

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	\$585,000	04/21/2005
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,375	28,782	1993	CONDO	

OWNER INFORMATION			
Owner Name	Barry Yaowaret	Tax Billing Zip	92627
Owner Name 2		Tax Billing Zip+4	2296
Mail Owner Name	Yaowaret Barry	Owner Vesting	
Tax Billing Address	225 E 20th St	Owner Occupied	No
Tax Billing City & State	Costa Mesa, CA	No Mail Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$698,672	School District	SADDLEBACK VALLEY UNIFIED
Median Home Value Rating	8 / 10	Family Friendly Score	52 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	72 / 100	Walkable Score	80 / 100
Total Incidents (1 yr)	38	Q1 Home Price Forecast	\$694,054
Standardized Test Rank	75 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
Zip Code	92688	TGNO	
Carrier Route	C055	Census Tract	320.51
Zoning		Topography	
Tract Number	13666	Township Range Sect	
School District	Saddleback Vly	Neighborhood Code	
Comm College District Code	S Orange Co	Within 250 Feet of Multiple Flood Zone	No
Location Influence			

TAX INFORMATION			
APN	930-830-90	Tax Appraisal Area	
Alternate APN	833-185-11	Lot	3
Exemption(s)		Block	
% Improved	28%	Water Tax Dist	Orange Co
Tax Area	33049	Fire Dept Tax Dist	
Legal Description	TR NO 13666, LOT 3 OF PROJECT 930-83 LOCATED ON AP 833-185-11 TOGETHER WITH AN UND. 1/20 INT. IN LOT 2.		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$587,369	\$575,852	\$564,561
Assessed Value - Land	\$422,254	\$413,974	\$405,857
Assessed Value - Improved	\$165,115	\$161,878	\$158,704
YOY Assessed Change (\$)	\$11,517	\$11,291	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$5,886		
2024	\$6,023	\$137	2.32%
2025	\$6,129	\$106	1.76%
Special Assessment		Tax Amount	
Land/Only Av Tax		\$84.02	

Mwd Water Stdby Chg	\$10.08
Mosq/Fire Ant Assmt	\$5.44
Vector Control Chg	\$0.66
Total Of Special Assessments	\$100.20

CHARACTERISTICS			
County Land Use	Condominium	Cooling Type	
Universal Land Use	Condominium	Patio Type	
Lot Frontage		Garage Type	Garage
Lot Depth		Garage Sq Ft	634
Lot Acres	0.6607	Parking Type	Type Unknown
Lot Area	28,782	Parking Spaces	MLS: 2
Lot Shape		Roof Type	
Style		Roof Material	
Building Sq Ft	Tax: 1,141 MLS: 1,375	Roof Frame	
Gross Area	1,141	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	MLS: 2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	Tax: 2 MLS: 3	Foundation	
Total Baths	2	Pool	
MLS Total Baths	2	Year Built	MLS: 1993
Full Baths	2	Effective Year Built	1990
Half Baths		Other Impvs	
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces		Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality		Building Type	Single Family
Water		Bldg Class	
Sewer		Building Comments	
Heat Type		# of Buildings	1
Heat Fuel Type			

SELL SCORE			
Rating	Very High	Value As Of	2026-07-26 08:33:45
Sell Score	947		

ESTIMATED VALUE			
RealAVM™	\$676,400	Confidence Score	94
RealAVM™ Range	\$631,300 - \$721,600	Forecast Standard Deviation	7
Value As Of	07/20/2026		

(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.

RENTAL TRENDS			
Estimated Value	3678	Cap Rate	3.3%
Estimated Value High	3932	Forecast Standard Deviation (FSD)	0.07
Estimated Value Low	3424		

(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.

LISTING INFORMATION			
MLS Listing Number	OC16158836	MLS Original List Price	\$2,600
MLS Status	Closed	Pending Date	
MLS Source	CRM	Closing Date	09/01/2016
MLS Area	R1 - RANCHO SANTA MARGARIT A NORTH	MLS Sale Price	\$2,600
MLS Status Change Date	08/09/2016	MLS Listing Agent	Sjohntra-Tracey Johnson

MLS Current List Price	\$2,600	MLS Listing Broker	THE MICHAEL WALSH REALTY GROUP
MLS Listing #	Oc15007575	S392600	S260080
MLS Status	Closed	Closed	Closed
MLS Listing Date	01/12/2015	04/13/2005	09/18/2001
MLS Listing Price	\$2,600	\$595,000	\$279,500
MLS Orig Listing Price	\$2,600	\$595,000	\$279,500
MLS Close Date	02/01/2015	06/01/2005	11/14/2001
MLS Listing Close Price	\$2,600	\$585,000	\$265,000
MLS Listing Cancellation Date			
MLS Source History	CRM	CRM	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/01/2005	Sale Type	Full
Sale Date	Tax: 04/21/2005 MLS: 09/01/2016	Deed Type	Grant Deed
Sale Price	\$585,000	Owner Name	Barry Yaowaret
Price Per Square Feet	\$512.71	Owner Name 2	
Multi/Split Sale		Seller	Frias Roslyn
Document Number	421205		

Recording Date	06/06/2024	02/27/2024	05/03/2018	06/01/2005	06/01/2005
Sale Date	05/06/2024	02/26/2024	05/01/2018	04/26/2005	04/21/2005
Sale Price					\$585,000
Nominal	Y	Y	Y	Y	
Buyer Name	Barry Yaowaret	Owner Record	Barry David P Trust	Barry David P	Barry David P
Seller Name	Barry D P Separate Pro Trust	Barry David P	Barry David P	Barry Carolyn H	Frias Roslyn
Document Number	140793	42235	162043	421206	421205
Document Type	Grant Deed	Affidavit	Grant Deed	Interspousal Deed Transfer	Grant Deed

Recording Date	12/09/2004	12/19/2002	11/14/2001
Sale Date	12/08/2004	12/16/2002	10/19/2001
Sale Price			\$265,500
Nominal	Y	Y	
Buyer Name	Frias Roslyn	Montana Del Lago LLC	Frias Roslyn
Seller Name	Montana Del Lago LLC	Frias Roslyn	Chen Walter & Lydia
Document Number	1097384	1162106	814820
Document Type	Grant Deed	Grant Deed	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	06/01/2005	06/01/2005	12/23/2004	11/14/2001	03/02/1992
Mortgage Amount	\$468,000	\$58,500	\$285,000	\$181,000	\$115,688
Mortgage Lender	Americas Wholesale Lender	Countrywide Bk	Mission Hills Mtg Bankers	Mission Hills Mtg	Hammond Co The
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Va

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lien Type	

PROPERTY MAP



*Lot Dimensions are Estimated

