

# BLUEBOOK<sup>®</sup> CSI Comparable Sales

## 123 Main Street Lake Forest CA 92630

BPO ID: **WS-00001** Bedrooms: **4** Baths: **3.0** Year Built: **1973** Total Living Area: **2,344 SF**

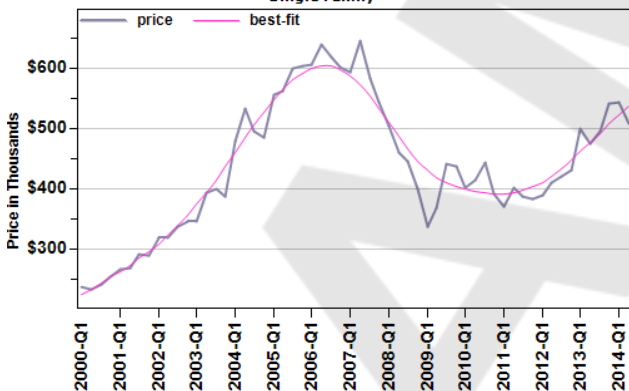
Property Type: **Single Family Detached** Bluebook ID#: **8036**

Date Printed: **7/31/2014 9:12:59 AM (UTC)**

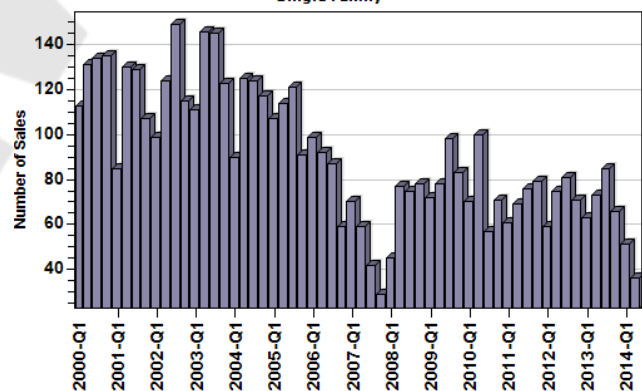
Valuation Date: **5/1/2014**

Comparable Closed Sales Property List													
Score	Address 1	Address 2	Distance	Beds	Baths	Living Area	Lot Area	Year Built	Sold Date	Sale Price	REO	FC	SS
99	2272 CAPER TREE DR 1	LAKE FOREST, CA 92780	0.09	4	3	2,344	5,663		2014-04-18	\$610,000			
99	2272 CAPER TREE DR	LAKE FOREST, CA 92780	0.09	4	3	2,344	5,445	1974	2014-04-08	\$610,000			
97	14862 ALDER LN	LAKE FOREST, CA 92780	0.2	4	2	2,344	6,098		2013-09-04	\$650,000			
97	2211 COCO PALM DR	LAKE FOREST, CA 92780	0.16	4	3	2,232	5,614	1973	2013-03-18	\$562,500			
95	2251 CAPER TREE DR	LAKE FOREST, CA 92780	0.12	4	3	2,269	5,940		2012-05-31	\$529,000			
95	2301 APPLE TREE DR	LAKE FOREST, CA 92780	0.11	4	3	2,250	5,445		2013-01-15	\$587,000			
93	2261 COCO PALM DR	LAKE FOREST, CA 92780	0.11	4	3	2,120	5,663		2013-09-16	\$574,900			
92	2341 ANA TREE PL	LAKE FOREST, CA 92780	0.1	4	2	2,235	6,700		2013-01-15	\$540,000			
82	14352 MORNING GLORY RD	LAKE FOREST, CA 92780	0.45	4	2.1	1,801		1973	2014-01-10	\$580,000			
81	14381 MORNING GLORY RD	LAKE FOREST, CA 92780	0.45	4	2.1	1,801	3,600	1973	2013-12-18	\$560,000			
66	2062 FALLEN LEAF PL	LAKE FOREST, CA 92780	0.34	4	2.1	2,243	5,500	1968	2012-08-10	\$530,000			
65	14831 BRANBURY PL	LAKE FOREST, CA 92780	0.7	4	2.1	2,243		1968	2013-11-13	\$699,000			
64	14591 DANBOROUGH RD	LAKE FOREST, CA 92780	0.41	5	2.1	2,400	6,000		2013-03-26	\$600,000			
60	14551 EMERYWOOD RD	LAKE FOREST, CA 92780	0.84	4	2.1	2,733		1968	2013-12-13	\$670,000			

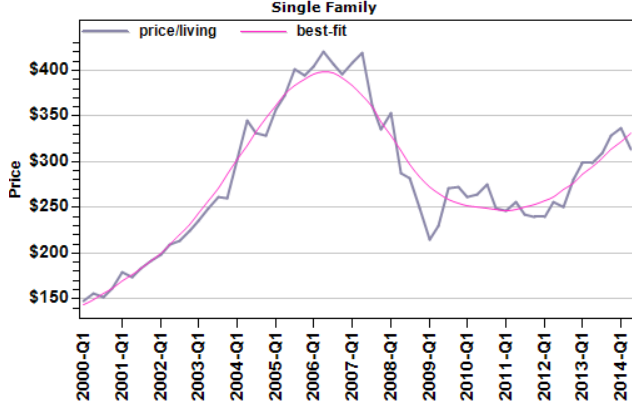
**Regular & REO Average Sold Price**  
Single Family



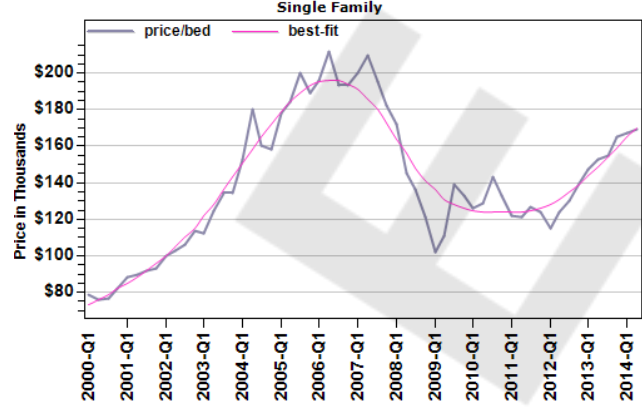
**Regular & REO Number of Sales**  
Single Family



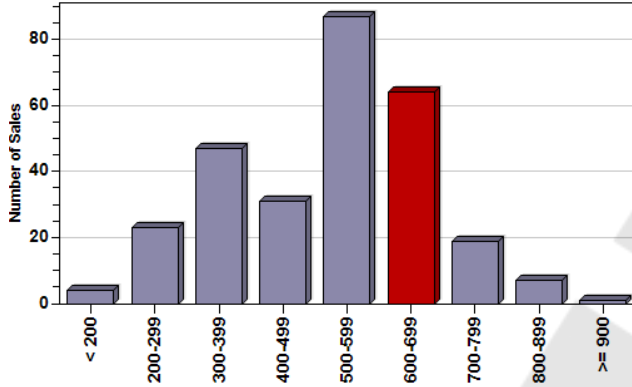
**Regular & REO Average Sold Price Per Living**



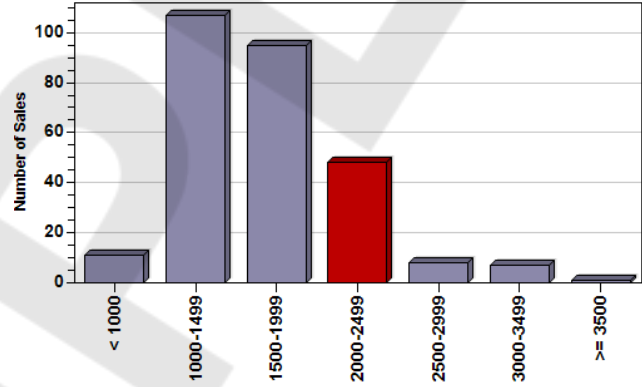
**Regular & REO Average Sold Price Per Bedroom**



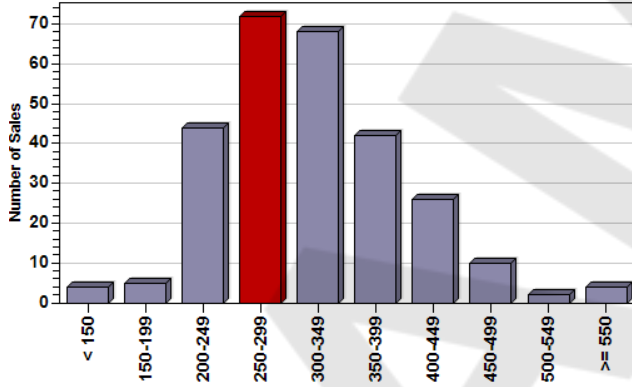
**Regular & REO Sold Price In Thousands Distribution**  
Single Family (5/1/2013-5/1/2014)



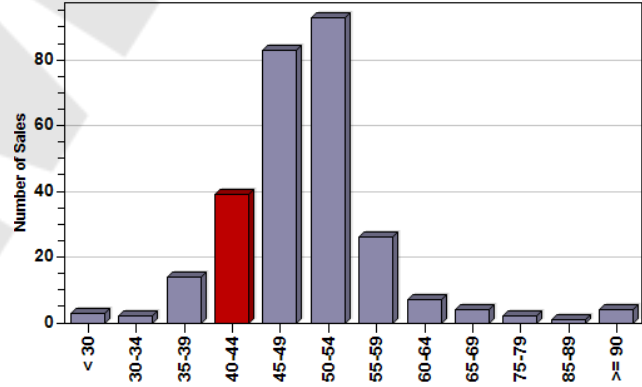
**Regular & REO Living Area Distribution**  
Single Family (5/1/2013-5/1/2014)



**Regular & REO Price Per Square Foot of Living Area Distribution**  
Single Family (5/1/2013-5/1/2014)



**Regular & REO Age Distribution**  
Single Family (5/1/2013-5/1/2014)



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