

64 Latitude, Irvine, CA 92618-8821, Orange County



2	1,130	N/A	\$413,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
2	N/A	CONDO	04/24/2008
MLS Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Lamb Sarah J	Tax Billing Zip:	98004
Owner Name 2:	Lamb S Revoc Tr	Tax Billing Zip+4:	7245
Mail Owner Name:	Sarah J & S Revoc Tr Lamb	Owner Occupied:	No
Tax Billing Address:	10314 Se 25th St (no mail)	No Mail Flag:	Y
Tax Billing City & State:	Bellevue, WA		

Location Information

Zip Code:	92618	School District:	Irvine
Carrier Route:	R002	Census Tract:	524.26
Tract Number:	16907		

Tax Information

APN :	938-056-19	Tax Area:	26329
Alternate APN:	580-053-54	Lot:	5
% Improved:	44%		
Legal Description:	TRACT 16907, LOT 5 OF PROJECT 938-05 LOCATED ON AP 580-053-54 TOGETHER WITH AN UND 1/11 INT IN LOT 5.		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$476,766	\$467,418	\$458,253
Assessed Value - Land	\$268,872	\$263,600	\$258,431
Assessed Value - Improved	\$207,894	\$203,818	\$199,822
YOY Assessed Change (\$)	\$9,348	\$9,165	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$8,085		
2017	\$8,198	\$113	1.39%
2018	\$8,337	\$140	1.7%

Special Assessment	Tax Amount
1915 Ad Bond VI	\$1,830.64
Mello-Roos R8	\$964.82
Mello-Roos R2	\$560.20
Land/Only Av Tax	\$75.28
Irvine Usd-Asmt	\$62.31
Lndscp & Ltg #1	\$44.40
Mwd Water Stdby Chg	\$10.08
Mosq/Fire Ant Assmt	\$4.48
Vector Control Chg	\$0.67
Total Of Special Assessments	\$3,552.88

Characteristics

County Land Use:	Condominium	Half Baths:	MLS: 1
------------------	-------------	-------------	--------

Universal Land Use:	Condominium	Garage Type:	Garage
Building Sq Ft:	Tax: 1,024 MLS: 1,130	Garage Sq Ft:	459
Gross Area:	1,024	Parking Type:	Type Unknown
Stories:	MLS: 2	Parking Spaces:	MLS: 2
Bedrooms:	2	Year Built:	MLS: 2007
Total Baths:	2	Effective Year Built:	2007
MLS Total Baths:	2	Building Type:	Single Family
Full Baths:	Tax: 2 MLS: 1	# of Buildings:	1

Estimated Value

RealAVM™ (1):	\$558,900	Confidence Score (2):	57
RealAVM™ Range:	\$491,832 - \$625,968	Forecast Standard Deviation (3):	12
Value As Of:	07/09/2019		

(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 60 - 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:	OC16148253	MLS Original List Price:	\$2,600
MLS Status:	Leased	Closing Date:	08/16/2016
MLS Area:	PORTOLA SPRINGS	MLS Sale Price :	\$2,600
MLS Status Change Date:	08/16/2016	MLS Listing Agent:	Mrm-Ocflueamy-Amy Fluent
MLS Current List Price:	\$2,600	MLS Listing Broker:	IRVINE PROPERTY MANAGEMENT INC

MLS Listing #	Oc16148253	S683692	S683692	U8001528	U8001528
MLS Status	Closed	Canceled	Cancelled	Closed	Sold
MLS Listing Date	07/08/2016	01/05/2012	01/05/2012	03/31/2008	03/31/2008
MLS Listing Price	\$2,600	\$2,150	\$2,150	\$436,644	\$436,644
MLS Orig Listing Price	\$2,600	\$2,150	\$2,150	\$446,644	\$446,644
MLS Close Date	08/20/2016			06/25/2008	06/25/2008
MLS Listing Close Price	\$2,600	\$2,150	\$0	\$400,000	\$400,000
MLS Listing Cancellation Date	08/20/2016	01/11/2012	01/11/2012	10/08/2008	

Last Market Sale & Sales History

Recording Date:	06/26/2008	Sale Type:	Full
Sale Date:	Tax: 04/24/2008 MLS: 08/16/2016	Deed Type:	Grant Deed
Sale Price:	\$413,000	Owner Name:	Lamb Sarah J
Price Per Square Feet:	\$403.32	Owner Name 2:	Lamb S Revoc Tr
Document Number:	308552	Seller:	California Pacific Homes
Recording Date	05/04/2015	12/05/2011	06/26/2008
Sale Date	04/09/2015	11/18/2011	04/24/2008
Sale Price			\$413,000
Nominal	Y	Y	
Buyer Name	Lamb Jonathan & Sarah Trust	Lamb Sarah M & Jonathan	Esquibel Sarah M
Seller Name	Lamb Sarah M & Jonathan	Esquibel Sarah M	California Pacific Homes
Document Number	228564	617560	308552
Document Type	Quit Claim Deed	Quit Claim Deed	Grant Deed

Mortgage History

Mortgage Date	08/18/2011	06/26/2008
Mortgage Amount	\$362,500	\$371,700
Mortgage Lender	US Bk National Assn	Paramount Resid'l Mtg Grp
Mortgage Code	Conventional	Conventional

Courtesy of Leah Sully, The Sully Group, California Regional MLS

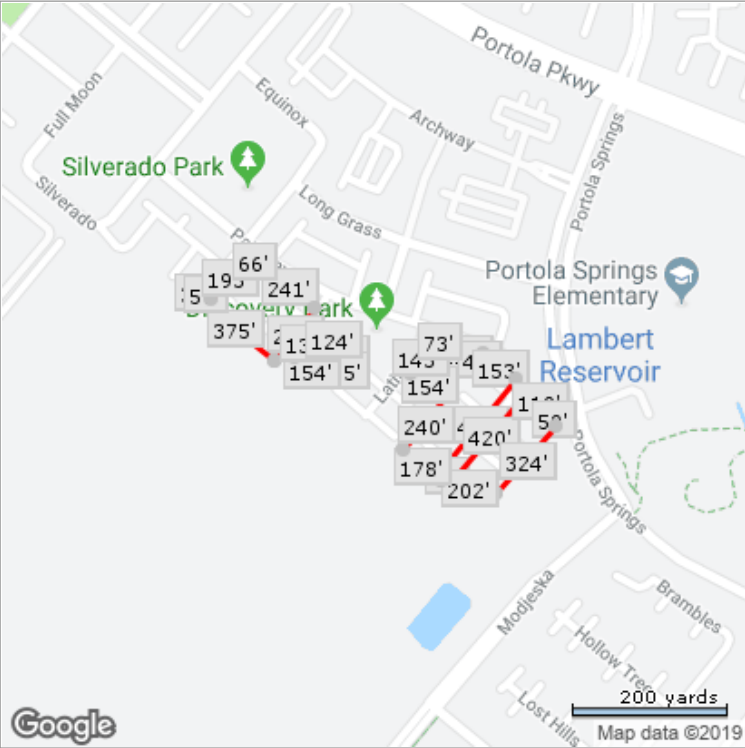
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 07/15/2019

Page 2 of 3

Property Map



*Lot Dimensions are Estimated

