

# BLUEBOOK<sup>®</sup> CSI Value

## 123 Main Street Lake Forest CA 92630

BPO ID: **WS-00001** Bedrooms: **4** Baths: **2.0** Year Built: **1973** Total Living Area: **2,344 SF**

Property Type: **Single Family Detached** Bluebook ID#: **8041**

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Valuation Date: **7/8/2014**

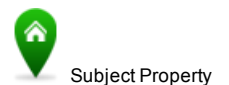
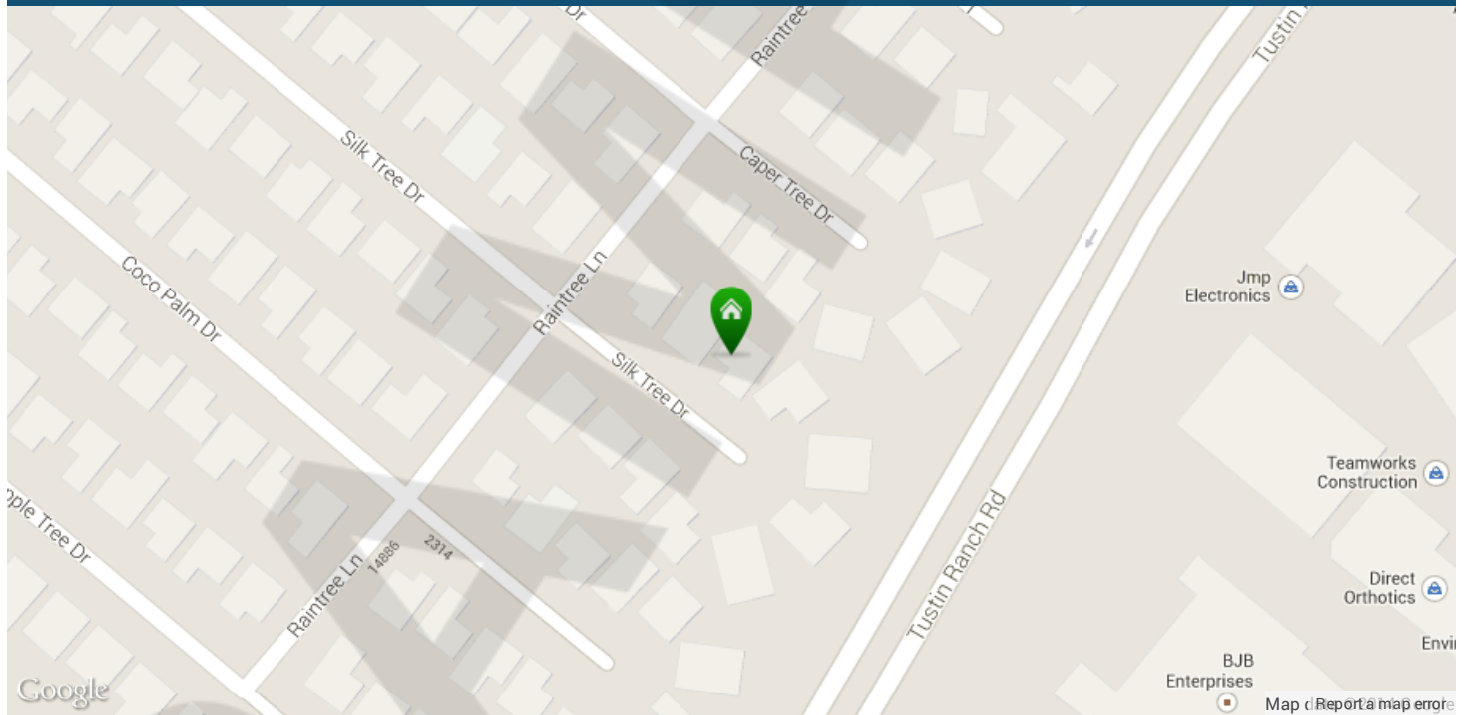
### Estimated Market Value

Estimated Property Value	Condition	Confidence Score
<b>\$735,650</b>	<b>C3 - Good</b>	<b>97</b>

### Characteristics

Kitchen description <b>Replaced cabinets, countertops within 5 years</b>	Master bathroom description <b>Replaced tub, shower within 5 years</b>
Bathroom 2 description <b>Replaced tub, shower within 5 years</b>	Roof description <b>Replaced within 5 years</b>
View/Lot description <b>Above Average for the Neighborhood</b>	

### Property Location



### Comparable Property List

Score	Address 1	Address 2	Distance	Beds	Baths	Living Area	Lot Area	Year Built	Type	Sold Date	Sale Price	List Date	List Price
100	14862 ALDER LN	TUSTIN, CA 92780	0.2	4	2	2,344	6,098		sold	2013-09-04	\$650,000	2013-07-27	\$675,000
97	2272 CAPER TREE DR	TUSTIN, CA 92780	0.09	4	3	2,344	5,445	1974	sold	2014-04-08	\$610,000		
95	2272 CAPER TREE DR 1	TUSTIN, CA 92780	0.09	4	3	2,344	5,663		sold	2014-04-18	\$610,000	2013-10-20	\$599,500

94	2211 COCO PALM DR	TUSTIN, CA 92780	0.16	4	3	2,232	5,614	1973	sold	2013-03-18	\$562,500		
94	2341 ANA TREE PL	TUSTIN, CA 92780	0.1	4	2	2,235	6,700		sold	2013-01-15	\$540,000	2012-11-23	\$548,900
93	2301 APPLE TREE DR	TUSTIN, CA 92780	0.11	4	3	2,250	5,445		sold	2013-01-15	\$587,000	2012-12-06	\$629,000
92	14521 ALDER LN	TUSTIN, CA 92780	0.38	4	3	2,232		1973	sold	2014-06-27	\$782,000		
92	2261 COCO PALM DR	TUSTIN, CA 92780	0.11	4	3	2,120	5,663		sold	2013-09-16	\$574,900	2013-08-29	\$579,900
83	14352 MORNING GLORY RD	TUSTIN, CA 92780	0.45	4	2.1	1,801		1973	sold	2014-01-10	\$580,000		
72	2001 NANTUCKET PL	TUSTIN, CA 92780	0.49	4	2.1	2,246	5,663		list			2014-05-19	\$690,000
72	14772 BRIDGEPORT RD	TUSTIN, CA 92780	0.77	4	2.1	2,243		1969	sold	2014-06-13	\$686,000		
62	14591 DANBOROUGH RD	TUSTIN, CA 92780	0.41	5	2.1	2,400	6,000		sold	2013-03-26	\$600,000	2013-01-04	\$589,000
61	14702 HYANNIS PORT RD	TUSTIN, CA 92780	0.28	3	1.1	1,976	6,098		list			2014-07-06	\$649,900
61	2062 FALLEN LEAF PL	TUSTIN, CA 92780	0.34	4	1.1	2,150	5,500		sold	2012-08-10	\$530,000	2012-06-30	\$519,000



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