



MINI PROPERTY REPORT

57 Wisteria Pl, Aliso Viejo, CA 92656

Prepared for Sample Buyer



Presented by

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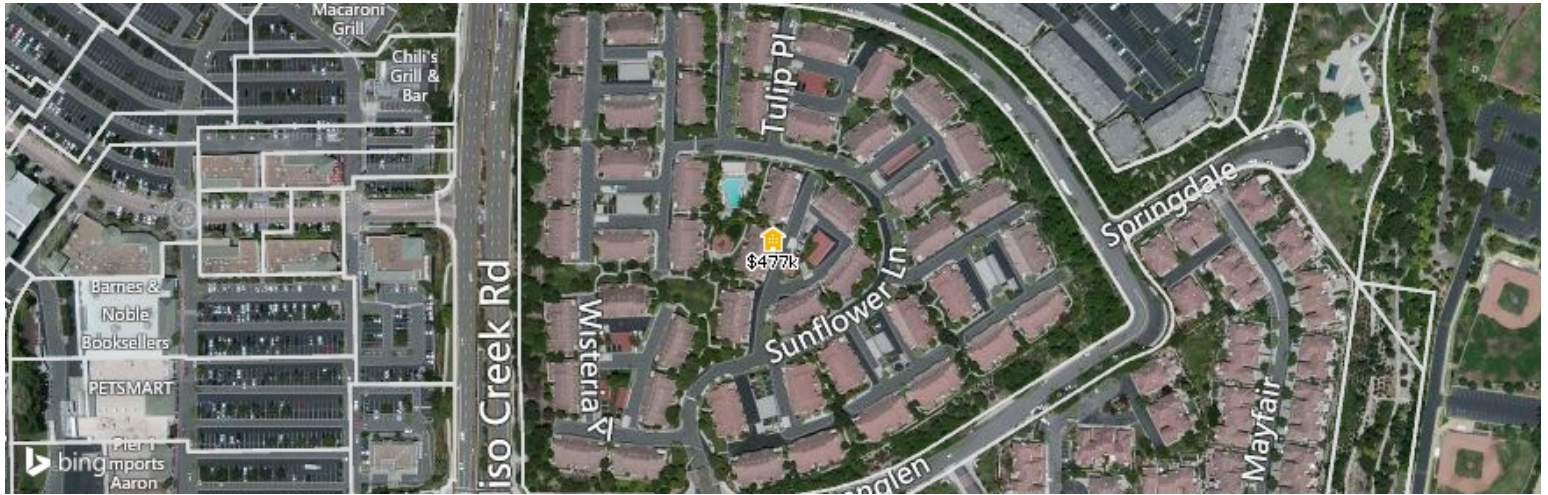


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ITALIA REALTY
California

57 Wisteria Pl, Aliso Viejo, CA 92656



Legend: 🏠 Subject Property

FOR SALE

* Active: 9/18/2014

List Price

\$477,000

Last Price Update: –
Days in RPR: 36

Current Estimated Value

\$435,170

Last RVM® Update: 9/15/2014

RVM® Est. Range: \$387,302 – \$483,038

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$1,240

↑ RVM® Change - Last 12 Months: 2.39%

Your Comp Analysis

\$472,000

Last Edited: 10/25/2014

\$355 Price per Sq. Ft.

Your Comp Analysis Range

\$465,000 – \$477,000

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Home Facts

Public Remarks

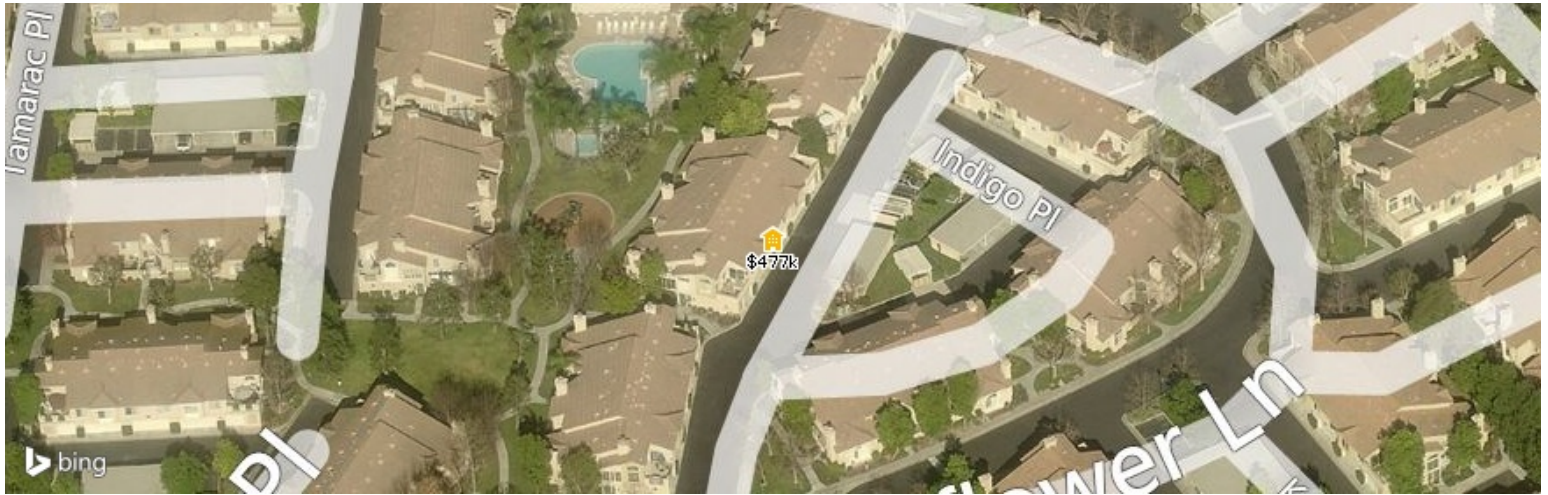
Fabulous Value located in the heart of Aliso Viejo in the Gated Community of Windflower. This beautiful light, bright, most private end unit entrance with private and quiet patio, has vaulted ceilings & open floor plan. Shows very clean, no one above or below. Ample sized kitchen with great cabinet space/storage, gas cooking range, microwave. 3 Bedrooms (one down - 2 upstairs), Ceiling fan in downstairs bedroom . Beautiful Wood Flooring and upgraded carpet upstairs. Kitchen has bar stool area, eat in kitchen area, which is bright and sunny with wonderful sized picture windows, opens to living room with fireplace. Air conditioning and heating unit has timed control units to ensure climate efficiency. Steps out to private patio in this quiet and private location. Spacious Master Bedroom with walk in closet. Master Bath with dual sinks, large tub & shower. Direct access two car garage with lots of storage. Windflower Community is directly across the street from the Aliso Viejo Town Center offering wonderful shopping, entertainment & restaurants. Close to pool, Spa, and great parks. Close to walking and bike trails. Close to 73 Toll Road. Lower HOA, and Mello Roos

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse	Condo/Townhouse	
Property Subtype	Condominium	Condominium	
Bedrooms	-	3	
Total Baths	-	3	
Full Baths	-	2	
Partial Baths	-	1	
Living Area (sq ft)	1,330	1,330	
Lot Size	3,521 sq ft	3,520 sq ft	
Lot Dimensions	3521 SF	-	
Garage	-	-	Yes
Garage (spaces)	-	2	2
Pool	-	Community Pool	Yes
Year Built	-	1990	
Total Rooms	-	3	
Style	-	Contemporary	
Heating	-	Forced Air	
Cooling	-	Central	
Fireplaces	-	Living Room	
Number of Buildings	0	-	
Number of Units	-	240	
Number of Stories	-	Two Levels	

Homeowner Facts

Owner Name	Roudabush Gabrielle & Maegan E
Mailing Address	57 Wisteria Pl Aliso Viejo CA 92656-2814
Owner Occupied	Y
Current Lender	USAA FSB
Original Loan Amt.	\$60,000

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Appliance	Dishwasher, Garbage Disposl, Gas Oven, Gas Stove, Microwave
Cooling	Central
Dining	Breakfast Bar, Family Kitchen
Fireplace	Living Room
Floor	Partially Carpeted, Hardwood
Heating	Forced Air
Laundry	Inside
General	Cathedral/Vaulted Ceiling, Ceiling Fan, Ceramic Counters, Family Room Off Kitchen, Open Floor Plan , Tub With Shower
Window	Blinds
Room Details	Main Floor Br

Exterior Features

Garage	Attached
Patio	Concrete
Spa	In Ground
Style	Contemporary
Pool	Community Pool
Parking Spaces	4
Sewer	Sewer Conn.
Levels	Two Levels
Water	District/Public
View	Park Or Green Belt View

Location Details

Community Features	Curbs, Sidewalks, Street Lighting
Directions To Property	From 73 exit Aliso Creek go South Left turn Autumn Glen Left Sunflower (gate) Left Wisteria
Location Features	Corner Lot

Property Photos





Property History

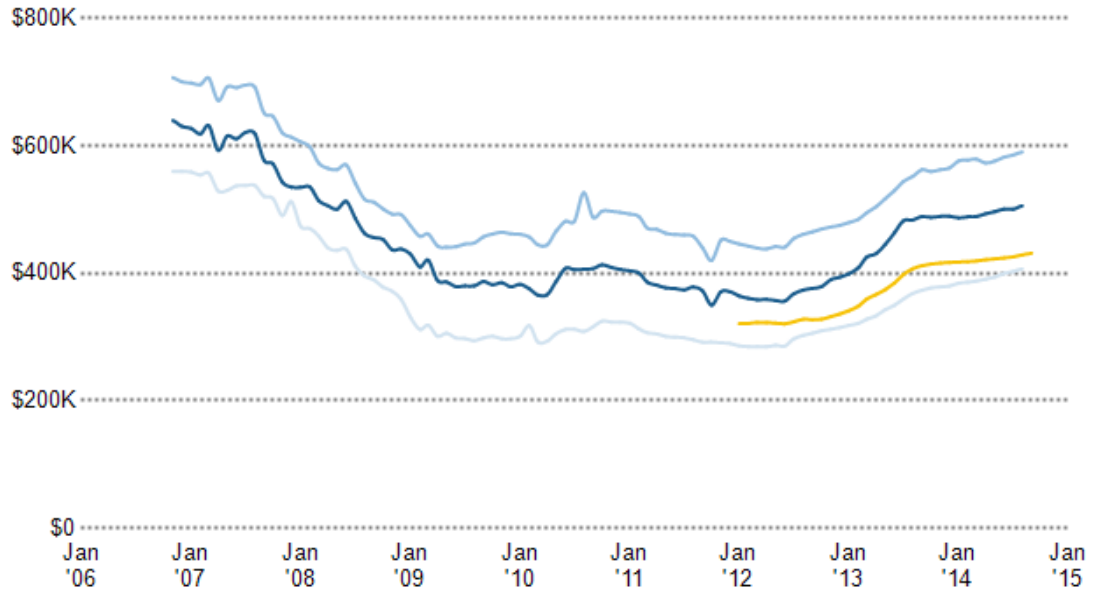
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 92656
- Orange County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
10/28/2003	\$389,000	\$292
12/19/1996	\$135,500	\$102

Assessed Values

Date	Improvements	Land	Total	Tax
2013	\$132,370	\$229,530	\$361,900	\$4,171
2012	\$132,370	\$229,530	\$361,900	\$4,811
2011	\$132,370	\$252,630	\$385,000	\$5,017
2010	\$132,370	\$296,097	\$428,467	\$5,686

Legal Description

Parcel Number: 930-704-41	Zoning: -	Census Tract: 060590626.372011	Abbreviated Description: LOT:1 SUBD:WINDFLOWER CONDOMINIUMS TR#: 13242 N TR 13242 BLK LOT 1 UN 30 TRACT 13242, LOT 1 OF PRO MAP REF:AY10 634- 292-03	City/Municipality/Township: Aliso Viejo, CA 92656
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Mortgage Records

Recording Date	1/22/2007	4/13/2005
Borrower Name	Maegan E Roudabush, Gabrielle J Roudabush	Gabrielle J Roudabush, Maegan E Roudabush
Vesting Type	-	Joint Tenancy
Lender Name	USAA FSB	USAA FSB
Lender Type	Bank	Bank
Loan Amount	\$60,000	\$75,000
Document Number	2007000040230	2005000278300
Loan Type	E	E
Contract Date	12/21/2006	3/14/2005
TD Due Date	12/21/2026	3/14/2025

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps
- 92656

This House

\$145K 1

Comps



92656



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

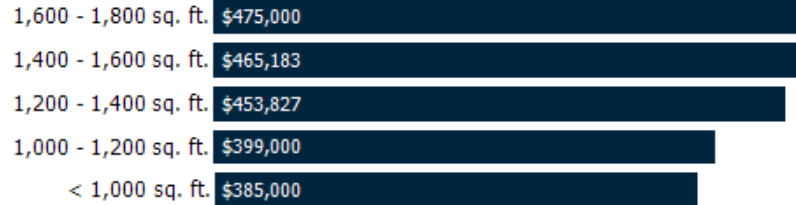
Update Frequency: Monthly

- This House
- Comps
- 92656

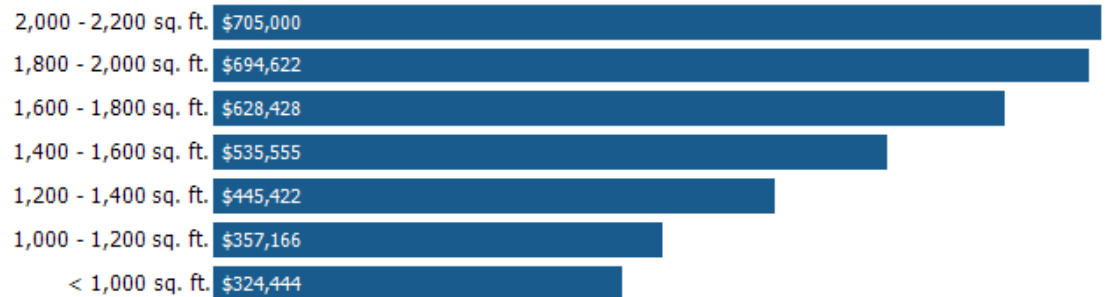
This House

1,330 sq. ft. \$435,170

Comps



92656



Neighborhood: Housing Stats and Charts

	92656	Orange County	California
Median Estimated Home Value	\$506K	\$590K	\$407K
Estimated Home Value 12-Month Change	4.6%	6.9%	10.5%
Median List Price	\$479K	\$627K	\$400K
List Price 1-Month Change	0.8%	0.4%	0%
List Price 12-Month Change	10.8%	9.1%	8.7%
Median Home Age	35	49	43
Own	62%	60%	57%
Rent	38%	40%	43%
Vacancy	0.6%	1.63%	—
\$ Value of All Buildings for which Permits Were Issued	—	\$692M	\$9.12B
% Change in Permits for All Buildings	—	26%	2%
% Change in \$ Value for All Buildings	—	31%	18%

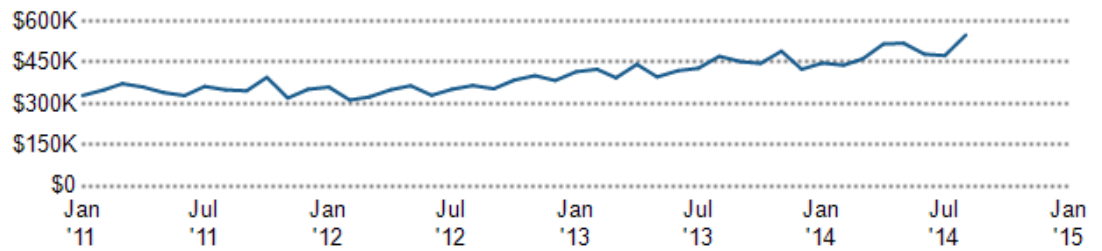
Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

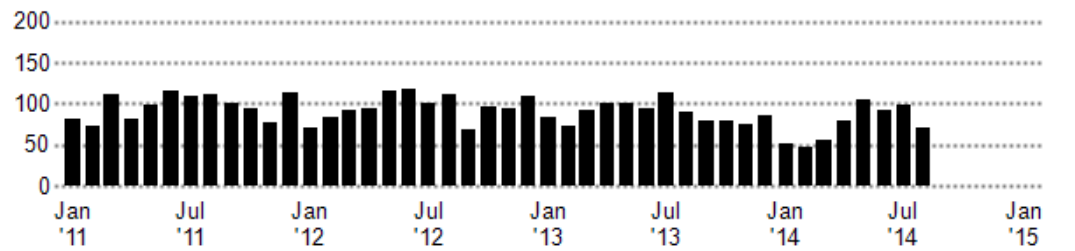
Data Source: Public records data
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

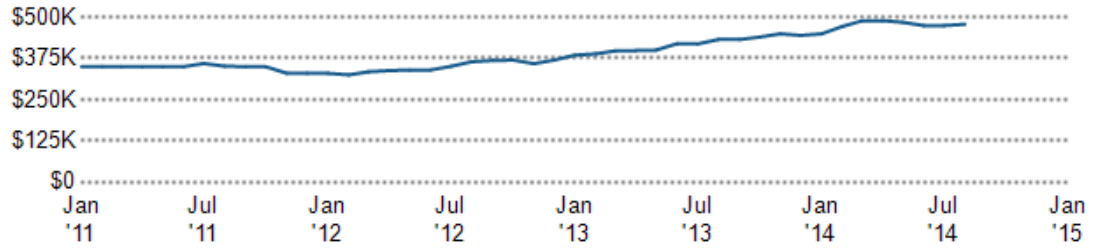
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume

