

Property Address: 7700 WINE ST, ANAHEIM, CA 92808  
 County: ORANGE, CA  
 Owner Name: CALIFORNIA INVEST  
 Report ID: 1440107191765

## SUMMARY

### ► SUCCESS - SUCCESS - VALUATION SUCCESSFUL

Estimated Value: **\$444,200**

Value as of: **08/20/2015**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
<b>\$393,900 - \$494,500</b>	<b>08/20/2015</b>	<b>74</b>	<b>11</b>

## SUBJECT PROPERTY INFORMATION

Property Address: 7700 WINE ST, ANAHEIM, CA 92808

### SALES HISTORY

Sale Price:	<b>\$157,000</b>	Prior Sale Price:	
Rec / Sale Date:	<b>/ 02/00/1990</b>	Prior Rec / Sale Date:	<b>/</b>
Sale Type:	<b>Full</b>	Prior Sale Type:	
1st Mtg Amount:	<b>\$141,300</b>	Prior 1st Mtg Amount:	
1st Mtg Type:		Prior 1st Mtg Type:	

### LOCATION INFORMATION

APN: **03520210**  
 Land Use: **SFR**  
 Census Tract: **865.02**  
 Township:  
 Absentee Owner: **Y**

### PROPERTY INFORMATION

Living Area: **1,300**  
 Year Built: **1954**  
 Bedrooms: **3**  
 No. of Stories: **1**  
 Pool: **N**  
 Parking: **2**

### TAX INFORMATION

Assessed Value: **\$325,968**  
 Assessed Year: **2014**  
 Land Value: **\$271,144**  
 Improvement Value: **\$54,824**

## COMPARABLE SALES