



Sales Comparables

Site Address Parcel Number SalePrice Sq. Feet Beds Baths Yr. Built SaleDate Price/Foot

Moreno Valley

13332 Edgemont St	263-170-020	\$43,000	480	1	1	1944	20111208	\$90
24105 Fir Ave	481-330-013	\$45,000	1080	3	1	1984	20111205	\$42
13855 Robin Nest Ct	482-633-030	\$60,000	1592	4	1	1985	20111229	\$38
13163 Goldfinch St	296-083-046	\$67,900	896	2	1	1982	20111214	\$76
24123 Kernwood Dr	475-272-010	\$73,500	1144	3	1	1971	20111221	\$64
25207 Dracaea Ave	479-132-041	\$85,500	1012	3	1	1958	20111230	\$84
14725 Perham Dr	482-302-003	\$86,000	1106	3	1	1977	20111222	\$78
25604 Delphinium Ave	484-191-010	\$91,500	1190	3	1	1986	20111229	\$77
13545 Indian St	482-170-042	\$92,000	1196	3	1	1978	20111220	\$77
25143 Sugar Hill Rd	479-293-002	\$92,500	1186	3	1	1979	20111220	\$78
12425 Loraine Ter	292-160-014	\$93,000	1480	2	1	1961	20111212	\$63
12372 Tuscola St	479-422-040	\$95,000	1386	3	1	1984	20111229	\$69
25802 Coriander Ct	484-311-021	\$95,000	884	2	1	1984	20111207	\$107
13887 Caspian Way	296-212-032	\$100,000	820	2	1	1982	20111216	\$122
25186 Todd Dr	479-342-006	\$100,000	938	2	2	1981	20111207	\$107
13634 Crape Myrtle Dr	479-474-001	\$100,000	1434	3	2	1986	20111221	\$70
24671 Pace Dr	481-312-042	\$104,000	1350	4	2	1983	20111222	\$77
12053 Weller Pl	481-341-005	\$104,200	1094	3	1	1987	20111205	\$95
16383 Ancladero Ct	312-123-028	\$105,000	1329	3	2	1992	20111207	\$79
14512 Sylvester Dr	484-164-023	\$105,000	1038	2	1	1986	20111214	\$101
13032 Eyota Dr	487-353-001	\$106,000	1143	3	1	1986	20111230	\$93
15405 Patricia St	486-094-011	\$109,000	1360	3	1	1959	20111216	\$80
23353 Vida Ct	296-052-009	\$110,000	1378	4	2	1985	20111215	\$80
22934 Dracaea Ave	291-372-019	\$110,000	1961	6	2	1984	20111216	\$56
14365 Philo St	482-596-013	\$110,500	1480	3	1	1984	20111205	\$75
12643 Valley Meadows Dr	292-053-015	\$111,000	1054	2	1	1982	20111201	\$105



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
22447 Farragut Ave	291-182-010	\$111,000	1042	2	1	1955	20111223	\$107
13381 Sunflower Ct	296-121-001	\$112,500	1556	4	1	1979	20111206	\$72
13548 Searson Dr	482-643-006	\$115,000	1316	3	1	1985	20111222	\$87
23409 Woodlander Way	264-164-020	\$115,000	1600	3	2	1984	20111206	\$72
23109 Surtees Ct	292-061-019	\$115,000	940	2	2	1983	20111222	\$122
13389 Dilbeck Dr	482-111-014	\$115,000	1144	3	2	1974	20111220	\$101
14656 Aruba Pl	484-192-029	\$115,000	1422	3	1	1987	20111222	\$81
11056 Sultan St	264-093-004	\$116,000	1481	3	2	1986	20111220	\$78
23153 Bay Ave	296-163-011	\$117,000	1317	3	2	1987	20111220	\$89
23565 Swan St	264-194-022	\$117,000	1552	3	2	1987	20111222	\$75
9780 Deer Creek Rd	259-363-015	\$117,200	1250	3	1	1989	20111201	\$94
24844 Gatewood St	316-062-017	\$118,000	1548	3	2	1998	20111228	\$76
23034 Mansfield Ln	264-321-016	\$119,500	1420	3	2	1987	20111215	\$84
12694 Drew Ct	292-113-032	\$119,500	1718	3	2	1982	20111222	\$70
14409 Chantry Dr	484-152-007	\$120,000	1716	4	2	1981	20111230	\$70
15325 Canyonstone Dr	485-153-021	\$120,000	1403	3	1	1987	20111223	\$86
24802 Sunday Dr	475-050-011	\$120,000	1302	2	1	1986	20111222	\$92
24870 Eugena Ave	482-201-010	\$120,000	1680	3	1	1957	20111228	\$71
24351 Bion Dr	482-242-022	\$120,000	1425	4	1	1971	20111223	\$84
12490 Wolverine Cir	487-184-037	\$120,000	960	2	2	1984	20111223	\$125
25141 Yucca Dr	484-111-034	\$120,500	1116	3	1	1978	20111229	\$108
24347 Glencrest Dr	482-273-006	\$121,000	1000	3	1	1974	20111208	\$121
13036 Ninebark St	479-563-006	\$121,300	1560	4	2	1987	20111213	\$78
12265 Baltimore Ave	487-012-004	\$121,300	1434	4	2	1986	20111215	\$85
13862 Cumin St	479-621-015	\$122,000	1609	4	2	1987	20111206	\$76
11907 Kilgore St	475-293-058	\$124,000	1386	4	1	1959	20111223	\$89
12880 Tamara Dr	479-271-011	\$125,000	1536	3	1	1979	20111201	\$81
24769 Cape Cod St	482-582-032	\$125,000	1512	4	2	1984	20111212	\$83



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
25522 Lurin Ave	312-201-009	\$125,000	1475	3	2	1995	20111208	\$85
13620 New Haven Dr	296-232-013	\$125,000	1188	3	1	1979	20111206	\$105
12283 Hythe St	291-362-009	\$125,000	1139	3	1	1984	20111230	\$110
24193 Forsyte St	475-342-006	\$125,200	1568	4	1	1984	20111205	\$80
14228 Rio Bravo Rd	484-052-002	\$126,000	1759	3	1	1985	20111219	\$72
25715 Dandelion Ct	479-582-022	\$126,000	1060	3	1	1987	20111213	\$119
13736 Schayleen Ct	296-263-012	\$126,500	1171	3	2	1986	20111228	\$108
13447 Glorybower St	291-633-021	\$127,000	1432	2	2	2003	20111214	\$89
24154 Madole Dr	475-263-024	\$127,500	1128	3	1	1979	20111219	\$113
25221 Branding Iron Way	479-261-016	\$128,500	1176	3	1	1980	20111201	\$109
26363 Capay Bay Ct	487-431-026	\$128,500	1763	3	1	1987	20111228	\$73
14120 Travers Dr	482-481-009	\$129,000	1612	3	2	1984	20111202	\$80
24351 Kurt Ct	485-052-060	\$129,000	1577	3	1	1983	20111230	\$82
24854 Lorna Dr	482-591-009	\$130,000	1320	3	1	1984	20111229	\$98
15751 Bluechip Cir	486-235-020	\$130,000	1509	4	1	1986	20111206	\$86
13802 Paprika Ct	479-621-006	\$132,000	1697	4	3	1987	20111205	\$78
24773 Superior Ave	316-143-020	\$132,000	1525	3	2	1992	20111214	\$87
24725 Morning Glory Dr	482-413-024	\$132,000	1283	4	2	1981	20111215	\$103
21087 Baptisia Ct	256-182-043	\$133,100	1636	4	2	1986	20111201	\$81
11941 Ohio St	475-293-065	\$135,000	1694	4	1	1964	20111213	\$80
12302 Lorez Dr	479-300-008	\$135,000	1556	4	1	1979	20111230	\$87
25262 Ramblewood Ct	484-101-012	\$135,000	1185	3	1	1987	20111230	\$114
16323 Abedul St	312-111-003	\$135,000	1329	3	2	1992	20111214	\$102
24632 Ormista Dr	482-653-008	\$135,000	1712	3	1	1986	20111216	\$79
12092 Marigold Ave	481-032-015	\$135,000	1394	4	2	1969	20111221	\$97
25921 Corte San Leandro	312-351-041	\$135,500	1869	4	2	2005	20111214	\$72
24185 Stonebridge Ct	485-152-039	\$136,000	1577	3	1	1987	20111216	\$86
28062 Sea Biscuit St	478-271-010	\$136,400	1281	3	1	1985	20111208	\$106



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
14183 Willoughby Rd	484-042-035	\$137,000	1813	4	3	1987	20111227	\$76
12548 Penske St	292-022-016	\$137,000	1416	3	1	1983	20111227	\$97
25559 Fruit Tree St	479-652-011	\$138,000	2048	4	1	1988	20111222	\$67
25845 Via Tejon Ave	312-232-013	\$139,000	1123	3	2	1997	20111206	\$124
17128 Via Xavier	308-481-006	\$140,000	2145	5	3	2004	20111230	\$65
16844 Tack Ln	308-522-005	\$140,000	1460	3	2	2004	20111214	\$96
25586 Loren Way	479-321-038	\$140,000	1376	3	1	1984	20111201	\$102
24577 Skyrock Dr	475-083-005	\$140,000	1875	4	2	1980	20111227	\$75
23296 Brookhaven Dr	292-083-004	\$140,000	1890	4	1	1984	20111207	\$74
12856 Sunnyside Dr	292-091-006	\$140,000	1568	4	1	1985	20111222	\$89
13522 New Haven Dr	296-232-003	\$140,000	1474	4	1	1979	20111201	\$95
13448 Nutmeg St	479-593-006	\$141,000	1200	4	1	1987	20111230	\$118
10611 Silverleaf Cir	260-221-037	\$141,800	2222	4	2	1989	20111209	\$64
28896 Maltby Ave	478-165-051	\$142,000	1202	3	1	1987	20111214	\$118
12974 Bordeaux Ct	487-294-016	\$142,500	1587	3	2	1991	20111230	\$90
24356 Kimberley Ave	475-280-053	\$142,500	1333	3	1	1981	20111213	\$107
25165 Bridle Trail Rd	479-263-004	\$145,000	2022	4	2	1984	20111230	\$72
12919 Sunnymeadows Dr	292-072-001	\$145,000	1890	4	1	1983	20111228	\$77
25920 Blueleaf St	479-564-015	\$145,000	1830	3	2	1998	20111221	\$79
11040 Miners Trl	264-091-037	\$145,000	1286	3	2	1986	20111228	\$113
23890 Hazelwood Dr	260-143-003	\$145,000	1534	4	1	1987	20111208	\$95
14832 Briana St	482-661-009	\$146,000	1417	3	1	1985	20111214	\$103
12944 Alona St	292-131-006	\$146,500	1550	3	1	1982	20111213	\$95
26308 Alturas Creek Dr	487-422-018	\$147,000	1774	4	2	1988	20111208	\$83
15493 Bandy Ct	485-175-015	\$147,000	1577	3	1	1984	20111229	\$93
24640 Wild Calla Dr	474-532-021	\$147,000	1707	4	2	1987	20111229	\$86
23821 Bay Ave	296-291-007	\$148,500	1497	3	1	1985	20111206	\$99
9694 Sycamore Canyon Rd	259-371-026	\$149,000	1867	4	2	1988	20111201	\$80



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Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
25923 Calle Ensenada	312-332-005	\$150,000	2258	5	2	2006	20111223	\$66
27573 Corte Del Sol	304-220-011	\$150,000	1740	4	1	2000	20111221	\$86
23645 New England Dr	296-272-011	\$150,000	1270	3	2	1984	20111206	\$118
14372 Houston Dr	484-081-014	\$150,000	1795	5	2	1980	20111208	\$84
12491 Sage Grouse Ln	487-180-012	\$150,000	1465	3	2	1984	20111206	\$102
11945 Venetian Dr	474-641-023	\$150,000	1814	3	2	1986	20111221	\$83
12250 Brixton Ct	291-503-031	\$150,000	1486	3	1	1987	20111206	\$101
13658 Red Mahogany Dr	479-483-025	\$151,000	1526	3	2	1986	20111207	\$99
12859 Gerrard St	291-535-016	\$151,500	1502	3	2	1992	20111229	\$101
14608 Aruba Pl	484-172-014	\$152,500	1422	3	1	1987	20111220	\$107
15654 Biarritz Ct	304-172-010	\$153,000	1911	4	3	1994	20111202	\$80
23332 Sonnet Dr	264-251-009	\$153,500	1438	3	2	1984	20111214	\$107
22587 Westlake Dr	291-523-012	\$153,600	2135	4	2	1989	20111207	\$72
24589 Sinaloa St	481-063-010	\$154,000	1727	3	2	1961	20111208	\$89
28509 Forest Oaks Way	304-122-025	\$155,000	1524	3	2	1993	20111229	\$102
24464 Willow Run Rd	474-433-005	\$155,000	2101	4	2	1987	20111222	\$74
12700 Laury Ln	479-060-013	\$155,000	1584	4	1	1971	20111214	\$98
22571 Springdale Dr	260-361-022	\$155,000	1226	3	2	1989	20111216	\$126
21469 Douglass Ct	256-192-024	\$155,000	1650	3	2	1989	20111215	\$94
14363 Chantry Dr	484-082-001	\$158,000	1716	4	2	1982	20111221	\$92
12576 Peachleaf St	479-382-021	\$160,000	1877	4	1	1984	20111230	\$85
17763 Camino Del Rey	312-340-064	\$160,000	1757	3	2	2005	20111213	\$91
13761 Golden Eagle Ct	296-271-006	\$160,000	1497	3	1	1984	20111221	\$107
24030 Royale St	475-334-005	\$160,000	2096	4	2	1984	20111222	\$76
22039 Goldenchain St	291-623-038	\$160,000	1432	2	2	2003	20111215	\$112
24497 Dunlavy Ct	475-250-066	\$160,000	1565	3	1	1983	20111223	\$102
24182 Royale St	475-342-016	\$160,500	1568	4	1	1984	20111220	\$102
16888 Hollyhock Dr	312-182-003	\$162,000	1852	4	2	1990	20111209	\$87



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Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
15642 Lariat Ln	308-382-001	\$163,500	1772	3	2	2002	20111213	\$92
17793 Calle Capistrano	312-350-018	\$165,000	1869	4	2	2005	20111216	\$88
15401 Calle Castano	486-423-018	\$165,000	1879	4	2	2004	20111229	\$88
21550 Calle Prima	256-303-004	\$165,000	1720	3	2	1994	20111230	\$96
13596 Vellanto Way	482-642-039	\$165,000	2027	4	1	1985	20111201	\$81
25287 Drake Dr	479-672-014	\$165,000	1994	4	2	2006	20111229	\$83
13541 New Haven Dr	296-231-012	\$167,500	1930	4	2	1983	20111209	\$87
10108 Sycamore Canyon Rd	260-372-001	\$169,000	1407	3	2	1994	20111201	\$120
13347 Crabapple St	291-642-007	\$170,000	2034	3	2	2003	20111223	\$84
15605 Isleta Ln	486-383-018	\$170,000	1553	4	2	1992	20111228	\$109
13786 Sylmar Dr	296-274-015	\$171,000	2681	5	3	1984	20111227	\$64
24160 Barley Rd	474-462-009	\$171,400	2220	4	2	1986	20111216	\$77
10565 Silverleaf Cir	260-221-041	\$172,000	2020	4	3	1989	20111229	\$85
23625 Tonada Ln	260-113-010	\$172,000	2044	4	2	1988	20111230	\$84
22600 Naranja St	264-412-010	\$172,500	1885	4	2	1989	20111230	\$92
23745 Waterleaf Cir	260-092-031	\$173,000	2012	4	2	1988	20111209	\$86
26289 Tasman St	487-073-007	\$174,037	2558	5	3	2001	20111212	\$68
22086 Witchhazel Ave	291-622-027	\$175,000	1633	3	2	2003	20111230	\$107
22195 Witchhazel Ave	291-623-009	\$175,000	1633	4	2	2002	20111230	\$107
27734 Auburn Ln	304-491-032	\$177,000	2224	3	2	2004	20111214	\$80
25940 Zorra Ln	312-223-004	\$179,000	1901	4	2	1995	20111207	\$94
27123 Dolostone Way	488-380-015	\$179,000	2047	4	2	2008	20111208	\$87
27026 Dracaea Ave	488-131-020	\$180,000	2818	5	3	2007	20111202	\$64
16799 Colt Way	308-502-027	\$180,000	2605	5	3	2004	20111221	\$69
28641 Highpoint Ave	304-070-023	\$180,000	2304	4	2	1990	20111222	\$78
21324 Pala Foxia Pl	256-191-010	\$180,000	2067	4	3	1989	20111206	\$87
10044 Sand Crst	260-231-036	\$181,000	1765	3	2	1989	20111229	\$103
21435 Marston Ct	256-333-017	\$182,000	2321	5	2	1992	20111214	\$78



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
22557 Westlake Dr	291-523-015	\$185,000	2493	4	2	1989	20111229	\$74
12596 Broadleaf Ln	479-402-028	\$185,000	2074	4	2	1985	20111208	\$89
13347 Nutmeg St	479-643-009	\$185,000	1845	4	2	1987	20111228	\$100
23477 Nautical Cir	260-472-023	\$185,000	2071	3	2	2002	20111228	\$89
15756 Granada Dr	486-363-022	\$190,000	2326	4	1	1994	20111229	\$82
23951 Pine Smoke Pl	260-221-056	\$190,000	2020	4	3	1989	20111223	\$94
21326 Liliun Ct	256-191-030	\$191,000	2067	4	3	1989	20111230	\$92
14723 Grandview Dr	304-320-010	\$193,000	2089	3	2	2002	20111201	\$92
26456 Primrose Way	487-222-006	\$195,000	2805	3	2	2005	20111221	\$70
29183 Alicante Ave	304-421-015	\$195,000	2026	2	2	2003	20111205	\$96
16332 Calle Serena	486-453-006	\$195,000	2125	5	1	2004	20111216	\$92
25948 Corte Antigua	312-330-010	\$195,500	2258	5	2	2006	20111215	\$87
22072 Monico Dr	264-371-013	\$196,000	1561	4	3	1990	20111222	\$126
27590 Rockwood Ave	304-471-044	\$197,000	2378	3	2	2004	20111229	\$83
17595 Camino Sonrisa	312-334-013	\$198,000	3190	3	2	2005	20111201	\$62
13120 Palisade Pl	291-522-017	\$200,000	2135	4	2	1989	20111229	\$94
25956 Avenida Classica	312-324-001	\$201,000	3072	6	3	2006	20111223	\$65
28530 Highpoint Ave	304-070-054	\$202,000	1970	4	2	1990	20111207	\$103
14847 Toledo Ct	304-441-020	\$203,000	2912	3	2	2004	20111213	\$70
27722 Dover Dr	486-552-023	\$205,000	3075	3	3	2006	20111216	\$67
12167 Fenimore Dr	488-232-010	\$205,000	2328	4	2	1986	20111223	\$88
22272 Summer Holly Ave	291-583-024	\$206,000	3028	6	3	2003	20111207	\$68
25994 Fuente Ct	312-281-001	\$208,000	2954	3	2	2004	20111207	\$70
14700 Rio Bravo Rd	484-203-006	\$210,000	2991	6	3	2007	20111230	\$70
12658 Atherton Dr	487-190-007	\$213,000	2449	3	2	2004	20111220	\$87
24706 Darkstar Dr	474-581-009	\$214,000	2481	4	2	1988	20111216	\$86
23967 Blue Ridge Pl	260-103-009	\$215,000	2012	4	2	1989	20111216	\$107
25486 Jaclyn Ave	474-284-001	\$217,000	2004	4	1	1971	20111223	\$108



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Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
14338 Landon Rd	486-541-014	\$219,000	3075	3	3	2006	20111222	\$71
26556 Opal St	487-513-002	\$219,000	3283	4	3	2005	20111228	\$67
23675 Breezy Meadow Ct	260-151-017	\$220,000	2051	4	2	1987	20111221	\$107
25932 Camino Rosada	312-332-008	\$220,000	3072	6	3	2006	20111201	\$72
25274 Michele Ln	479-672-006	\$221,000	2805	3	2	2006	20111227	\$79
16060 Edgewater Ln	486-480-006	\$225,000	2319	4	2	2003	20111212	\$97
16524 Century St	312-300-018	\$225,000	2960	4	3	2005	20111228	\$76
26562 Rhone Ct	487-531-011	\$225,000	3283	4	3	2005	20111212	\$69
25020 Fran Lou Dr	474-062-002	\$225,000	2003	3	1	1977	20111214	\$112
22801 Shadowridge Ln	260-283-017	\$225,000	2152	3	2	1989	20111219	\$105
10085 Cartagena Dr	260-382-007	\$227,000	2405	4	2	1990	20111230	\$94
16092 Abedul St	312-050-017	\$228,000	2793	5	2	1990	20111230	\$82
26091 Kalmia Ave	474-220-064	\$230,000	2411	5	3	1990	20111212	\$95
23406 Mariner Way	260-470-011	\$235,000	2696	5	2	2002	20111223	\$87
25317 Bronson Ct	312-301-027	\$235,000	3850	5	3	2004	20111221	\$61
26479 Field St	487-500-013	\$235,000	3283	4	3	2005	20111230	\$72
26542 Bay Ave	487-510-011	\$235,000	3283	4	3	2005	20111202	\$72
10285 Lake Summit Dr	260-073-025	\$240,000	2532	4	2	1988	20111230	\$95
24601 Dunlavy Ct	475-360-007	\$240,000	2516	3	2	2008	20111202	\$95
12626 Dogwood Way	487-211-005	\$245,000	3026	4	2	2004	20111216	\$81
15851 Oliver St	304-213-005	\$245,000	3262	4	3	2000	20111214	\$75
26510 Pegasus Way	487-530-015	\$250,000	3283	4	3	2005	20111219	\$76
11385 Knoll Vista St	473-271-001	\$254,500	2614	5	1	1981	20111220	\$97
13846 Clarissa Ct	478-342-013	\$260,000	3570	6	3	2006	20111202	\$73
13135 Wexford Ave	478-400-033	\$265,000	3643	6	4	2008	20111212	\$73
15667 Hammett Ct	304-580-013	\$361,000	4283	5	4	2008	20111230	\$84
26216 Shetland Ln	308-510-008	\$4,780,772	2605	5	3	2005	20111213	\$1,835



Sales Comparables

Site Address

Parcel Number

SalePrice

Sq. Feet

Beds

Baths Yr. Built

SaleDate

Price/Foot

Total Number of Sales

221

