

TotalView Report

123 Main St., Anytown, CA 00000

APN: 000-00-000



Orange County Data as of: 05/25/2016



Owner Name: John Doe / Jane Doe
Vesting: Married
Mailing Address: 123 Main St., Anytown, CA 00000

Estimated Value: \$847,200

Legal Description: A PARCEL OF LAND LOCATED IN THE STATE OF CA, COUNTY OF ORANGE, WITH A SITUS ADDRESS OF 123 MAIN STREET, ANYTOWN, CA 00000-000 C001 CURRENTLY OWNED BY JOHN DOE / JANE DOE HAVING A TAX ASSESSOR NUMBER OF 000-000-00 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: 1234 BLOCK: LOT: 12 AND DESCRIBED IN DOCUMENT NUMBER 1234.56798 DATED 8/23/2008 AND RECORDED 9/26/2008.

Last Market Sale

Seller: County Sheriff
Buyer: County
Date: 11/30/2005
Recorded: 01/27/2006
Sale Price: \$610,500

Current Listing Status

Listing Status: Off Market
List Price: \$835,500
Sold Price: \$610,500
DOM: 0

Active Foreclosure Status

Status: Auction
Filing Date: 04/10/2014
Doc Type: N/A
Unpaid: N/A
Auction Date: 05/16/2014

Association Information

| Type | Name | Address | Phone/Email | AMT/FREQ |
|------|---------------------------|---------------------------------|--------------|----------|
| HOA | Market Street Association | 256 Market St, Mytown, CA 92803 | 714-555-2291 | \$220/mo |

Property Details - Public Record

Land Use: SFR
Zoning: Lot Size: 7,776 Sq. Ft. Stories: 2
Living Area: 2,070 Sq. Ft. Pool: Garage #: 2
Parking Type: Attached Garage/Carport
Year Built / Eff: 1965 / 1965
Style: Basement: Fireplace: Interior Wall:
Bedrooms: 3 Heat / Cooling: Forced Air / Central Exterior Wall:
Baths (F / H): 2 / Total Rooms: 7 Price / Sq. Ft.: \$223

Open Liens - Current Owner

Owner 1: John Doe
Owner 2: Jane Doe
Combined Loan To Value: 61%
Estimated Equity: \$267,929

| Date | Position / Type | Verified | Amount | Lender | Borrower(s) | Loan Type | Type / Term |
|------------|---------------------------|----------|-----------|-----------------------|---------------------|--------------|-------------|
| 02/17/2015 | 1st / Trust Deed/Mortgage | | \$417,000 | Anytown Mortgage Corp | John Doe / Jane Doe | Conventional | / 30 Years |


Involuntary Liens - Current Owner

09/26/2008 through 06/02/2016
Debtor: John Doe / John Doe

| Date | Type | Description | Party 1 | Party 2 | Document # |
|------------|---------|--------------|----------|---------|--------------|
| 01/12/2016 | Release | Undetermined | John Doe | | 1234.5678.90 |

Prior Loan History - Current Owner

Borrower 1: John Doe
Borrower 2: Jane Doe

| Date | Type | Verified | Amount | Lender | Borrower | Loan Type | Type / Term |
|------------|---------------------|---|-----------|-----------------------|-------------------|--------------|-------------|
| 02/17/2015 | Trust Deed/Mortgage | | \$417,000 | Anytown Mortgage Corp | John Doe Jane Doe | Conventional | / 30 Years |
| 12/07/2012 | Trust Deed/Mortgage |  | \$398,000 | Anytown Credit Union | John Doe Jane Doe | Conventional | / 30 Years |
| 03/18/2015 | Release | | | | | | |

Prior Loan History - Current Owner

Borrower 1: John Doe
Borrower 2: Jane Doe

| Date | Type | Verified | Amount | Lender | Borrower | Loan Type | Type / Term |
|--------------|---------------------|----------|-----------|------------------------|-------------------|--------------|-------------|
| 11/19/2010 | Trust Deed/Mortgage | | \$404,420 | Anytown Bank | John Doe Jane Doe | Conventional | Fix / |
| ^ 12/31/2012 | Release | | | | | | |
| 09/26/2008 | Trust Deed/Mortgage | ✓ | \$414,900 | Anytown Mortgage Group | John Doe Jane Doe | Conventional | Fix / |
| ^ 12/20/2010 | Release | | | | | | |

Transfers & Conveyances - Current Owner

| Date | Document | Verified | Type | From | To | Amount |
|------------|---------------|----------|--------|--------------|-------------------|-----------|
| 09/26/2008 | Deed Transfer | ✓ | Resale | Anytown Bank | John Doe Jane Doe | \$461,000 |

Ownership History (Full Value Transfers) - All Owners

| Date | Document | Verified | Type | Seller | Buyer | Amount |
|------------|---------------|----------|--------|--------------|-------------------|-----------|
| 09/26/2008 | Deed Transfer | ✓ | Resale | Anytown Bank | John Doe Jane Doe | \$461,000 |
| 05/27/2005 | Deed Transfer | ✓ | Resale | James Roe | Jim Miller | \$640,000 |

Tax Status

| | | | | | |
|-------------------|------------|--------------------|-----------|----------------------|------------|
| Effective Date: | 09/21/2015 | Land Value: | \$358,115 | Exemption: | \$7,000 |
| Assessor Parcel#: | 123-456-78 | Improvement Value: | \$135,836 | Total Taxable Value: | \$486,951 |
| Tax Year: | 2015-16 | | | Property Tax: | \$5,382.60 |

2015-16 Taxes

| | Tax Type / Basis | Amount | Status | Date Paid | Delinquent After | Penalty | Balance Due |
|---------------|------------------|------------|--------|------------|------------------|----------|-------------|
| Installment 1 | Partial | \$2,691.30 | Paid | 11/24/2015 | 12/10/2015 | \$269.13 | |
| Installment 2 | Partial | \$2,691.30 | Paid | 04/05/2016 | 04/11/2016 | \$292.13 | |

Assessment Detail

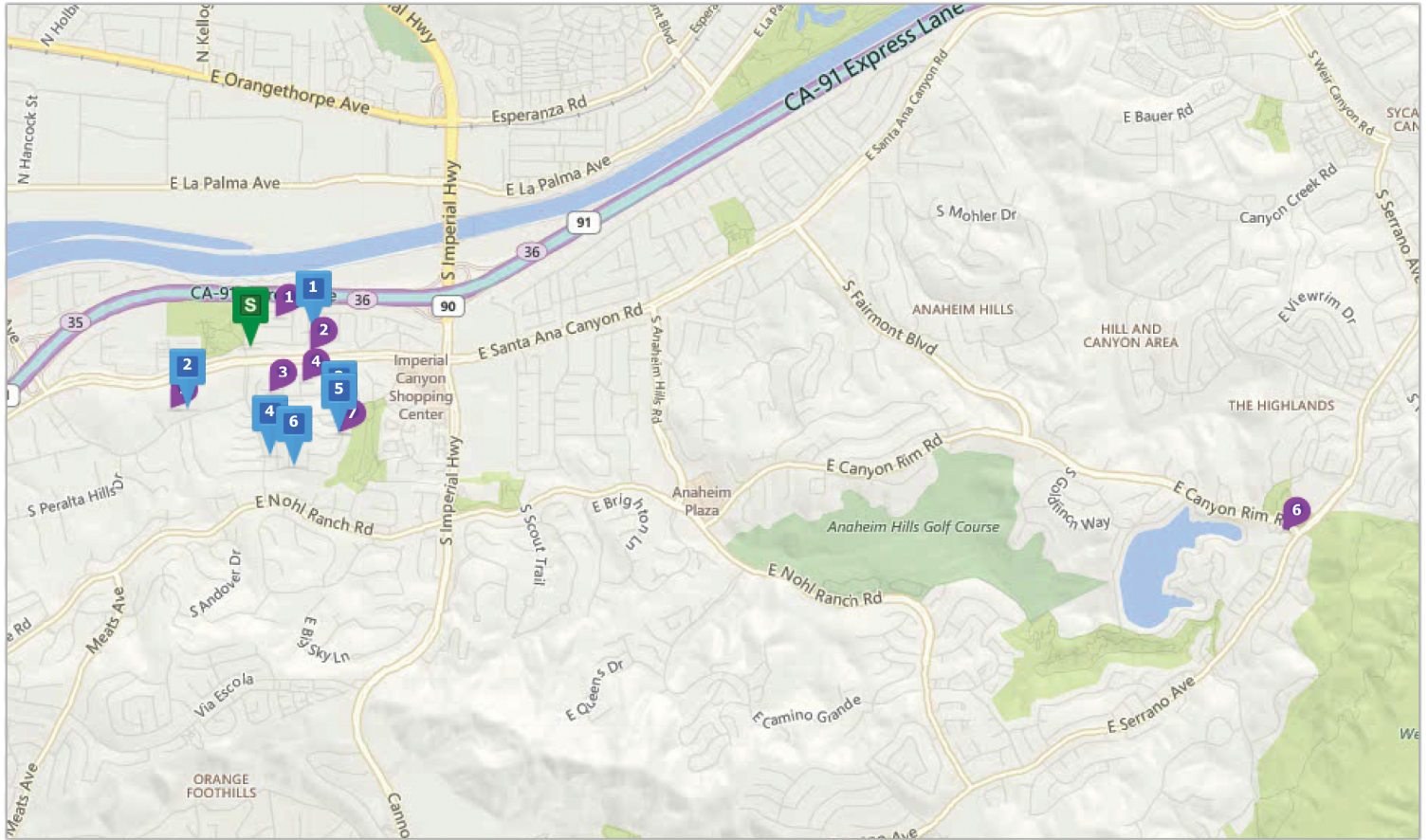
| Jurisdiction | Type | Amount |
|---------------------------|---------------------|------------|
| Base Tax | All Prop Av Tax | \$5,044.12 |
| Orange Co Sanitation Dist | Ocsd Sewer User Fee | \$322.00 |
| | Misc Assessments | \$16.48 |

Listing History

| 123 MAIN ST., ANYTOWN, CA 00000 | | | | | | |
|---------------------------------|--------|------|-----------|-----------|--------------|----------------|
| Date | Status | Type | Listed At | Sold For | \$ / Sq. Ft. | Days On Market |
| 06/15/2016 | Active | New | \$650,000 | \$648,000 | \$83.33 | 34 |

Comparables & Nearby Listings

Subject Property: 123 Main St., Anytown, CA 00000



■ Subject Property
 ■ Comparables
 ■ Nearby Listings

| COMPARABLES | | | | | | | | | | | | |
|-------------|------|----|--------------------------------|------------|-------------|------------|-----------|---------|--------------|------------|----------|-----|
| # | MI | ST | Address | Sold | Sold For | Listed | Listed At | Sq. Ft. | \$ / Sq. Ft. | Bds / Bths | Lot Size | Age |
| 1 | 0.21 | | 123 Main St., Anytown, CA 0000 | 06/12/2015 | \$590,000 | | | 1,787 | \$330 | 3 / 2 | 7,350 | 52 |
| 2 | 0.35 | | 234 Main St., Anytown, CA 0000 | 04/24/2015 | \$1,145,000 | | | 2,057 | \$557 | 3 / 1 | 42,800 | 61 |
| 3 | 0.44 | | 345 Main St., Anytown, CA 0000 | 05/29/2015 | \$690,000 | | | 1,981 | \$348 | 3 / 2 | 12,240 | 39 |
| 4 | 0.44 | RS | 456 Main St., Anytown, CA 0000 | 10/23/2015 | \$590,000 | | | 1,981 | \$298 | 3 / 2 | 11,926 | 39 |
| 5 | 0.47 | L | 567 Main St., Anytown, CA 0000 | | | 05/16/2016 | \$799,900 | 2,235 | \$358 | 4 / 2 | 12,080 | 39 |
| 6 | 0.49 | | 678 Main St., Anytown, CA 0000 | 05/15/2015 | \$690,000 | | | 2,235 | \$309 | 4 / 2 | 13,230 | 39 |

L: Listed R: REO
 D: Default RS: REO Sale
 A: Auction SS: Short Sale

| NEARBY LISTINGS | | | | | | | | | | | | |
|-----------------|------|----|----------------------------------|------------|-----------|------------|-------------|---------|--------------|------------|----------|-----|
| # | MI | ST | Address | Sold | Sold For | Listed | Listed At | Sq. Ft. | \$ / Sq. Ft. | Bds / Bths | Lot Size | Age |
| 1 | 0.09 | A | 123 First St., Anytown, CA 0000 | 03/08/2001 | \$278,000 | 04/02/2016 | \$600,000 | 1,518 | \$395 | 4 / 2 | 7,350 | 51 |
| 2 | 0.22 | A | 234 First St., Anytown, CA 0000 | | | 05/01/2016 | \$650,000 | 1,350 | \$481 | 3 / 2 | 9,700 | 52 |
| 3 | 0.24 | A | 345 First St., Anytown, CA 0000 | 03/07/2013 | \$920,000 | 05/06/2016 | \$1,075,000 | 3,091 | \$348 | 5 / 3 | 12,500 | 39 |
| 4 | 0.27 | P | 123 Second St., Anytown, CA 0000 | | | 03/10/2016 | \$775,000 | 2,400 | \$323 | 4 / 2 | 10,836 | 39 |
| 5 | 0.32 | A | 234 Second St., Anytown, CA 0000 | | | 01/09/2016 | \$850,000 | 0 | | 0 / 0 | 47,916 | |
| 6 | 0.36 | A | 345 Second St., Anytown, CA 0000 | 04/19/2004 | \$525,000 | 04/03/2016 | \$524,888 | 1,654 | \$317 | 2 / 2 | 0 | 34 |

Market Trends - Anytown, CA (00000)

Last 30 Days

Recent trend data for Anytown, CA (00000) indicate months of supply has decreased by 0.98 in the last 30 days, putting upward pressure on prices and if these trends continue show signs of a seller's market.

New Listings

26%

39 Listings

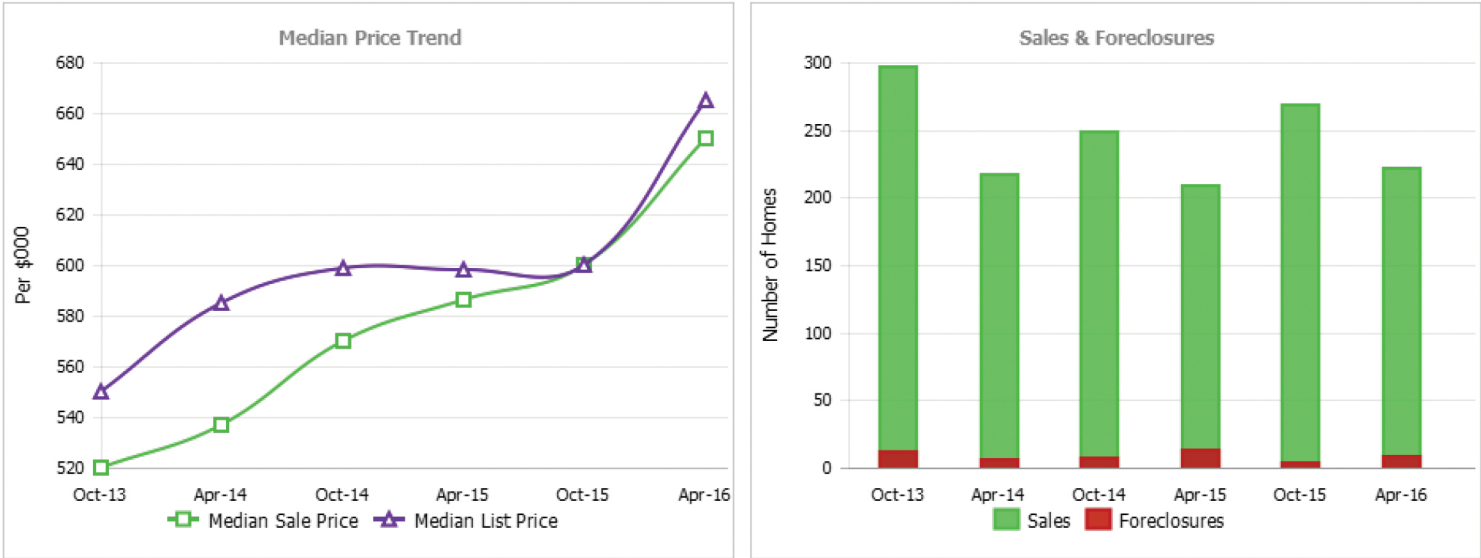
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Closed Sales

40%

40 Sales

↓



6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Anytown, CA (00000). In the last 6 months there were 223 homes sold and the average sale price was \$636K. This 21% decline in sales suggests that there is a relative contraction of supply in the market.

Homes Sold

223

21% ↓

Avg. Sold \$

\$636K

4% ↑

Avg. Sold \$ / Sq. Ft.

\$334

3% ↑

Avg. Age

40

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Anytown, CA (00000). In the last 6 months there were 178 homes listed for sale and the average list price was \$753K. The average days on market for listings decreased to 54 days from the previous period,

Homes for Sale

178

1% ↑

Avg. List \$

\$753K

2% ↓

Avg. List \$ / Sq. Ft.

\$352

4% ↓

Avg. DOM

54

24% ↓

Subject vs Recently Sold Properties

