



## VeroValue Valuation Report

**SUBJECT PROPERTY:**

9061 MAHALO DR  
 HUNTINGTON BEACH, CA 92646

**OWNER OF RECORD:**

OLIVAS JUDE

<b>VEROVALUE</b>	\$896,000	<b>CONFIDENCE SCORE</b>
<b>VALUE RANGE</b>	\$794,000 to \$999,000	<b>90</b>

SUBJECT PROPERTY INFORMATION					
APN:	14902102	YEAR BUILT:	1965	POOL:	N
LIVING SF:	2,039	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	6,174	BATHROOMS:	3.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$832,000	COUNTY:	ORANGE	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$105,731	LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:	\$726,269	CENSUS TRACT:	099239	VIEW:	

SUBJECT SALES HISTORY					
	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	02-SEP-2005	\$880,000	\$703,920	ANDERSON	OLIVAS
2	01-JAN-2005	\$880,000			OLIVAS JUDE

MARKET DATA SUMMARY									
	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YEAR BUILT
1	9161 REGATTA DR	0.35	\$889,000	23-JAN-2017	2,424	6,000	5	2.00	1965
2	22202 WOOD ISLAND LN	0.60	\$1,010,000	20-JAN-2017	2,370	6,000	4	3.00	1973
3	21051 SHEPHERD LN	0.96	\$790,000	19-DEC-2016	1,738	6,222	4	2.00	1970
4	21921 STARFIRE LN	0.33	\$869,000	02-DEC-2016	2,266	6,000	4	3.00	1965
5	21031 CHUBASCO LN	0.95	\$885,000	04-NOV-2016	2,127	8,000	4	3.00	1969
6	9002 RHODESIA DR	0.13	\$825,000	03-OCT-2016	2,064	6,365	5	2.00	1964

Detailed property information is provided on the next page.

**1** 9161 REGATTA DR **OWNER:** WOLSLAU RICHARD A **DISTANCE (MI):** 0.35

SALE PRICE:	\$889,000	APN:	14903205	YR BUILT:	1965	POOL:	N
SALE DATE:	23-JAN-2017	LIVING SF:	2,424	BED:	5	FP:	0
PRIOR SALE PRICE:		LOT SF:	6,000	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$93,949	COUNTY:	ORANGE	STORIES:	2
		ASS'D IMPROV:	\$66,484	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$27,465	CENSUS:	099239	VIEW:	

**2** 22202 WOOD ISLAND LN **OWNER:** PHAM VU **DISTANCE (MI):** 0.60

SALE PRICE:	\$1,010,000	APN:	14935224	YR BUILT:	1973	POOL:	N
SALE DATE:	20-JAN-2017	LIVING SF:	2,370	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	6,000	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$97,013	COUNTY:	ORANGE	STORIES:	2
		ASS'D IMPROV:	\$68,096	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$28,917	CENSUS:	099240	VIEW:	

**3** 21051 SHEPHERD LN **OWNER:** JOHNSON JANNETTE C AND ERIC W **DISTANCE (MI):** 0.96

SALE PRICE:	\$790,000	APN:	14809119	YR BUILT:	1970	POOL:	Y
SALE DATE:	19-DEC-2016	LIVING SF:	1,738	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	6,222	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$98,933	COUNTY:	ORANGE	STORIES:	1
		ASS'D IMPROV:	\$58,373	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$40,560	CENSUS:	099220	VIEW:	

**4** 21921 STARFIRE LN **OWNER:** MORI KRISTINA M **DISTANCE (MI):** 0.33

SALE PRICE:	\$869,000	APN:	14907108	YR BUILT:	1965	POOL:	N
SALE DATE:	02-DEC-2016	LIVING SF:	2,266	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	6,000	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$139,422	COUNTY:	ORANGE	STORIES:	2
		ASS'D IMPROV:	\$89,605	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$49,817	CENSUS:	099239	VIEW:	

**5** 21031 CHUBASCO LN **OWNER:** HALABI MOUSA **DISTANCE (MI):** 0.95

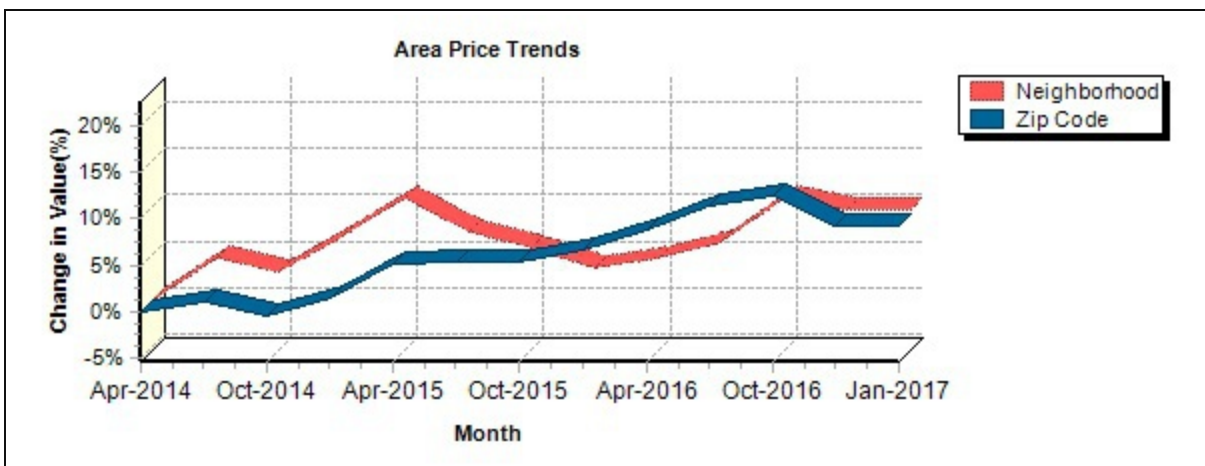
SALE PRICE:	\$885,000	APN:	14931107	YR BUILT:	1969	POOL:	N
SALE DATE:	04-NOV-2016	LIVING SF:	2,127	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	8,000	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$89,822	COUNTY:	ORANGE	STORIES:	2
		ASS'D IMPROV:	\$58,754	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$31,068	CENSUS:	099240	VIEW:	

**6** 9002 RHODESIA DR **OWNER:** MORRES ANDREW **DISTANCE (MI):** 0.13

SALE PRICE:	\$825,000	APN:	14904133	YR BUILT:	1964	POOL:	N
SALE DATE:	03-OCT-2016	LIVING SF:	2,064	BED:	5	FP:	0
PRIOR SALE PRICE:		LOT SF:	6,365	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$85,611	COUNTY:	ORANGE	STORIES:	2
		ASS'D IMPROV:	\$57,915	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$27,696	CENSUS:	099239	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$504,000** to a high of **\$1,889,000**, with a median price of **\$900,000**. The subject property is valued at **\$896,000** and is ranked at the **48** percentile, meaning that **48%** of the **single family residences** in the subject's neighborhood are valued less than the subject property.



Price changes for **single family residences** in the subject property's zip code (**92646**) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

### VeroValue Terminology

**VeroValue:** The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

**Confidence Score :** The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

**Value Range :** The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range , depending on numerous factors including condition, location and quality of construction.

**Market Value :** The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

**DISCLAIMER:** This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

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