



Freddie Mac's
Home Value Explorer®

MDA Lending Solutions
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Lender:	Z5256	Report Date:	09/25/2008
Application #:	demolewis	Borrower:	demo man
Order ID:	080925-00597A	Requested Address:	3212 Oaklawn ANAHEIM, CA 92804
Requested By:	Darlene Swain	Fax:	ORANGE County

ESTIMATED MARKET VALUE: \$380,939

3212 W OAKLAWN DR, ANAHEIM, CA 92804

County: ORANGE, Parcel: 079 494 15, Use Code: RSFR

VALUATION MODEL INFORMATION

Model Type	Low	Market	High	Score
HVE	\$350,247	\$380,939	\$414,320	H

PROPERTY CHARACTERISTICS WITH RECENT NEIGHBORHOOD SALES PROPERTIES

Address	City	Zip Code	Sale Date	Price	Living Area (sq. ft.)	Lot Size (sq. ft.)	Bed	Bath	Dist. (Mi)	Tax Assmnt	Tax Amount
3212 W OAKLAWN DR	ANAHEIM	92804	07/25/2005	\$580,000	1909	7199	3	2.00	-	-	\$6,241
1221 S RAMBLEWOOD DR	ANAHEIM	92804	05/02/2008	\$400,000	1289	8834	3	2.00	0.1242	\$618,119	-
1300 S WESTCHESTER DR	ANAHEIM	92804	06/13/2008	\$430,000	2299	10681	4	1.00	0.1427	-	\$7,234
1319 S EAST GATES ST	ANAHEIM	92804	04/18/2008	\$384,000	1280	7201	3	2.50	0.2522	\$403,258	-
3359 W THORNTON AVE	ANAHEIM	92804	04/03/2008	\$400,000	1136	7424	4	3.00	0.2849	\$82,499	\$997
3108 W BALL RD	ANAHEIM	92804	04/23/2008	\$366,364	1280	8399	3	2.50	0.2892	\$594,659	-
3360 W BRADY AVE	ANAHEIM	92804	05/23/2008	\$350,000	1037	7424	2	1.00	0.3031	\$590,579	-
1212 S EAST GATES ST	ANAHEIM	92804	04/04/2008	\$390,000	1300	7199	3	4.00	0.3223	-	\$6,116
3441 W THORNTON AVE	ANAHEIM	92804	04/30/2008	\$420,000	1299	7424	2	1.00	0.3624	-	\$6,293
3420 W BRADY AVE	ANAHEIM	92804	04/25/2008	\$360,000	931	7424	3	1.00	0.3932	-	\$2,440
823 S OAKHAVEN DR	ANAHEIM	92804	04/23/2008	\$485,000	1351	7199	3	2.00	0.4169	\$202,883	\$2,262

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