


15959 Mauna Ct, Fountain Valley, CA 92708-1135, Orange County

APN: 108-065-31 CLIP: 8846617649

	MLS Beds 3	MLS Baths 2	MLS Sale Price \$200,000	MLS Sale Date 09/15/2000
	MLS Sq Ft 1,402	Lot Sq Ft 1,302	Yr Built 1974	Type SFR

OWNER INFORMATION			
Owner Name	Nehrbass Kenneth R	Tax Billing Zip	92708
Owner Name 2	Nehrbass Mendy D	Tax Billing Zip+4	1135
Mail Owner Name	Kenneth R & Mendy D Nehrbass	Owner Vesting	Husband/Wife
Tax Billing Address	15959 Mauna Ct	Owner Occupied	Yes
Tax Billing City & State	Fountain Valley, CA	No Mail Flag	

LOCATION INFORMATION			
Zip Code	92708	Location Influence	
Carrier Route	C015	TGNO	
Zoning		Census Tract	992.03
Tract Number	7075	Topography	
School District	Garden Grove	Township Range Sect	
Comm College District Code	Coast	Neighborhood Code	

TAX INFORMATION			
APN	108-065-31	Tax Appraisal Area	
Alternate APN		Lot	86
Exemption(s)	Homeowner	Block	
% Improved	42%	Water Tax Dist	Orange Co
Tax Area	21007	Fire Dept Tax Dist	
Legal Description	N-TRACT: 7075 BLOCK: LOT: 86		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$283,467	\$280,561	\$270,153
Assessed Value - Land	\$164,370	\$162,685	\$159,495
Assessed Value - Improved	\$119,097	\$117,876	\$110,658
YOY Assessed Change (\$)	\$2,906	\$10,408	
YOY Assessed Change (%)	1.04%	3.85%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$3,340		
2020	\$3,459	\$118	3.54%
2021	\$3,428	-\$30	-0.88%
Special Assessment	Tax Amount		
Ocsd Sewer User Fee	\$343.00		
Mwd Water Stdby Chg	\$10.08		
Mosq/Fire Ant Assmt	\$7.70		
Vector Control Chg	\$1.92		
Total Of Special Assessments	\$362.70		

CHARACTERISTICS			
County Land Use	Single Fam Residence	Cooling Type	
Universal Land Use	SFR	Patio Type	Covered Patio
Lot Frontage		Garage Type	Garage/Carport
Lot Depth		Garage Sq Ft	420
Lot Acres	0.0299	Parking Type	Detached Garage/Carport
Lot Area	1,302	Parking Spaces	MLS: 2
Lot Shape		Roof Type	
Style	Contemporary	Roof Material	Wood Shake

Building Sq Ft	1,402
Gross Area	1,402
2nd Floor Area	
Basement Sq Feet	
Stories	2
Total Units	
Total Rooms	6
Bedrooms	3
Total Baths	2
MLS Total Baths	2
Full Baths	1
Half Baths	1
Dining Rooms	
Family Rooms	
Other Rooms	Family Room
Fireplaces	1
Condo Amenities	Club House, Community Pool
Condition	Good
Quality	Average
Water	Public
Sewer	Public Service
Heat Type	Central
Heat Fuel Type	

Roof Frame	
Roof Shape	
Construction Type	Frame
Interior Wall	
Exterior	Stucco
Floor Cover	
Flooring Material	
Foundation	
Pool	
Year Built	1974
Effective Year Built	1974
Other Impvs	Covered Patio
Equipment	Range Oven, Dishwasher, Dispos
Porch	
Patio/Deck 1 Area	
Patio/Deck 2 Area	
Porch 1 Area	
Porch Type	
Building Type	Single Family
Bldg Class	
Building Comments	
# of Buildings	1

ESTIMATED VALUE			
RealAVM™	\$652,500	Confidence Score	56
RealAVM™ Range	\$561,150 - \$743,850	Forecast Standard Deviation	14
Value As Of	03/20/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	S220366	Pending Date	
MLS Status	Closed	Closing Date	09/15/2000
MLS Area	16 - FOUNTAIN VALLEY / NORTHEAST HB	MLS Sale Price	\$200,000
MLS Status Change Date	12/29/2012	MLS Listing Agent	Hgilleda-Daniel Gillen
MLS Current List Price	\$207,000	MLS Listing Broker	FIRST TEAM REAL ESTA
MLS Original List Price	\$207,000	MLS Source	CRM

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Listing Price	
MLS Close Date	
MLS Listing Close Price	
MLS Listing Cancellation Date	
MLS Source	CRM

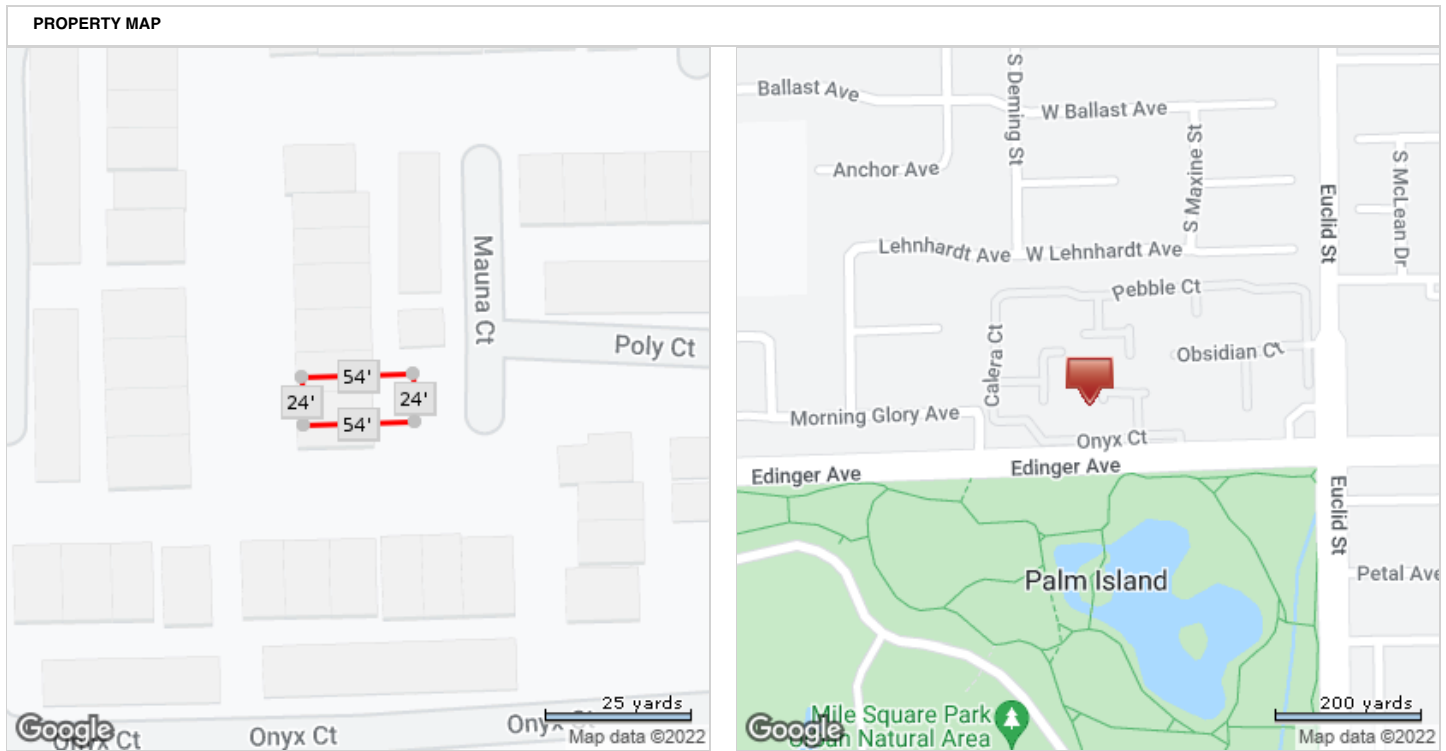
LAST MARKET SALE & SALES HISTORY			
Recording Date	06/10/2008	Sale Type	Full
Sale Date	Tax: 06/05/2008 MLS: 09/15/2000	Deed Type	Grant Deed
Sale Price	\$378,000	Owner Name	Nehrbass Kenneth R
Price Per Square Feet	\$269.61	Owner Name 2	Nehrbass Mendy D
Multi/Split Sale		Seller	Nehrbass Marilyn L
Document Number	276702		

Recording Date	06/10/2008	09/12/2000	05/22/1991	03/19/1991	02/03/1984
Sale Date	06/05/2008	08/08/2000	04/1991	03/1991	
Sale Price	\$378,000	\$200,000	\$182,000		\$108,500
Nominal					
Buyer Name	Nehrbass Kenneth R & Mendy D	Nehrbass Marilyn L	Fox Donald & Colleen	Reid Bruce E	Reid Bruce E

Seller Name	Nehrbass Marilyn L	Fox Donald & Colleen	Reid Bruce E		Mcclish Kent M
Document Number	276702	476596	251541	124760	50858
Document Type	Grant Deed	Grant Deed	Grant Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	09/04/2020	09/16/2019	01/03/2019	01/22/2016	07/06/2012
Mortgage Amount	\$340,000	\$302,000	\$300,000	\$35,000	\$194,000
Mortgage Lender	Schoolsfirst Fcu	Schoolsfirst Fcu	United Wholesale Mtg	Wells Fargo Bk Na	Wells Fargo Bk Na
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	06/10/2008	02/23/2004	03/20/2003
Mortgage Amount	\$160,000	\$25,000	\$155,000
Mortgage Lender	Schoolsfirst Fcu	Downey S&L Assn Fa	Downey S&L Assn Fa
Mortgage Code	Conventional	Conventional	Conventional



*Lot Dimensions are Estimated