

TotalView Report

24100 Grayston Dr, Lake Forest, CA 92630

APN: 123-12-4567

Orange County Data as of: 01/23/2020



Owner Name: Roger Smith
Vesting:
Mailing Address: 100 Sky Ranch Dr, Phoenix, AZ 12345
Value Range: \$527,427 - \$772,712

Property Description: A PARCEL OF LAND LOCATED IN THE STATE OF CA, COUNTY OF ORANGE, WITH A SITUS ADDRESS OF 100 Sky Ranch Dr, Phoenix, AZ 12345 C028 CURRENTLY OWNED BY SMITH ROGER LHAVING A TAX ASSESSOR NUMBER OF 123-12-4567 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N TR 6008 BLK LOT 12 TR 6000 LOT 12 AND UND 1/83 INT IN LOTS 84, 85 & AND DESCRIBED IN DOCUMENT NUMBER 1222604 DATED 5/27/1987 AND RECORDED 6/3/1987.

Last Market Sale

Seller: Owner Name Unavailable
Buyer: Smith, Roger
Sale Date:
Rec Date: 06/03/1987
Sale Price: \$280,000

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Address	Phone / Email	Est. Amount / Frequency
HOA	Lake Forest Community	22921 Ridge Route Dr, Lake Forest, CA 92630		\$164-\$445 / Monthly

Property Details - Public Record

Land Use: SFR Bedrooms: 3 Living Area: 1,772 Sq. Ft. Year Built / Eff: 1968 / 1968
Zoning: Baths (F / H): 2 / Lot Area: 6,890 Sq. Ft. Stories: 1
Subdiv / Tct: / 6002 Total Rooms: 7 Basement: Parking Type: Garage
Style: Pool: Cooling: Garage #: 2
Exterior Wall: Fireplace: Heating: Heated Price / Sq. Ft.: \$45

Open Liens - Current Owner

Owner 1: Roger Smith Combined Loan To Value: 0%
Owner 2: Estimated Equity: \$250,069

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

Involuntary Liens - Current Owner

06/03/1987 through 02/10/2020

Debtor: Roger Smith

Date	Type	Description	Party 1	Party 2	Document #
07/06/1987	Lien	Lien	Smith Roger		122.485

Prior Loan History - Current Owner

Borrower 1:
Borrower 2:

Date	Type	Verified	Amount	Lender	Borrower	Loan Type	Type / Term
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There is no loan history data available.

Transfers & Conveyances - Current Owner

Date	Document	Verified	Type	From	To	Amount
06/03/1987	Deed Transfer		Resale	Owner Name Unavailable	Smith Roger	\$280,000

Ownership History (Full Value Transfers) - All Owners

Date	Document	Verified	Type	Seller	Buyer	Amount
06/03/1987	Deed Transfer		Resale	Owner Name Unavailable	Smith Roger	\$280,000

Tax Status

Tax Authority - Orange County

Agency ID: 4030000 Last Updated: 01/31/2020 Status: Paid
Tax ID: 123-12-4567 Type: Primary
Address: 12 W CIVIC Center Plaza, Santa Ana, CA 92701

2019-20 Taxes

Exemption: Assessed Value: \$129,829
Property Tax: \$1,352.32 Land Value: \$45,556
Improvement Value: \$84,273

Tax Type / Basis	Amount	Status	Date Paid	Delinquent After	Penalty	Balance Due
Installment 1 Partial	\$676.16	Paid	10/18/2019	12/10/2019	\$67.61	
Installment 2 Partial	\$676.16	Paid	10/18/2019	04/10/2020	\$90.61	

Assessment Details

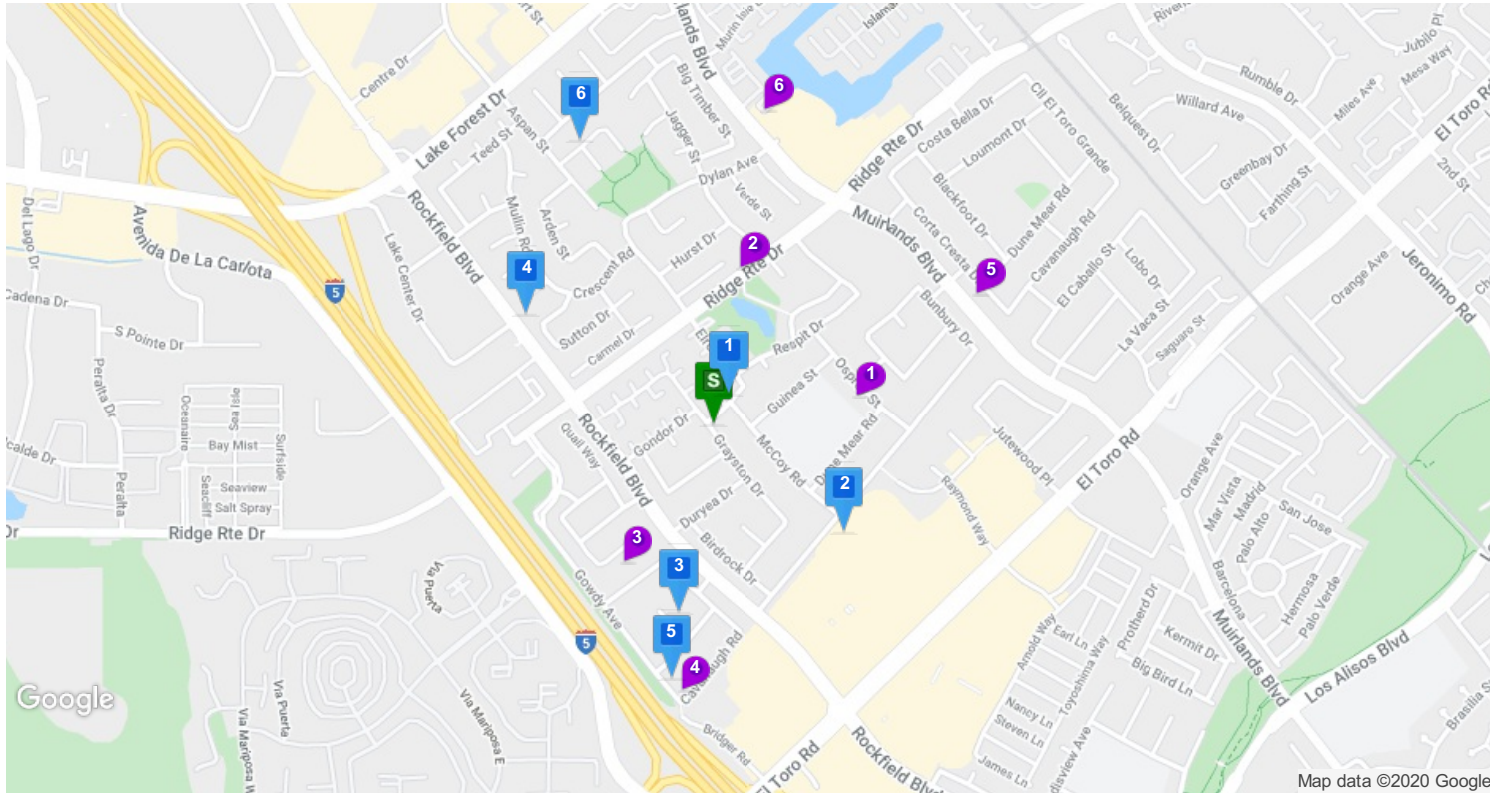
Jurisdiction	Type	Amount
Base Tax	All Prop Av Tax	\$1,332.62
	Misc Assessments	\$19.70

Listing History

24137 GRAYSTON DR, LAKE FOREST, CA 92630-3827						
Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market
There is no listing history data available.						

Comparables & Nearby Listings

Subject Property: 24137 Grayston Dr, Lake Forest, CA 92630



■ Subject Property
 ■ Comparables
 ■ Nearby Listings

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.04		23291 Downland Rd, Lake Forest, CA 92630	12/17/2019	\$765,000			1,697	\$451	3 / 2	5,120	52
2	0.28		23502 Cavanaugh Rd, Lake Forest, CA 92630	11/12/2019	\$725,000			1,743	\$416	3 / 2	7,200	55
3	0.32		24031 Alderglen Dr, Lake Forest, CA 92630	11/27/2019	\$700,000			1,672	\$419	3 / 2	8,580	56
4	0.33		23862 Danby Dr, Lake Forest, CA 92630	08/02/2019	\$734,000			1,867	\$393	4 / 3	10,500	51
5	0.42		23712 Dune Mear Rd, Lake Forest, CA 92630	10/19/2019	\$735,000			1,672	\$440	3 / 2	9,216	56
6	0.47		23961 Raleigh St, Lake Forest, CA 92630	10/21/2019	\$700,000			1,712	\$409	4 / 3	4,136	46

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

NEARBY LISTINGS

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.23	A	24422 Osprey St, Lake Forest, CA 92630	09/20/2013	\$545,000	02/07/2020	\$719,000	1,505	\$478	4 / 2	7,716	52
2	0.23	P	24186 Fortune Dr, Lake Forest, CA 92630		\$74,500	11/15/2019	\$740,000	2,306	\$321	4 / 3	6,534	47
3	0.27	A	23522 Swallow Ln, Lake Forest, CA 92630	12/02/1988	\$225,000	01/31/2020	\$740,000	1,872	\$395	4 / 3	4,792	43
4	0.44	C	23751 Cavanaugh Rd, Lake Forest, CA 92630	04/06/2016	\$633,000	10/18/2019	\$749,999	2,313	\$324	4 / 2	10,454	56
5	0.45	A	24542 Corta Cresta Dr, Lake Forest, CA 92630	11/14/2019	\$521,000	01/26/2020	\$709,000	1,413	\$502	4 / 2	7,405	54
6	0.48	A	22802 Sailwind Way # 72, Lake Forest, CA 92630	07/18/2017	\$458,000	01/31/2020	\$514,900	1,308	\$394	2 / 2		31

A: Active P: Pending C: Contingent

Market Trends - Lake Forest, CA (92630)

Last 30 Days

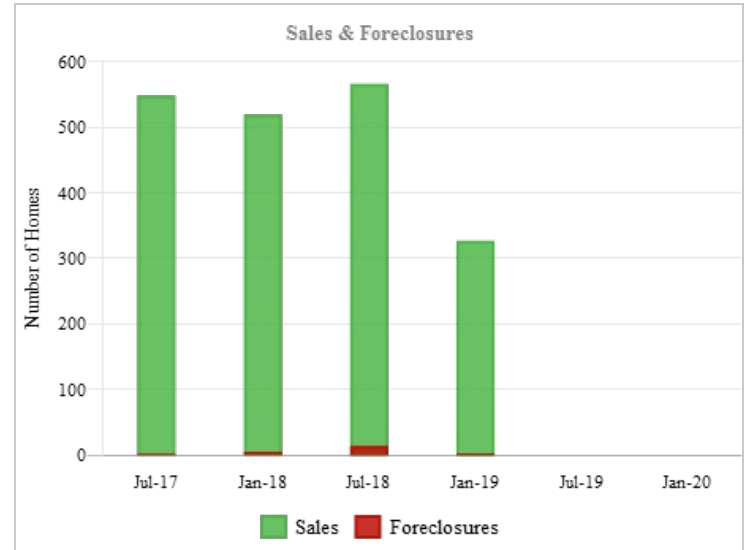
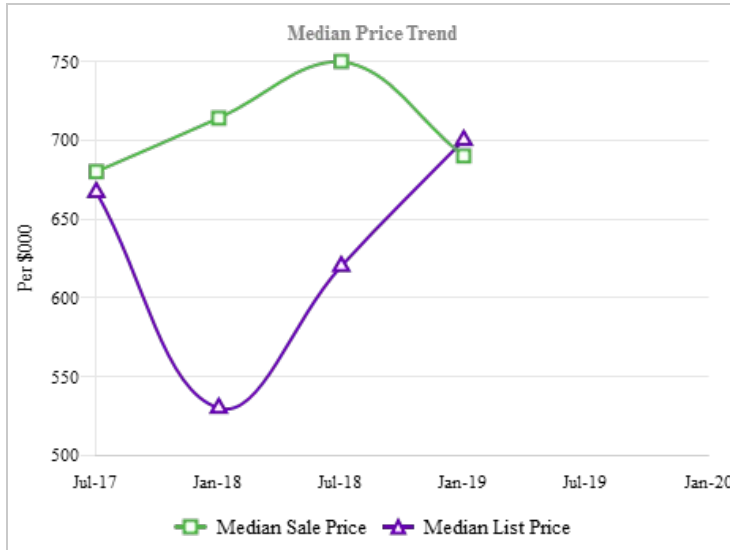
Recent trend data for Lake Forest, CA (92630) indicate months of supply has decreased by 0.81 in the last 30 days, putting upward pressure on prices and if these trends continue show signs of a seller's market.

New Listings

70% ↓
29 Listings

Closed Sales

18% ↓
36 Sales



6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Lake Forest, CA (92630). In the last 6 months there were 294 homes sold and the average sale price was \$672K. This 27% decline in sales suggests that there is a relative decrease in demand in the market.

Homes Sold
294
27% ↓

Avg. Sold \$
\$672K
7% ↓

Avg. Sold \$ / Sq. Ft.
\$389
2% ↓

Avg. Age
40
3% ↑

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Lake Forest, CA (92630). In the last 6 months there were 865 homes listed for sale and the average list price was \$700K. The average days on market for listings decreased to 64 days from the previous period, which indicates a strengthening market relative to the prior period.

Homes for Sale
865
0%

Avg. List \$
\$700K
4% ↓

Avg. List \$ / Sq. Ft.
\$397
2% ↓

Avg. DOM
64
56% ↓

Subject vs Recently Sold Properties

Sale Price
\$280K

Living Area (Sq. Ft.)
1,772

Price / Sq. Ft.
\$45

\$152K ● | ● \$1.85M

500 ● | ● 4,545

\$186 ● | ● \$631