



Date: 08/23/2022
Property: 7661 BEECHWOOD WAY,
STANTON, CA 90680-2301
APN: 079-933-01
County: ORANGE



Subject Property Location

Property Address 7661 BEECHWOOD WAY
 City, State & Zip STANTON, CA 90680-2301
 County ORANGE COUNTY
 Mailing Address 7661 BEECHWOOD WAY, STANTON, CA 90680-2301
 Census Tract 0878.02
 Thomas Bros Pg-Grid

Report Date: 08/23/2022
 Order ID: R92568600

Property Use Single Family Residential
 Parcel Number 079-933-01
 Latitude 33.809823
 Longitude -117.998322

Legal Description Details Lot Number: 1 Tract No: 7536 Brief Description: N TR 7536 BLK LOT 1

Current Ownership Information *Source of Ownership data: Recorder Information

Primary Owner Name(s)	FOSS, DOROTHY H; HOLGUIN FOSS TRUST,	Sale Price	
		Transfer Date	07/12/2022
		Recording Date	07/15/2022
Vesting	Trust	Recorder Doc #	2022000248865
		Book/Page	

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	4	Year Built	1972	Living Area (SF)	1,402
	Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Price (\$/SF)	
	Total Rooms	7	Stories/Floors	2 Stories	Lot Size (SF/AC)	1,731/.04
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2021	Tax Year	2021	Tax Exemption	
	Total Assessed Value	\$60,803	Tax Amount	\$1,090.96	Tax Rate Area	17-020
	Land Value	\$18,485	Tax Account ID			
	Improvement Value	\$42,318	Tax Status	No Delinquency Found		
	Improvement Ratio	69.6%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



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Report Date: 08/23/2022
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Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	07/15/2022			1,402	7	4	2	1972	1,731/.04		
1		7701 BEECHWOOD WAY	04/21/2022	\$685,000	\$634	1,080	6	3	2	1972	2,024/.05		0.04
2		10543 CARROTWOOD WAY	04/20/2022	\$645,000	\$524	1,232	5	3	1	1972	1,610/.04		0.09
3		10400 DANA WAY	04/07/2022	\$575,000	\$494	1,163	6	3	1	1973	2,058/.05		0.1
4		10541 FLOWER AVE	07/18/2022	\$1,170,000	\$1,462	800	4	2	1	1946	6,375/.15		0.21
5		10551 COURSON DR	05/12/2022	\$960,000	\$485	1,979	7	3	2	1956	7,878/.18	Pool (yes) - P	0.33
6		10422 COURSON DR	07/18/2022	\$810,000	\$627	1,292	6	3	2	1956	7,200/.17		0.33
7		7361 LOWELL ST	06/09/2022	\$808,000	\$516	1,565	7	3	2	1959	6,000/.14		0.33
8		10861 OAK ST	05/03/2022	\$585,000	\$1,045	560	4	2	1	1938	6,375/.15		0.37
9		7542 SYRACUSE AVE	08/11/2022	\$810,000	\$554	1,463	7	3	2	1967	6,000/.14		0.37
10		10882 OAK ST	04/19/2022	\$320,000	\$458	698	6	3	1	1922	6,885/.16		0.39
11		10623 ASBURY AVE	07/06/2022	\$800,000	\$664	1,205	5	3	2	1959	6,565/.15		0.4
12		3203 W OAKLAWN DR	03/28/2022	\$940,000	\$462	2,036	8	4	2	1956	7,644/.18		0.42
13		7436 SYRACUSE AVE	08/11/2022	\$810,000	\$530	1,528	6	4	3	1959	6,000/.14		0.43
14		10941 CEDAR ST	03/22/2022	\$610,000	\$664	919	4	2	1	1920	6,885/.16		0.46
15		10902 FLOWER AVE	03/15/2022	\$735,000	\$589	1,248	4	3	2	1920	6,642/.15		0.47
16		3208 W RAVENSWOOD DR	07/29/2022	\$875,000	\$535	1,636	6	3	2	1956	7,259/.17		0.49
17		10821 HAMDEN AVE	04/11/2022	\$567,000	\$471	1,205	6	3	2	1959	7,371/.17		0.49
18		10271 LOTUS CT	07/25/2022	\$780,000	\$483	1,616	0	4	2	2014	2,107/.05		0.51
19		3211 W RAVENSWOOD DR	03/11/2022	\$860,000	\$632	1,360	0	3	2	1956	8,200/.19		0.52
20		1313 S WESTCHESTER DR	03/30/2022	\$830,000	\$610	1,360	6	3	2	1956	7,920/.18	Pool (yes) - P	0.54

Area Sales Analysis

Total Area Sales/ Count	\$15,175,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	6,604 /.15
Price Range - 2 years	\$320,000 - \$1,170,000	Median # of Bedrooms	3	Median Year Built	1956
Age Range	8 - 102	Median Living Area (SF)	1,270	Median Value	\$804,000
Median Age	66	Median Price (\$/SF)	\$545/SF		



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Report Date: 08/23/2022
 Order ID: R92568602

Property Use Single Family Residential
 Parcel Number 079-933-01

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	07/15/2022	Deed	Intra-family Transfer or Dissolution		2022000248865	FOSS, DOROTHY H; HOLGUIN FOSS TRUST	FOSS, DOROTHY H
2	12/08/2021	Release	Full Release with Legal Description	\$450,000	2021000739492	FOSS, DOROTHY H	
3	10/27/2021	Mortgage	Reverse Mortgage	\$840,000	2021000653480	FOSS, DOROTHY H	
4	10/27/2021	Mortgage	Reverse Mortgage	\$840,000	2021000653479	FOSS, DOROTHY H	
5	10/03/2019	Assignment	Assignment of Mortgage	\$450,000	2019000384775	FOSS, DOROTHY H	
6	04/29/2013	Mortgage	Reverse Mortgage	\$450,000	2013000253743	FOSS, DOROTHY H	
7	11/16/2010	Release	Substitution of Trustee and Full Reconveyance	\$120,500	2010000609643	DOROTHY H FOSS	
8	11/10/2010	Mortgage	Reverse Mortgage	\$360,000	2010000601647	FOSS, DOROTHY H	
9	02/28/2008	Release	Release of Mortgage	\$100,000	2008000090897	DOROTHY H FOSS	
10	02/06/2008	Mortgage	Conventional	\$120,500	2008000055257	FOSS, DOROTHY H	
11	11/02/2006	Release	Release of Mortgage	\$72,200	2006000740635	DOROTHY HOLGUIN FOSS	
12	09/27/2006	Mortgage	Negative Amortization	\$100,000	2006000644027	FOSS, DOROTHY H	
13	09/27/2006	Deed	Intra-family Transfer or Dissolution		2006000644026	FOSS, DOROTHY H	FOSS, DOROTHY HOLGUIN
14	11/17/2003	Mortgage	Unknown Loan Type	\$72,200	2003001392051	FOSS, DOROTHY HOLGUIN	
15	11/28/2000	Deed	Affidavit of Death of Joint Tenant		20000644945	FOSS, DOROTHY H	FOSS, MAX EDWARD; FOSS, DOROTHY H


Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	2022000248865	Partial Interest Transferred	
	Transfer Date	07/12/2022	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/15/2022	Property Use	
	Buyer 1	FOSS, DOROTHY H	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Trust
	Buyer 2	HOLGUIN FOSS TRUST	Buyer 2 Entity	Trust	Buyer Mailing Address	7661 BEECHWOOD WAY, STANTON, CA 90680-2301
	Seller 1	FOSS, DOROTHY H	Seller 1 Entity	Unmarried Woman	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	STANTON
	Legal Recorder's Map Ref	MB 297 PG 22-24	Legal Subdivision	TRACT NO 7536	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	NONE AVAILABLE

Mortgage Release

	Transaction ID	2	Recorder Doc Number	2021000739492	Loan Amount	\$450,000
	Effective Date	11/15/2021	Document Type	Release	Origination Doc #	2013000253743
	Borrower(s) Name	FOSS,DOROTHY H	Document Description	Full Release with Legal Description	Origination Recording Date	04/29/2013
	Current Lender	NOVAD MANAGEMENT CONSULTING, LLC	Recording Date	12/08/2021	Original Lender	OPEN MORTGAGE LLC

Mortgage

	Transaction ID	3	Recorder Doc Number	2021000653480	Recorder Book/Page	
	Mortgage Date	10/22/2021	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$840,000	Document Description	Reverse Mortgage	1st Periodic Floor Rate	
	Loan Type	Reverse Mortgage	Recording Date	10/27/2021	1st Periodic Cap Rate	
	Origination Lender Name	LONGBRIDGE FINANCIAL LLC	Origination Interest Rate	1.86%	Lifetime Cap Rate	
	Origination Lender Type	Reverse Mortgage Lender	First Rate Change Date	12/01/2021	Change Index	
	Type Financing	Fixed To Adjustable	Maturity Date		IO Period	
	Borrower 1	FOSS, DOROTHY H	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider	Rate starts as Fixed	Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage

	Transaction ID	4	Recorder Doc Number	2021000653479	Recorder Book/Page	
	Mortgage Date	10/22/2021	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$840,000	Document Description	Reverse Mortgage	1st Periodic Floor Rate	
	Loan Type	Reverse Mortgage	Recording Date	10/27/2021	1st Periodic Cap Rate	
	Origination Lender Name	LONGBRIDGE FINANCIAL LLC	Origination Interest Rate	1.86%	Lifetime Cap Rate	6.86%
	Origination Lender Type	Reverse Mortgage Lender	First Rate Change Date	12/01/2021	Change Index	
	Type Financing	Fixed To Adjustable	Maturity Date		IO Period	
	Borrower 1	FOSS, DOROTHY H	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider	Rate starts as Fixed	Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	1YRCMT
	Vesting					

Mortgage Assignment


	Transaction ID	5	Recorder Doc Number	2019000384775	Original Loan Amount	\$450,000
	Effective Date	09/10/2019	Document Type	Assignment	Origination Doc #	2013000253743
	Borrower(s) Name	FOSS,DOROTHY H	Document Description	Assignment of Mortgage	Origination Recording Date	04/29/2013
			Recording Date	10/03/2019	Original Lender	OPEN MORTGAGE LLC
Assignor Name	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS); OPEN MORTGAGE, LLC		Assignee Name	SECRETARY OF HOUSING AND URBAN DEVELOPMENT		

Mortgage


	Transaction ID	6	Recorder Doc Number	2013000253743	Recorder Book/Page	
	Mortgage Date	04/23/2013	Document Type	Mortgage	Rate Change Freq	

Loan Amount	\$450,000	Document Description	Reverse Mortgage	1st Periodic Floor Rate	
Loan Type	Reverse Mortgage	Recording Date	04/29/2013	1st Periodic Cap Rate	
Origination Lender Name	OPEN MORTGAGE LLC	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
Type Financing	Fixed Rate	Maturity Date		IO Period	
Borrower 1	FOSS, DOROTHY H	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					


Mortgage Release

	Transaction ID	7	Recorder Doc Number	2010000609643	Loan Amount	\$120,500
	Effective Date		Document Type	Release	Origination Doc #	2008000055257
	Borrower(s) Name	DOROTHY H FOSS	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	02/06/2008
	Current Lender	MERS, INC.	Recording Date	11/16/2010	Original Lender	COUNTRYWIDE BANK FSB


Mortgage

	Transaction ID	8	Recorder Doc Number	2010000601647	Recorder Book/Page	
	Mortgage Date	11/05/2010	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$360,000	Document Description	Reverse Mortgage	1st Periodic Floor Rate	
	Loan Type	Reverse Mortgage	Recording Date	11/10/2010	1st Periodic Cap Rate	
	Origination Lender Name	SECRETARY HOUSING URBAN DEVELOPMENT	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Government	First Rate Change Date		Change Index	
	Type Financing	Fixed Rate	Maturity Date	03/31/2092	IO Period	
	Borrower 1	FOSS, DOROTHY H	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage Release

	Transaction ID	9	Recorder Doc Number	2008000090897	Loan Amount	\$100,000
	Effective Date		Document Type	Release	Origination Doc #	2006000644027
	Borrower(s) Name	DOROTHY H FOSS	Document Description	Release of Mortgage	Origination Recording Date	09/27/2006
	Current Lender	EXCUTIVE TRUSTEE SERVICES, LLC AS TRUSTEE	Recording Date	02/28/2008	Original Lender	SIERRA PACIFIC MORTGAGE COMPANY INC

Mortgage


	Transaction ID	10	Recorder Doc Number	2008000055257	Recorder Book/Page	
	Mortgage Date	01/31/2008	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$120,500	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	02/06/2008	1st Periodic Cap Rate	
	Origination Lender Name	COUNTRYWIDE BANK FSB	Origination Interest Rate		Lifetime Cap Rate	

Origination Lender Type	Bank	First Rate Change Date		Change Index	
Type Financing		Maturity Date	03/01/2038	IO Period	
Borrower 1	FOSS, DOROTHY H	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Mortgage Release

	Transaction ID	11	Recorder Doc Number	2006000740635	Loan Amount	\$72,200
	Effective Date		Document Type	Release	Origination Doc #	2003001392051
	Borrower(s) Name	DOROTHY HOLGUIN FOSS	Document Description	Release of Mortgage	Origination Recording Date	11/17/2003
	Current Lender	CALIFORNIA RECOVEYANCE COMPANY AS TRUSTEE	Recording Date	11/02/2006	Original Lender	WASHINGTON MUTUAL BANK FA


Mortgage

	Transaction ID	12	Recorder Doc Number	2006000644027	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$100,000	Document Description	Negative Amortization	1st Periodic Floor Rate	
	Loan Type	Negative Amortization	Recording Date	09/27/2006	1st Periodic Cap Rate	
	Origination Lender Name	SIERRA PACIFIC MORTGAGE CO INC	Origination Interest Rate	1.25%	Lifetime Cap Rate	9.95%
	Origination Lender Type	Mortgage company	First Rate Change Date	11/01/2006	Change Index	2.90%
	Type Financing	Fixed To Adjustable	Maturity Date	10/01/2046	IO Period	Y
	Borrower 1	FOSS, DOROTHY H	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	12MTA
	Vesting					

Transfer

	Transaction ID	13	Recorder Doc Number	2006000644026	Partial Interest Transferred	
	Transfer Date	09/18/2006	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/27/2006	Property Use	
	Buyer 1	FOSS, DOROTHY H	Buyer 1 Entity	Single woman	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	7661 BEECHWOOD WAY, STANTON, CA 90680-2301
	Seller 1	FOSS, DOROTHY HOLGUIN	Seller 1 Entity	Widow or Widower	Seller Mailing Address	7661 BEECHWOOD WAY, STANTON, CA 90680-2301
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	STANTON
	Legal Recorder's Map Ref	MP297 PG22-24	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/// 7536		Title Company Name	FIDELITY NATL TITLE CO OF CA

Mortgage

	Transaction ID	14	Recorder Doc Number	2003001392051	Recorder Book/Page	
	Mortgage Date	11/10/2003	Document Type	Mortgage	Rate Change Freq	

Loan Amount	\$72,200	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
Loan Type	Unknown Loan Type	Recording Date	11/17/2003	1st Periodic Cap Rate	
Origination Lender Name	WASHINGTON MUTUAL BANK FA	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Bank	First Rate Change Date		Change Index	
Type Financing		Maturity Date		IO Period	
Borrower 1	FOSS, DOROTHY HOLGUIN	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Transfer

	Transaction ID	15	Recorder Doc Number	20000644945	Partial Interest Transferred	
	Transfer Date	08/01/1999	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Affidavit of Death of Joint Tenant	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/28/2000	Property Use	
	Buyer 1	FOSS, DOROTHY H	Buyer 1 Entity	Surviving Joint Tenant	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	7661 BEECHWOOD WAY, STANTON, CA 90680-2301
	Seller 1	FOSS, MAX EDWARD	Seller 1 Entity	Deceased	Seller Mailing Address	7661 BEECHWOOD WAY, STANTON, CA 90680-2301
	Seller 2	FOSS, DOROTHY H	Seller 2 Entity	Surviving Joint Tenant	Legal City/ Muni/ Township	STANTON
	Legal Recorder's Map Ref	MP297 PG22-24	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/// 7536		Title Company Name	



Subject Property Location

Report Date: 08/23/2022

Order ID: R92568603

Property Address 7661 BEECHWOOD WAY
 City, State & Zip STANTON, CA 90680-2301
 County ORANGE COUNTY
 Mailing Address 7661 BEECHWOOD WAY, STANTON, CA 90680-2301

Property Use Single Family Residential
 Parcel Number 079-933-01

Nearby Neighbor # 1					
Address	7661 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-01
Owner	FOSS, DOROTHY H; HOLGUIN FOSS TRUST,			Lot Size (SF/AC)	1,731/.04
Bedrooms	4	Year Built	1972	Living Area (SF)	1,402
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor # 2					
Address	7667 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-02
Owner	DAGOSTINO JANET E TR SEPERATE PROPERTY TR			Lot Size (SF/AC)	1,610/.04
Bedrooms	3	Year Built	1972	Living Area (SF)	1,232
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor # 3					
Address	7673 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-03
Owner	CLAVIJO FERNANDO			Lot Size (SF/AC)	1,496/.03
Bedrooms	2	Year Built	1972	Living Area (SF)	963
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor # 4					
Address	7679 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-04
Owner	STICKLER TODD & PAMELA			Lot Size (SF/AC)	1,610/.04
Bedrooms	3	Year Built	1972	Living Area (SF)	1,232
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor # 5					
Address	7685 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-05
Owner	FULLER CHARLES E TR			Lot Size (SF/AC)	1,610/.04
Bedrooms	3	Year Built	1972	Living Area (SF)	1,232
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor # 6					
Address	7668 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-10
Owner	HUSSAINISHAH, TO SHAZIA; THE AM REVOCABLE TRUST,			Lot Size (SF/AC)	1,731/.04
Bedrooms	4	Year Built	1972	Living Area (SF)	1,402
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor # 7					
Address	7674 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-09
Owner	MORENO, DIANA CEDENO; PADRON, JESUS OLIVARES			Lot Size (SF/AC)	1,610/.04
Bedrooms	3	Year Built	1972	Living Area (SF)	1,232
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #8

Address	7691 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-06
Owner	CASARRUBIAS LEONARDO & LOURDES			Lot Size (SF/AC)	2,024/.05
Bedrooms	3	Year Built	1972	Living Area (SF)	1,080
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #9

Address	7680 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-08
Owner	WILSON, ROBERT ROSS; WILSON, VIRGINIA FRANCES			Lot Size (SF/AC)	1,496/.03
Bedrooms	2	Year Built	1972	Living Area (SF)	963
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #10

Address	7686 BEECHWOOD WAY, STANTON, CA 90680			APN	079-933-07
Owner	WEBSTER JOYCE C TR			Lot Size (SF/AC)	2,024/.05
Bedrooms	3	Year Built	1972	Living Area (SF)	1,080
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #11

Address	7661 SANDALWOOD WAY, STANTON, CA 90680			APN	079-933-11
Owner	PHAM DIEM PHUONG LE			Lot Size (SF/AC)	1,731/.04
Bedrooms	4	Year Built	1972	Living Area (SF)	1,402
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #12

Address	10480 COLLEGE DR, STANTON, CA 90680			APN	079-922-34
Owner	DONG ANNE LE			Lot Size (SF/AC)	1,930/.04
Bedrooms	3	Year Built	1972	Living Area (SF)	1,124
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #13

Address	7710 HUNTER WAY, STANTON, CA 90680			APN	079-922-33
Owner	LE TRI ANH; NGUYEN, THERESA BAOTRAN			Lot Size (SF/AC)	2,395/.05
Bedrooms	2	Year Built	1972	Living Area (SF)	1,130
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #14

Address	7667 SANDALWOOD WAY, STANTON, CA 90680			APN	079-933-12
Owner	SORIANO MARVIN M & CATHERINE C			Lot Size (SF/AC)	1,610/.04
Bedrooms	3	Year Built	1972	Living Area (SF)	1,232
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #15

Address	10481 COLLEGE DR, STANTON, CA 90680			APN	079-922-35
Owner	CURA DANIEL R TR			Lot Size (SF/AC)	1,930/.04
Bedrooms	3	Year Built	1972	Living Area (SF)	1,124
Bathrooms/Partial	1/1	Garage/No. of Cars	Garage/2	Phones	

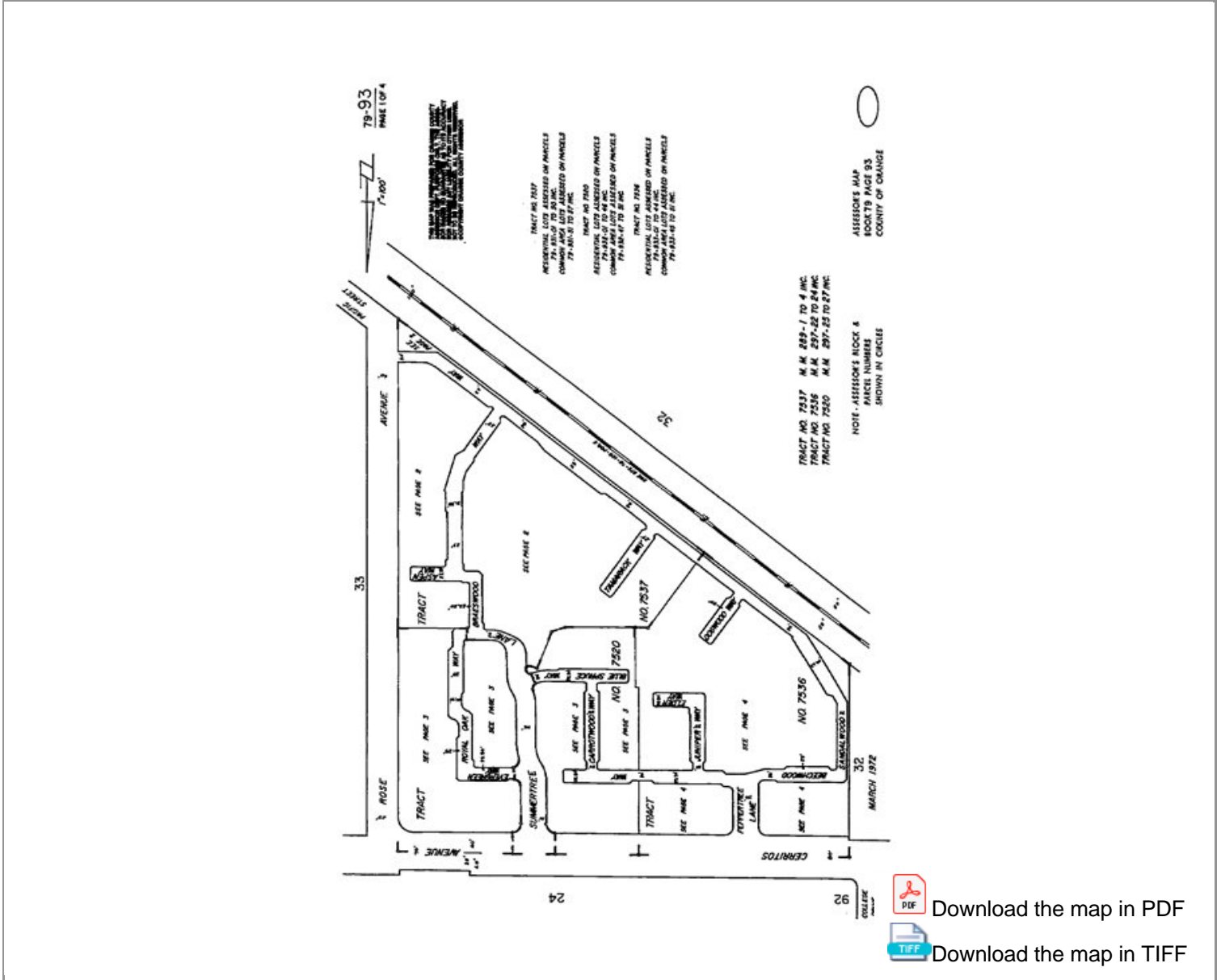


Subject Property Location

Property Address 7661 BEECHWOOD WAY
City, State & Zip STANTON, CA 90680-2301
County ORANGE COUNTY

Report Date: 08/23/2022
Order ID: R92568604

Parcel Number 079-933-01



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