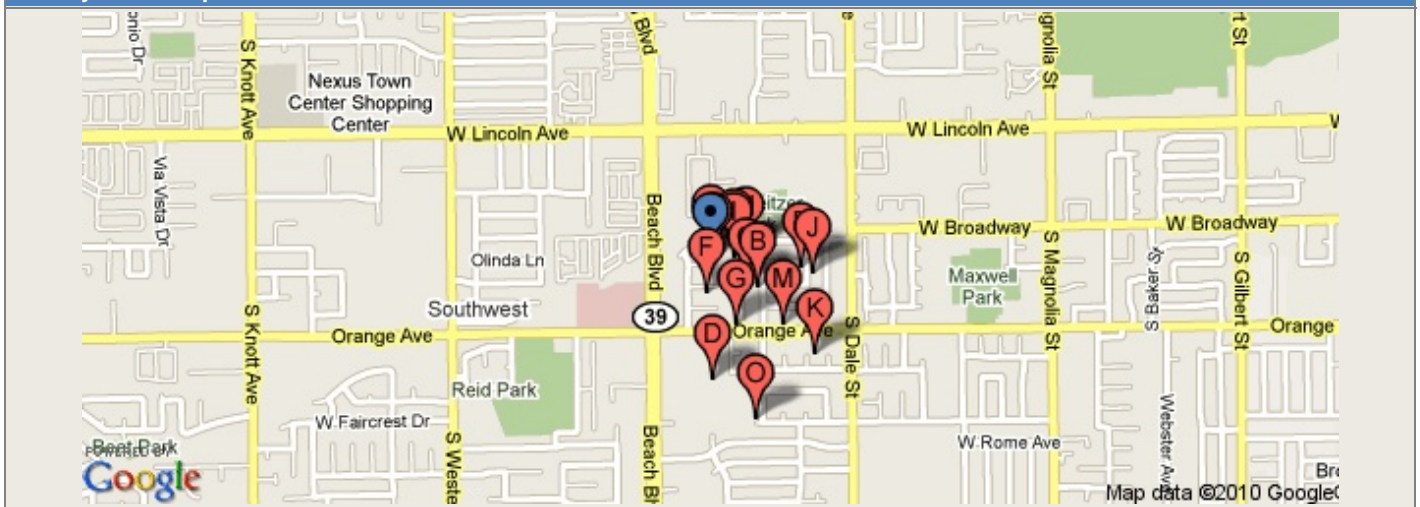
Subject Property Analysis			
Assessed Land	\$245,043	Prior 3 Year Foreclosure	No
Assessed Improvement	\$64,245	Active Notice of Default	Yes
Assessed Value	\$309,288	Assessed Market	\$0
Last Transfer Date	08/15/2002	Price/Sq Ft	\$245
Last Transfer Price	\$275,000	Annual Tax Amount	\$3,445

HUD Property Rules Report			
Passes HUD Rules	Yes	Sales within last 90 days	Yes
Sufficient Information	Yes	Sales within last 12 months	Yes
May Need Second Appraisal	Yes	Sales within last 3 years	Yes

Transaction History						
Date	Transfer	Value	1st Loan	Deed	Doc. No.	Transactors
			2nd loan			
03/01/2010		\$0	\$484,000 \$0	NOD	000000094850	Buyer: MEJIA, GERARDO Seller: Lender: OTHER INSTITUTIONAL LENDERS, BANK OF NY
07/17/2007	REFI/EQ	\$0	\$20,000 \$0	TRUST	000000472679	Buyer: MEJIA GERARDO Seller: Lender: COUNTRYWIDE BK FSB
03/22/2007	REFI/EQ	\$0	\$484,000 \$0	TRUST	000000193632	Buyer: MEJIA GERARDO Seller: Lender: COUNTRYWIDE HM LNS INC
06/16/2005	NMNL	\$0	\$444,000 \$0	GRANT	000000570113	Buyer: MEJIA GERARDO Seller: MEJIA GERARDO and KRISTINA Lender: AEGIS WHOLESALE CORP
02/23/2005	REFI/EQ	\$0	\$83,000 \$0	TRUST	000000181883	Buyer: MEJIA GERARDO Seller: Lender: PRODUCTION MTG
08/20/2004	REFI/EQ	\$0	\$340,000 \$0	TRUST	000000787335	Buyer: MEJIA GERARDO Seller: Lender: PRODUCTION MTG
06/10/2003	NMNL	\$0	\$0 \$0	GRANT	000000679154	Buyer: MEJIA GERARDO Seller: MEJIA GERARDO Lender:
09/25/2002	NMNL	\$0	\$0 \$0	GRANT	000000901718	Buyer: MEJIA GERARDO Seller: MEJIA KRISTINA Lender:
08/15/2002	RESALE	\$275,000	\$220,000 \$0	GRANT	000000901719	Buyer: MEJIA GERARDO Seller: JEYS TRUST Lender: AAMES HM LNS

02/16/1999	NMNL	\$0	\$0	GRANT	000000294861	Buyer: JEYS TRUST PT
			\$0			Seller: JEYS DONN E and NEOMI
09/14/1998	NMNL	\$0	\$123,000	GRANT	000000108094	Buyer: JEYS DONN
			\$0			Seller: JEYS TRUST
04/16/1992	REFI/EQ	\$0	\$129,500	TRUST	000000249092	Buyer: JEYS DONN
			\$0			Seller:
03/01/1989	RESALE	\$177,000	\$132,750	GRANT	000000232591	Buyer: JEYS DONN
			\$0			Seller: REYNAGA JOSE
05/01/1986	RESALE	\$118,000	\$94,400	GRANT	000000365803	Buyer: REYNAGA JOSE
			\$0			Seller: SNYDER CHARLES BERNARD
						Lender: PRIVATE INDIVIDUAL

Nearby Sales Map



Nearby Sales

Address					Sale Date		Sale Price	
A	309 S BRODER ST, ANAHEIM, CA 92804				03/24/2010		\$410,000	SOLD
APN	126-102-26		School District		MAGNOLIA ELEMENTARY			
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft	
1,651	3	2	0.16 acre(s)	1955	0.06	\$374,900	\$248	

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
03/24/2010	\$410,000	\$299,920	Grant	VALENCIA ALEXANDER	PETERSON BRIAN C and LAURA A

Address					Sale Date		Sale Price	
B	423 S BEL AIR ST, ANAHEIM, CA 92804				03/12/2010		\$325,000	SOLD
APN	126-081-02		School District		MAGNOLIA ELEMENTARY			
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft	
1,233	4	3	0.18 acre(s)	1955	0.14	\$200,867	\$263	

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
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03/12/2010	\$325,000	\$163,903	Grant	NGO HUY S and KEVIN S	TA JULIE
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Address					Sale Date	Sale Price	
C	416 S BRODER ST, ANAHEIM, CA 92804				02/23/2010	\$305,000	SOLD
APN	126-113-02		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft
1,579	3	1	0.17 acre(s)	1956	0.11	\$370,000	\$193

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
02/23/2010	\$305,000	\$501,500	Grant	BRODER TRUST 416	HOUSEKEY FINANCIAL CORP

Address					Sale Date	Sale Price	
D	640 S GAYMONT ST, ANAHEIM, CA 92804				01/13/2010	\$425,000	SOLD
APN	126-131-33		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft
1,968	4	3	0.19 acre(s)	1964	0.26	\$430,000	\$215

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
01/13/2010	\$425,000	\$540,000	Grant	US BANK LIBOR SERIES 2007-2	TD SERVICE CO

Address					Sale Date	Sale Price	
E	405 S TERI CIR, ANAHEIM, CA 92804				10/21/2009	\$335,000	SOLD
APN	126-095-08		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft
1,055	3	3	0.19 acre(s)	1955	0.24	\$314,000	\$317

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
10/21/2009	\$335,000	\$452,000	Grant	AMTRUST BK	CAL-WESTERN RECONVEYANCE

Address					Sale Date	Sale Price	
F	2948 W ROWLAND CIR, ANAHEIM, CA 92804				09/08/2009	\$390,000	SOLD
APN	126-112-12		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft
1,101	3	2	0.17 acre(s)	1956	0.08	\$345,000	\$354

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
09/08/2009	\$390,000	\$476,800	Grant	GEISKE JOHN	CHASE MERRITT FUND I LLC

Address					Sale Date	Sale Price	
G	2923 W ORANGE AVE, ANAHEIM, CA 92804				08/24/2009	\$290,000	SOLD
APN	126-112-39		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft

1,101	3	2	0.17 acre(s)	1956	0.16	\$231,104	\$263
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Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
08/24/2009	\$290,000	\$132,000	Grant	NGUYEN ANH	MORGAN STANLEY TRUST 2007-7AX

Address					Sale Date	Sale Price	
H 306 S BRODER ST, ANAHEIM, CA 92804					08/20/2009	\$340,000	SOLD
APN	126-103-02		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft
1,109	3	2	0.17 acre(s)	1956	0.09	\$326,000	\$306

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
08/20/2009	\$340,000	\$0	Grant	PATEL NISHIL and DEEPTI	MARBURY PARK GROUP LLC

Address					Sale Date	Sale Price	
I 313 S BRODER ST, ANAHEIM, CA 92804					07/20/2009	\$282,000	SOLD
APN	126-102-27		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft
1,369	3	2	0.17 acre(s)	1955	0.06	\$259,380	\$205

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
07/20/2009	\$282,000	\$0	Grant	BUI CATHY	

Address					Sale Date	Sale Price	
J 408 S TERI CIR, ANAHEIM, CA 92804					07/07/2009	\$340,000	SOLD
APN	126-094-20		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft
1,057	3	3	0.19 acre(s)	1955	0.27	\$293,000	\$321

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
07/07/2009	\$340,000	\$140,000	Grant	NGUYEN HOANG	TERI TRUST 408

Address					Sale Date	Sale Price	
K 620 S BIRCHLEAF DR, ANAHEIM, CA 92804					06/29/2009	\$350,000	SOLD
APN	126-152-32		School District		MAGNOLIA ELEMENTARY		
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft
1,224	3	2	0.18 acre(s)	1958	0.34	\$52,178	\$285

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
06/29/2009	\$350,000	\$280,000	Grant	HARTMAN KEVIN and WENDY	DAGEN FAMILY TRUST

Address					Sale Date	Sale Price	
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L					2941 W SKYWOOD CIR, ANAHEIM, CA 92804		05/21/2009	\$312,500	SOLD
APN	126-102-11		School District		MAGNOLIA ELEMENTARY				
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft		
1,260	4	2	0.17 acre(s)	1957	0.01	\$312,662	\$248		

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
05/21/2009	\$312,500	\$250,000	Grant	DUONG ANBINH and ELIZABETH F	FRUTOS EDUARDO B and JULIA M

Address					Sale Date	Sale Price			
M					2859 W ORANGE AVE, ANAHEIM, CA 92804		03/20/2009	\$292,000	SOLD
APN	126-083-23		School District		MAGNOLIA ELEMENTARY				
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft		
1,235	4	3	0.17 acre(s)	1955	0.24	\$320,000	\$236		

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
03/20/2009	\$292,000	\$284,734	Grant	MOHSIN MUHAMMAD and NUZHAT	FIRST FRANKIN MTG 2006-FF7

Address					Sale Date	Sale Price			
N					2944 W ACADEMY AVE, ANAHEIM, CA 92804		04/07/2010	\$0	SOLD
APN	126-102-20		School District		MAGNOLIA ELEMENTARY				
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft		
1,293	4	2	0.17 acre(s)	1956	0.02	\$167,337	\$0		

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
04/07/2010	\$0	\$0	Grant	SOLIS GENE	SOLIS GENE T

Address					Sale Date	Sale Price			
O					733 S BRONWYN DR, ANAHEIM, CA 92804		04/02/2010	\$0	SOLD
APN	126-141-07		School District		MAGNOLIA ELEMENTARY				
Sq Ft	Bed	Bath	Lot Size	Year	Distance	Assessed	Price/Sq Ft		
1,358	3	2	0.19 acre(s)	1956	0.36	\$295,558	\$0		

Last Recorded Transaction

Date	Value	1st Loan	Deed	Buyer	Seller
04/02/2010	\$0	\$175,600	Grant	NGO HUY	NGO HUY S