



123 Main Street, Lake Forest CA 92630

MLS#: **13606148** Bedrooms: **4** Baths: **2.1** Year Built: **1999** Total Living Area: **1,988 SF**
 Property Type: **Single Family Detached** Bluebook ID#: **11201** Inspection Date: **12/6/2013**
 Date Printed: **1/9/2014 6:35:29 PM (UTC)**

Comparable Listings Summary



124 Main Street
Lake Forest CA 92630

MLS Number	13564160
Current List Price	\$169,900
Days on Market	114
Bedroom Count	4
Full Bathrooms	2
Half Bathrooms	1
Basement	Finished
Gross Living Area	1980

Adjusted Price of Comparable
\$177,900



125 Main Street
Lake Forest CA 92630

MLS Number	13554194
Current List Price	\$244,500
Days on Market	30
Bedroom Count	3
Full Bathrooms	2
Half Bathrooms	1
Basement	None
Gross Living Area	1938

Adjusted Price of Comparable
\$234,500



126 Main Street
Lake Forest CA 92630

MLS Number	13114768
Current List Price	\$219,900
Days on Market	60
Bedroom Count	3
Full Bathrooms	2
Half Bathrooms	1
Basement	Finished
Gross Living Area	1748

Adjusted Price of Comparable
\$196,900

Comparable Listings Analysis

Comparable Property Info

	Subject Property	Comparable Listings #1	Comparable Listings #2	Comparable Listings #3
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Subject Property Address Line 1	123 Main Street	124 Main Street	125 Main Street	126 Main Street
Subject Property Address Line 2				
City	Lake Forest	Lake Forest	Lake Forest	Lake Forest
State	CA	CA	CA	CA
ZIP Code	97266	97266	97266	97266
REO/Corp Owned	Yes	No	No	Yes
Short Sale	No	No	No	No
Proximity to Subject in Miles		0.65	0.70	0.80
MLS Number	13606148	13564160	13554194	13114768
Current List Price	\$0.00	\$169,900.00	\$244,500.00	\$219,900.00
Original List Price		\$169,900.00	\$244,500.00	\$219,900.00
Original List Date		8/14/2013	11/8/2013	10/9/2013
Days Since Last Price Change		113	30	60
Data Source	MLS	MLS	MLS	MLS

Comparable Value Adjustments

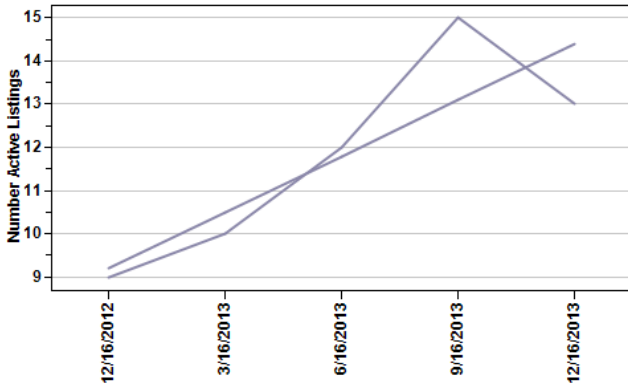
	Subject Property	Comparable Listings #1	Comparable Listings #2	Comparable Listings #3
Sales or Financing Concession		0	0	0
Days on Market	0	114	30	60
Location	Suburban	Suburban	Suburban	Suburban
Leasehold or Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site (Lot Size in Acres)	.151	.09	.09	.28
View (control + click to select multiple items)	Mountain	City Lights	Valley	Valley
Design and Appeal	Traditional	Traditional	Contemporary	Traditional
Quality of Construction	Q5 - Basic	Q5 - Basic	Q5 - Basic	Q5 - Basic
Year Built	1999	1980	1980	1992
Condition	C5 - Fair	C5 - Fair	C4 - Average	C4 - Average
Above Grade Total Room Count	9	8	8	8
Above Grade Bedroom Count	4	4	3	3
Above Grade Full Bathrooms	2	2	2	2
Above Grade Half Bathrooms	1	1	1	1
Gross Living Area	1988	1980	1938	1748
Basement	None	Finished	None	Finished
Finished Rooms Below Grade	0	3	0	1
Functional Utility	Average	Average	Average	Average
Heating System	None	Forced Air	Forced Air	Forced Air
Cooling System	None	None	None	None
Energy Efficient Items (control + click to select multiple items)	Insulated Window s	Insulated Window s	Insulated Window s	Insulated Window s
Garage Size / Type	2 Car	2 Car	2 Car	2 Car
GarageType	Garage - Attached	Garage - Attached	Garage - Attached	Garage - Attached
Porch, Patio, Deck, Balcony, Fireplace (control + click to select multiple items)	Deck	Deck	Deck	Deck
Fence, Pool (control + click to select multiple items)	None	None	None	Fence
Other				
Net Adjustment Total		\$8,000.00	\$-10,000.00	\$-23,000.00
Adjusted Price of Comparable		\$177,900.00	\$234,500.00	\$196,900.00

Comparable Listings Comments

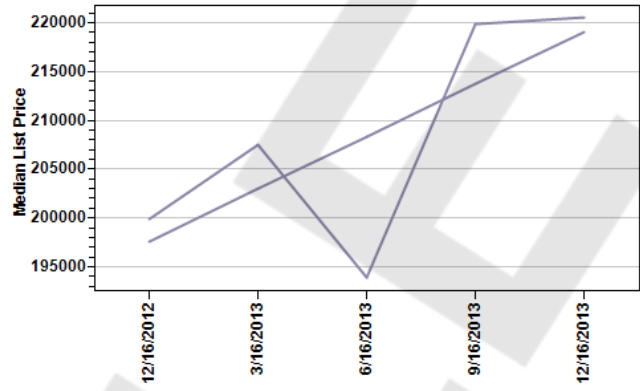
LISTING COMPS

REO/Corp Owned (Listing #3): REO, with updated carpet, roof, interior paint. home is move in ready.

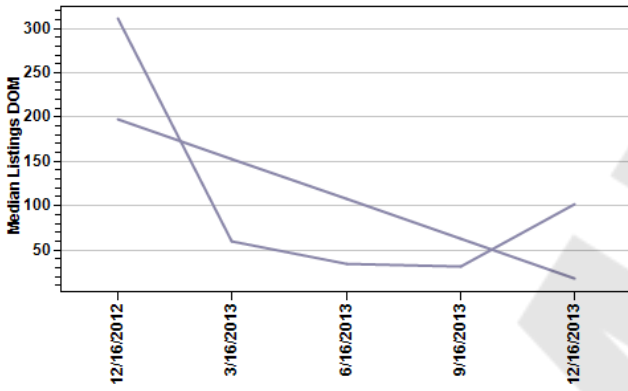
Total # Comparable Active Listings
Single Family



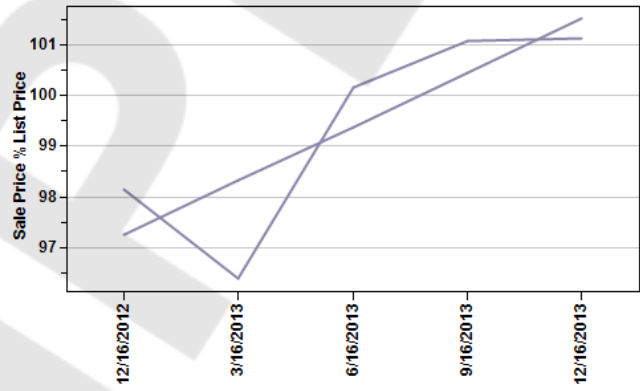
Median Comparable List Price
Single Family



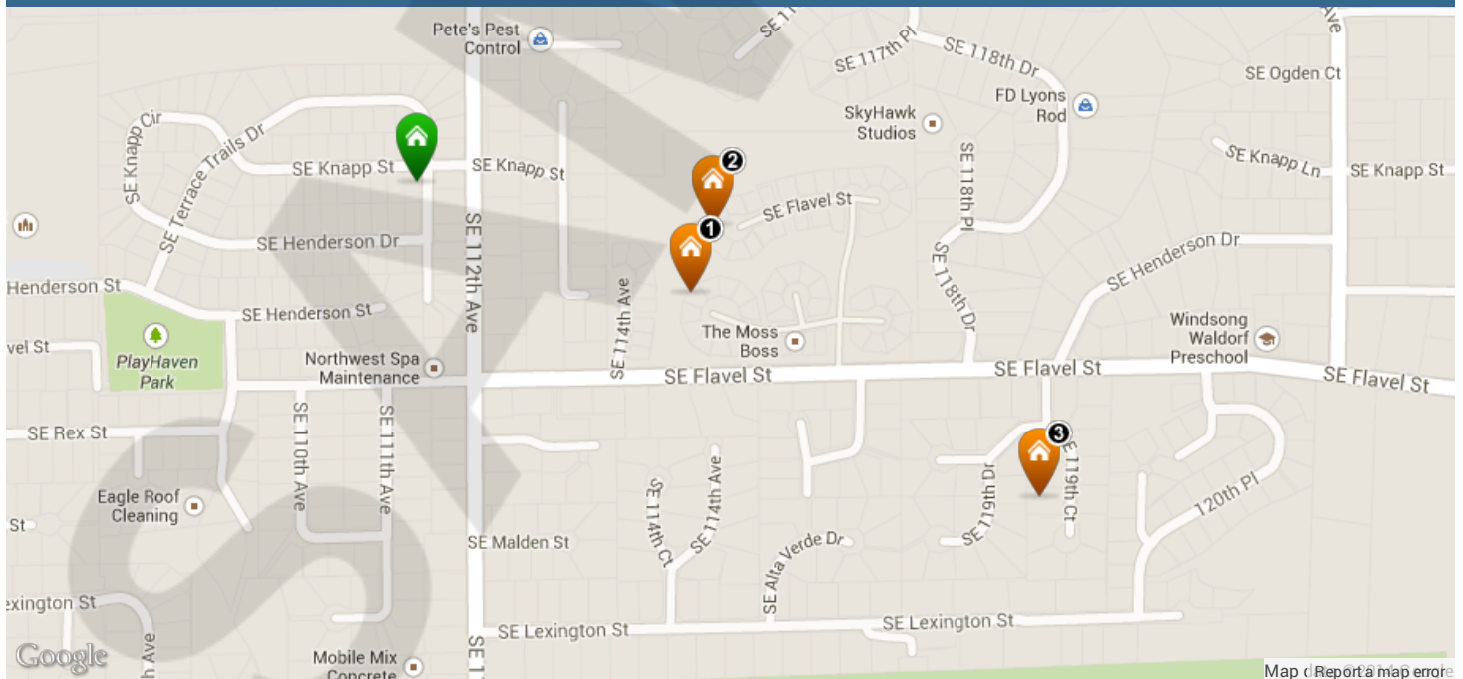
Median Comparable Listings Days on Market
Single Family



Median Sale Price as % of List Price
Single Family



Comparables Map



Subject Property



Competitive Listings

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