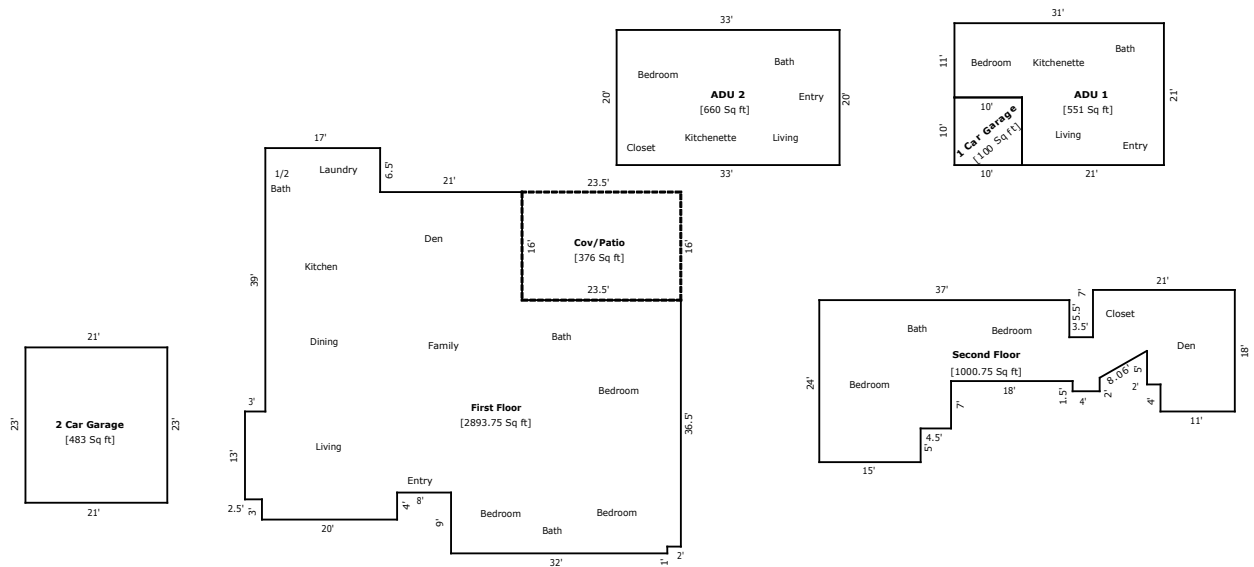


## Building Sketch (Page - 1)

Borrower	Owner: Richard L Hall Jr.			
Property Address	2830 Anacapa Pl			
City	Fullerton	County	Orange	State CA Zip Code 92835
Lender/Client	Client: Requested by Priscilla Albin - RE/MAX Discover			



TOTAL Sketch by a la mode

## Building Sketch (Page - 2)

Borrower	Owner: Richard L Hall Jr.			
Property Address	2830 Anacapa Pl			
City	Fullerton	County	Orange	State CA Zip Code 92835
Lender/Client	Client: Requested by Priscilla Albin - RE/MAX Discover			

TOTAL Sketch by a la mode

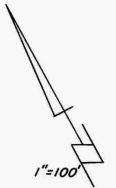
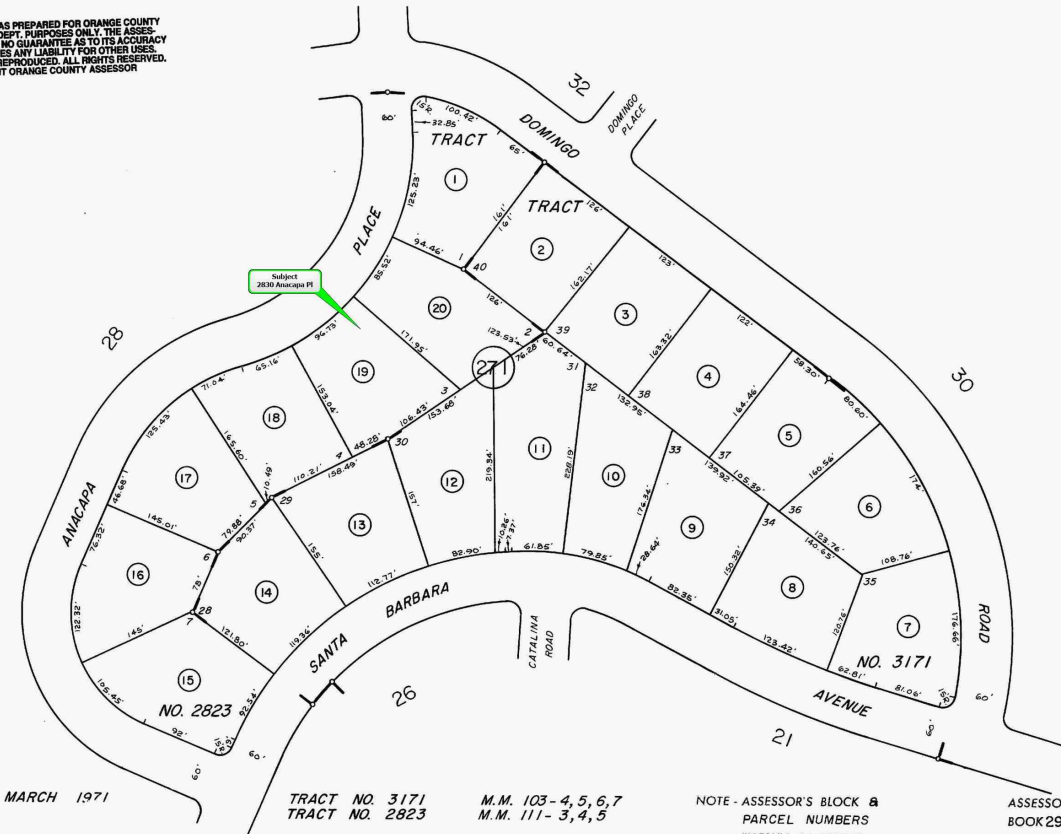
### Area Calculations Summary

Living Area	Calculation Details		
First Floor	2893.75 Sq ft	17 × 6.5 =	110.5
		38 × 16 =	608
		61.5 × 16.5 =	1014.75
		13 × 2.5 =	32.5
		16 × 20 =	320
		12 × 8 =	96
		21 × 32 =	672
		20 × 2 =	40
Second Floor	1000.75 Sq ft	18 × 11 =	198
		14 × 2 =	28
		0.5 × 4 × 7 =	14
		9 × 7 =	63
		15 × 1 =	15
		8 × 3 =	24
		6.5 × 0.5 =	3.25
		12 × 17.5 =	210
		19 × 4.5 =	85.5
		24 × 15 =	360
<b>Total Living Area (Rounded):</b>		<b>3895 Sq ft</b>	
<b>Non-living Area</b>			
1 Car Garage	100 Sq ft	10 × 10 =	100
2 Car Garage	483 Sq ft	23 × 21 =	483
Cov/Patio	376 Sq ft	23.5 × 16 =	376
ADU 2	660 Sq ft	33 × 20 =	660
ADU 1	551 Sq ft	21 × 21 =	441
		11 × 10 =	110

# Plat Map

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292-27



MARCH 1971

TRACT NO. 3171  
TRACT NO. 2823

M.M. 103-4, 5, 6, 7  
M.M. 111-3, 4, 5


NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSESSOR'S MAP  
BOOK 292 PAGE 27  
COUNTY OF ORANGE

# Property Profile - Page 1

**2830 Anacapa Pl, Fullerton, CA 92835-2415, Orange County**

APN: 292-271-19 CLIP: 9453102794

	Beds <b>4</b>	Full Baths <b>3</b>	Half Baths <b>1</b>	Sale Price <b>\$650,000</b>	Sale Date <b>N/A</b>
	Bldg Sq Ft <b>3,462</b>	Lot Sq Ft <b>23,400</b>	Yr Built <b>1960</b>	Type <b>SFR</b>	

OWNER INFORMATION			
Owner Name	Hall Richard L Jr	Tax Billing Zip	92835
Mail Owner Name	Richard L Hall	Tax Billing Zip+4	2415
Tax Billing Address	2830 Anacapa Pl	Owner Occupied	Yes
Tax Billing City & State	Fullerton, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$2,042,395	School District	FULLERTON ELEMENTARY
Median Home Value Rating	10 / 10	Family Friendly Score	87 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	75 / 100	Walkable Score	50 / 100
Total Incidents (1 yr)	31	Q1 Home Price Forecast	\$2,023,758
Standardized Test Rank	90 / 100	Last 2 Yr Home Appreciation	16%

LOCATION INFORMATION			
Zip Code	92835	Comm College District Code	N Orange Co Jt
Carrier Route	C003	Census Tract	17.06
Zoning	R-1	Topography	Flat/Level
Tract Number	2823	Within 250 Feet of Multiple Flood Zone	No
School District	Fullerton Un		

TAX INFORMATION			
APN	292-271-19	Tax Area	03015
Exemption(s)	Homeowner	Lot	3
% Improved	36%	Water Tax Dist	Southern Calif Jt Re
Legal Description	N-TRACT: 2823 BLOCK: LOT: 3		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,217,279	\$1,193,411	\$1,170,011
Assessed Value - Land	\$782,582	\$767,237	\$752,193
Assessed Value - Improved	\$434,697	\$426,174	\$417,818
YOY Assessed Change (\$)	\$23,868	\$23,400	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$12,660		
2023	\$12,735	\$76	0.6%
2024	\$13,046	\$311	2.44%

Special Assessment	Tax Amount
Ocsd Sewer User Fee	\$371.00
Mwd Water Stdby Chg	\$10.70
Mosq/Fire Ant Assmt	\$8.80
Vector Control Chg	\$1.92
<b>Total Of Special Assessments</b>	<b>\$392.42</b>

CHARACTERISTICS			
County Land Use	Single Fam Residence	Sewer	Public Service
Universal Land Use	SFR	Garage Type	Garage/Carport
Lot Acres	0.5372	Garage Sq Ft	691
Lot Area	23,400	Parking Type	Attached Garage/Carport
Building Sq Ft	3,462	Floor Cover	Carpet
Gross Area	4,153	Pool	Pool
Bedrooms	4	Year Built	1960

## Property Profile - Page 2

Total Baths	4	Effective Year Built	1960
Full Baths	3	Other Impvs	Laundry Room
Half Baths	1	Equipment	Range Oven, Disposal, Dishwasher, Range Hood, Microwave
Other Rooms	Foyer, Breakfast Room, Dining Room, Family Room, Attic	Building Type	Single Family
Water	Public	# of Buildings	1

<b>SELL SCORE</b>			
Rating	Moderate	Value As Of	2026-02-08 06:32:49
Sell Score	560		

<b>ESTIMATED VALUE</b>			
RealAVM™	\$2,168,700	Confidence Score	80
RealAVM™ Range	\$1,950,600 - \$2,386,900	Forecast Standard Deviation	10
Value As Of	01/26/2026		

(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.

<b>RENTAL TRENDS</b>			
Estimated Value	5727	Cap Rate	1.5%
Estimated Value High	6716	Forecast Standard Deviation (FSD)	0.17
Estimated Value Low	4738		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends 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 a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	06/16/1994	Sale Type	Full
Sale Price	\$650,000	Deed Type	Grant Deed
Price Per Square Feet	\$187.75	Owner Name	Hall Richard L Jr
Document Number	404483	Seller	Daniel James N Jr Trust

Recording Date	10/22/2007	08/20/2003	08/19/2003	05/13/1998	02/26/1998
Sale Date	10/12/2007	08/11/2003	08/11/2003	02/18/1998	01/29/1998
Sale Price					
Nominal		Y	Y	Y	Y
Buyer Name	Hall Richard L Jr Trust	Hall Richard L Jr Trust	Hall Richard L Jr & Shelley L	Hall Richard L Jr Trust	Hall Richard L Jr & Shelley L
Seller Name	Owner Record	Hall Richard L Jr & Shelley L	Hall Richard Jr Trust	Hall Richard L Jr & Shelley L	Hall Richard L Jr Trust
Document Number	642071	1005408	1003918	293606	108357
Document Type	Deed (Reg)	Grant Deed	Grant Deed	Deed	Deed

Recording Date		06/16/1994		06/06/1990
Sale Date				05/1990
Sale Price		\$650,000		
Nominal				Y
Buyer Name		Hall Richard & Shelley		Daniel James N Jr & Daniel Jean
Seller Name		Daniel James N Jr Trust		Daniel James Neal Jr
Document Number		404483		301017
Document Type		Grant Deed		Deed (Reg)

<b>MORTGAGE HISTORY</b>					
Mortgage Date	06/29/2016	10/31/2013	10/22/2007	09/15/2005	08/19/2003
Mortgage Amount	\$870,000	\$600,000	\$650,000	\$150,000	\$550,000
Mortgage Lender	Wells Fargo Bk Na	Wells Fargo Bk Na	Wells Fargo Bk Na	Bank Of America	No Red Tape Hm Ln
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	03/05/2001	02/26/1998	06/16/1994
Mortgage Amount	\$100,000	\$410,000	\$400,000

Property Details Courtesy of Mike Weeda, RE/MAX New Dimension, California Regional MLS

Generated on: 02/10/26

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.

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# Property Profile - Page 3

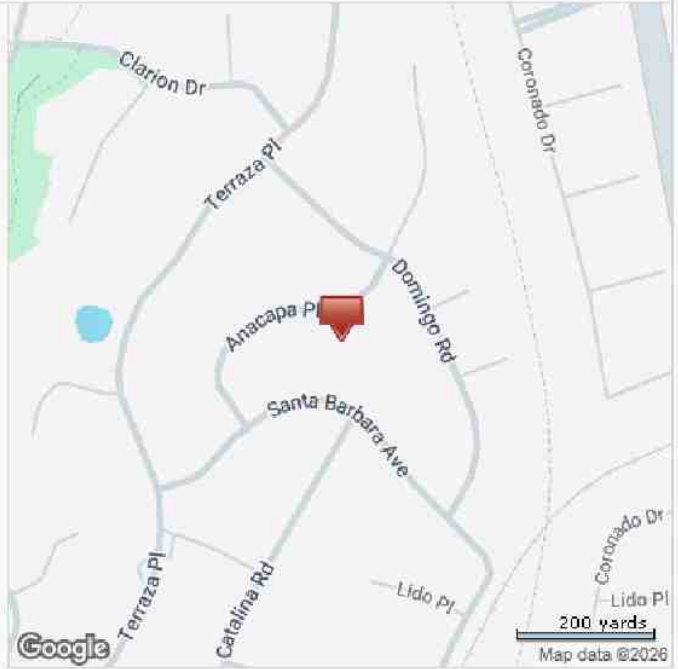
Mortgage Lender  
Mortgage Code

Bank Of America  
Conventional

Sterling Nat'l Bk  
Conventional

Mission Hills Mtg  
Conventional

**PROPERTY MAP**



\*Lot Dimensions are Estimated

**Property Details** Courtesy of Mike Weeda, REMAX New Dimension, California Regional MLS

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Generated on: 02/10/26

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