



Sales Comparables

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

Riverside

16270 Heritage Grove Rd	271-040-059	\$39,600	4449	5	3	2000	20111230	\$9
1650 Oxford St	247-183-011	\$40,000	1279	3	1	1937	20111209	\$31
5596 Challen Ave	151-214-018	\$51,500	1080	3	1	1954	20111223	\$48
6010 Fremont St	190-021-016	\$67,500	792	3	1	1959	20111213	\$85
8725 Conway Dr	191-141-013	\$70,000	1278	4	1	1957	20111230	\$55
387 Pacific Ave	247-091-043	\$75,000	1032	2	1	1940	20111228	\$73
5737 Mountain View Ave	190-034-012	\$75,000	720	2	1	1946	20111215	\$104
4371 Aldrich Ct	191-370-007	\$82,500	912	3	1	1977	20111220	\$90
3977 Twining St	181-092-010	\$83,000	945	3	1	1939	20111213	\$88
5036 Newcastle St	167-132-006	\$84,000	863	3	1	1950	20111209	\$97
7540 Delaware St	230-054-006	\$84,000	1459	4	1	1957	20111201	\$58
6620 Lemon Grove Ave	182-123-001	\$85,000	1118	3	1	1955	20111222	\$76
4390 Avon St	169-150-018	\$85,000	1052	3	1	1928	20111216	\$81
3860 Finly Ct	206-202-004	\$86,500	1104	3	1	1958	20111213	\$78
5636 Sexton Ln	181-252-007	\$89,000	1100	3	1	1983	20111220	\$81
6008 Emery St	186-112-001	\$89,000	1092	3	1	1968	20111208	\$82
6924 36th St	174-301-029	\$90,000	1454	3	1	1958	20111216	\$62
716 Arliss St	255-023-014	\$90,000	992	3	1	1956	20111230	\$91
6092 Pedley Rd	165-190-015	\$93,000	1064	3	1	1940	20111209	\$87
1649 Hillcrest Ave	206-141-011	\$94,000	1070	2	1	1941	20111230	\$88
7665 Evans St	230-245-020	\$95,000	1611	4	2	1995	20111228	\$59
9758 52nd St	167-172-003	\$95,000	1124	3	1	1951	20111229	\$85
4174 Oldenburg St	181-353-021	\$97,500	1141	2	2	1993	20111220	\$85
3348 2nd St	213-092-005	\$97,500	1280	2	2	1928	20111223	\$76
10985 Gramercy Pl	149-280-008	\$98,000	700	2	1	1952	20111202	\$140
1828 Spring Garden St	210-043-027	\$100,000	966	3	1	1926	20111202	\$104



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Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
3780 Shamrock Ave	209-052-003	\$100,000	1276	2	2	1923	20111223	\$78
6062 Jurupa Ave	190-021-048	\$100,000	1678	5	1	1956	20111209	\$60
4130 2nd St	214-052-014	\$100,000	1017	2	1	1930	20111201	\$98
4417 Byrne Rd	183-071-009	\$100,000	1808	4	1	1959	20111220	\$55
8781 Jo Jo Way	155-261-020	\$100,000	954	3	1	1953	20111208	\$105
4111 Hale St	206-273-001	\$102,000	1040	3	1	1977	20111220	\$98
9055 56th St	165-040-015	\$105,000	1352	2	1	1955	20111220	\$78
216 Cliffhill Pl	246-122-001	\$105,000	1156	3	1	1970	20111205	\$91
4459 11th St	215-050-015	\$105,000	1369	3	1	1905	20111229	\$77
6250 Tarragona Dr	175-132-004	\$105,000	1184	3	1	1978	20111223	\$89
5917 Meadowbrook Ln	218-091-003	\$107,000	1024	2	1	1953	20111221	\$104
7688 Bolton Ave	145-131-024	\$110,000	986	3	1	1949	20111207	\$112
3865 Beechwood Pl	217-242-023	\$110,000	1162	1	1	1924	20111219	\$95
3523 Ottawa Ave	211-153-002	\$110,000	1294	4	1	1998	20111227	\$85
9227 Bruce Ave	155-181-011	\$110,500	1504	4	1	1957	20111221	\$73
11637 Queensborough St	132-221-013	\$111,000	1224	4	1	1978	20111214	\$91
2061 Marlborough Ave	210-051-018	\$112,500	1091	2	1	1926	20111216	\$103
4037 Twining St	181-092-016	\$113,000	650	2	1	1928	20111214	\$174
1758 Main St	209-033-008	\$114,000	1120	3	1	1926	20111215	\$102
4384 Michael St	221-142-029	\$115,000	1430	3	1	1952	20111230	\$80
9000 Chaucer Cir	233-221-022	\$115,000	1240	3	1	1985	20111215	\$93
4496 Agate St	171-112-019	\$115,500	1028	3	1	1947	20111208	\$112
8006 Sycamore Ave	227-161-017	\$116,500	1132	3	1	1954	20111230	\$103
6634 Rexford Dr	190-252-055	\$117,500	1285	3	1	1955	20111221	\$91
540 Toulouse Ave	246-182-004	\$119,000	1440	3	1	1958	20111229	\$83
4435 Canterbury Rd	227-035-002	\$120,000	792	2	1	1953	20111215	\$152
11275 Wybourn Ave	132-090-054	\$120,500	1200	4	1	1971	20111220	\$100
11021 Nebraska Ave	146-181-010	\$121,500	888	2	1	1924	20111207	\$137



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
6633 Duke St	229-151-030	\$122,000	848	3	1	1952	20111215	\$144
6044 Lawson Way	225-072-012	\$122,500	1269	2	1	1949	20111214	\$97
2975 Date St	219-122-014	\$123,000	884	2	1	1918	20111229	\$139
7421 Emerald St	230-332-030	\$124,500	1192	3	1	1986	20111205	\$104
3825 Lofton Pl	206-202-011	\$125,000	1104	3	1	1958	20111230	\$113
6579 Thunder Bay Trl	185-404-035	\$125,000	1148	3	1	1983	20111201	\$109
6680 La Jolla Dr	190-233-024	\$125,000	1382	3	1	1956	20111229	\$90
7970 Galway Ct	145-061-051	\$127,500	1120	4	2	1972	20111216	\$114
9729 Winterberry Dr	145-340-021	\$128,000	1440	3	2	2006	20111229	\$89
6985 Miami St	235-020-026	\$130,000	1110	3	1	1979	20111229	\$117
4678 Beatty Dr	226-292-003	\$130,000	976	2	1	1937	20111221	\$133
5457 Sunnyside Dr	190-194-009	\$130,000	1118	4	1	1954	20111209	\$116
3801 Carthage St	209-101-024	\$130,100	1466	3	1	1956	20111221	\$89
10477 Cook Ave	147-270-020	\$130,500	1092	3	1	1957	20111230	\$120
4068 Jefferson St	227-163-031	\$131,000	1682	3	2	1977	20111220	\$78
3434 Tidel Way	206-164-015	\$131,200	1480	4	1	1988	20111215	\$89
2009 Rancho Dr	221-232-010	\$132,000	1688	4	1	1964	20111202	\$78
6559 Duke St	229-162-007	\$132,000	966	3	1	1952	20111230	\$137
6735 Chadbourne Ave	154-232-020	\$132,000	1112	3	1	1957	20111221	\$119
3141 Fillmore St	136-133-009	\$134,550	1248	4	1	1978	20111229	\$108
9225 Philbin Ave	151-053-010	\$135,000	1296	3	1	1954	20111202	\$104
9751 Romero Ct	145-340-013	\$135,000	1687	4	2	2006	20111206	\$80
3031 Fairmount Blvd	209-195-017	\$135,000	851	2	1	1906	20111216	\$159
4937 Locomotive Ln	226-091-024	\$135,000	1550	3	2	2007	20111214	\$87
8706 Cantal Ln	233-330-006	\$136,000	1191	2	2	2005	20111208	\$114
8200 Acapulco Pl	227-071-010	\$136,000	1076	3	1	1961	20111229	\$126
806 Daffodil Dr	253-231-017	\$136,500	1551	3	1	1973	20111230	\$88
8994 65th St	163-130-010	\$137,000	1272	2	1	1948	20111205	\$108



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3857 Strong St	206-203-018	\$137,500	1432	4	1	1947	20111222	\$96
2958 Lime St	209-232-004	\$137,500	1232	2	1	1923	20111213	\$112
3576 Cortez St	230-082-013	\$139,000	832	2	1	1950	20111216	\$167
8501 Raintree Ave	193-114-020	\$139,000	1428	4	2	1960	20111221	\$97
9030 63rd St	163-070-009	\$140,000	2122	4	1	1993	20111201	\$66
3427 Skylane Dr	177-060-040	\$140,000	1346	4	1	1949	20111228	\$104
6025 Anita Pl	190-033-021	\$140,000	1448	3	2	2007	20111220	\$97
10434 Palmento Dr	143-211-022	\$140,000	1110	3	1	1978	20111222	\$126
4455 Via Curva	182-141-007	\$140,000	1296	4	1	1970	20111213	\$108
3955 Eileen St	227-194-005	\$140,000	957	4	1	1954	20111201	\$146
5489 Harold St	151-272-002	\$141,000	1040	3	1	1960	20111212	\$136
5195 Merrill Ave	226-083-001	\$141,000	1668	5	1	1963	20111219	\$85
5191 Coonen Dr	147-122-007	\$144,000	1751	4	1	1956	20111228	\$82
6042 Hudson St	165-171-017	\$145,000	676	2	1	1950	20111221	\$214
5267 36th St	179-282-012	\$145,000	1086	4	1	1946	20111230	\$134
1116 Cloverdale St	206-020-064	\$145,100	1787	3	2	1998	20111216	\$81
4209 Papago St	181-343-006	\$146,800	1839	4	2	2002	20111208	\$80
3574 Harding St	229-032-016	\$147,000	924	3	1	1927	20111201	\$159
5332 Bell Ave	178-172-010	\$147,000	1492	3	2	2005	20111229	\$99
5533 Jurupa Ave	187-220-001	\$147,763	1934	2	1	1957	20111209	\$76
19525 Mariposa Ave	266-220-017	\$150,000	2553	3	3	1985	20111215	\$59
6050 42nd St	182-261-004	\$150,000	1053	3	1	1956	20111207	\$142
3255 Bernard St	231-290-079	\$150,500	1494	3	2	1999	20111216	\$101
7900 Remington Dr	145-071-031	\$152,000	864	2	1	1972	20111220	\$176
4746 Sunnyside Dr	226-282-016	\$152,272	833	2	1	1950	20111229	\$183
2884 Bixby Dr	177-272-002	\$153,000	1608	4	2	1984	20111222	\$95
3635 Courbette Dr	135-321-042	\$153,000	1330	4	1	1985	20111230	\$115
3941 Heidi Rd	193-322-005	\$153,500	1302	3	1	1954	20111228	\$118



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Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
9778 Edenbrook Dr	145-340-038	\$153,500	1440	3	2	2006	20111215	\$107
6026 Ropewalk Ln	150-171-008	\$154,600	1787	3	1	1976	20111213	\$87
8401 Basswood Ave	193-163-021	\$155,000	1428	4	2	1960	20111215	\$109
6835 Astoria Dr	155-113-001	\$155,000	1330	3	1	1973	20111230	\$117
6459 Duchess Dr	182-062-008	\$155,000	1258	3	1	1960	20111230	\$123
12020 Dressage Ln	135-321-036	\$155,000	932	2	1	1985	20111215	\$166
3558 Washington St	230-191-021	\$155,000	1316	2	1	1951	20111208	\$118
15016 El Sobrante Rd	285-060-018	\$158,000	1326	2	1	1964	20111215	\$119
5454 Mountain View Ave	190-363-038	\$159,000	1240	2	2	1984	20111220	\$128
4165 Rucker Ln	193-272-004	\$160,000	1316	3	1	1956	20111230	\$122
4121 Homewood Ct	217-140-011	\$160,000	1152	2	1	1946	20111221	\$139
5625 Magnolia Ave	218-232-029	\$160,000	1478	3	1	1922	20111230	\$108
10749 Cass St	143-233-001	\$160,000	1534	4	1	1960	20111207	\$104
3945 Beechwood Pl	217-242-029	\$160,000	972	2	1	1924	20111229	\$165
3863 Witt Ave	206-062-016	\$161,000	825	2	1	1956	20111230	\$195
4425 11th St	215-050-020	\$161,000	1828	3	1	1924	20111209	\$88
3863 Driving Range Rd	181-111-048	\$162,000	1465	4	1	1981	20111223	\$111
3686 Meadowview Dr	135-184-008	\$162,000	1450	4	1	1964	20111215	\$112
4339 Admiralty Ct	193-062-039	\$163,000	1510	3	2	2001	20111230	\$108
4871 Riverview Dr	186-122-014	\$165,000	1368	4	1	1966	20111230	\$121
4172 Bear Pl	142-420-020	\$165,000	1346	3	2	1984	20111202	\$123
8515 Harmony Ln	193-312-012	\$165,000	1504	5	1	1954	20111216	\$110
3726 Calle Monada	135-481-051	\$165,000	1525	3	2	1993	20111214	\$108
6635 Eva Pl	190-252-038	\$165,000	1141	3	1	1955	20111208	\$145
3453 Revere Rd	132-161-030	\$165,000	1120	3	1	1976	20111201	\$147
1449 Marymount St	206-292-011	\$165,000	1347	3	2	1990	20111202	\$122
6253 Brian Cir	163-370-021	\$165,000	1177	3	2	1999	20111230	\$140
1642 Sophia Ct	207-200-018	\$166,000	1666	3	2	2006	20111202	\$100



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Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
2712 Leatherwood Ct	238-282-017	\$166,500	1000	3	1	1976	20111209	\$167
5205 Norwood Ave	146-090-023	\$167,000	1188	3	1	1957	20111212	\$141
19159 Broken Bow Dr	276-133-022	\$168,000	1503	3	1	1994	20111230	\$112
5650 Abilene Rd	223-254-004	\$169,000	1798	3	1	1954	20111214	\$94
4364 Mapleton Cir	170-371-027	\$169,500	2130	4	3	1987	20111223	\$80
11471 Queensborough St	132-242-007	\$170,000	1344	2	1	1985	20111216	\$126
11149 Oriole Dr	149-251-009	\$170,000	1059	3	1	1960	20111212	\$161
3262 Kirklee Ln	231-290-077	\$170,000	1843	4	2	1999	20111215	\$92
3887 Madrona Rd	193-332-019	\$170,000	1835	3	1	1960	20111215	\$93
4211 Alta Vista Dr	217-100-037	\$170,500	1450	2	1	1910	20111205	\$118
8757 Flagstone Ave	151-391-005	\$172,000	1380	4	1	1978	20111229	\$125
2464 Central Ave	222-181-002	\$172,000	1675	3	1	1957	20111214	\$103
7182 Bradford St	155-453-011	\$172,000	1360	3	1	1988	20111213	\$126
5363 Felspar St	167-290-017	\$174,500	1122	3	1	1959	20111219	\$156
5830 Virginia Pl	218-142-010	\$175,000	1300	3	1	1946	20111209	\$135
5753 Wisteria Dr	190-094-007	\$175,000	1299	4	1	1959	20111202	\$135
4145 Stanton St	170-211-015	\$175,000	1310	3	1	1953	20111208	\$134
15330 Golden Star Ave	245-470-012	\$175,000	1682	3	1	1974	20111201	\$104
1319 Gazania Cir	206-172-007	\$175,000	1362	3	2	1987	20111229	\$128
3913 Overland St	193-242-030	\$175,000	1175	3	1	1955	20111230	\$149
6240 Wiehe Ave	226-322-005	\$175,000	1477	4	1	1965	20111230	\$118
3184 Waldorf Dr	251-151-005	\$175,000	1080	3	1	1960	20111219	\$162
11101 Francisco Pl	149-403-001	\$175,500	1481	3	2	1989	20111219	\$119
4745 Luther St	226-232-011	\$176,000	1531	3	1	1954	20111222	\$115
5461 Tower Rd	218-111-006	\$176,000	1293	3	1	1952	20111214	\$136
8844 Haskell St	233-235-023	\$176,000	1358	4	1	1986	20111223	\$130
4455 Leonard Ct	207-200-053	\$178,000	1660	3	2	2006	20111208	\$107
4582 Toyon Rd	193-102-039	\$179,000	1288	3	2	1959	20111221	\$139



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1794 Agrigento Ave	210-210-048	\$179,500	1709	3	2	2007	20111223	\$105
5849 Robinson Ave	150-290-025	\$180,000	1282	3	1	1957	20111213	\$140
3390 Cambria Ct	206-100-041	\$180,000	2073	4	3	2000	20111209	\$87
10120 Medallion Pl	155-391-015	\$180,000	1330	3	1	1977	20111230	\$135
5690 Old Ranch Rd	187-120-028	\$180,000	1676	2	1	1960	20111223	\$107
6715 De Anza Ave	225-311-002	\$180,000	1272	3	1	1952	20111205	\$142
8550 Hickory Ln	193-312-004	\$180,000	1664	4	1	1954	20111214	\$108
10376 Wells Ave	147-240-041	\$180,000	1254	3	1	1983	20111223	\$144
8510 Amy Ct	231-290-009	\$180,000	1831	5	2	2000	20111223	\$98
8585 Limestone Dr	231-271-012	\$182,000	1302	3	2	1977	20111215	\$140
6256 Autumnwood Dr	149-430-003	\$183,000	1883	4	2	2007	20111221	\$97
10069 Delphi Ct	234-193-017	\$183,000	1322	3	1	1966	20111214	\$138
2993 David St	235-051-026	\$184,000	1293	3	1	1955	20111201	\$142
4695 La Paz Ln	207-081-006	\$185,000	1473	4	1	1972	20111215	\$126
3438 Elmwood Ct	219-222-009	\$185,000	1200	3	1	1927	20111209	\$154
7397 Sebastian Ave	185-120-009	\$185,000	2092	3	2	1960	20111222	\$88
4259 Elmwood Ct	217-261-016	\$185,000	1288	2	1	1938	20111213	\$144
8667 Colorado Ave	191-174-017	\$185,000	1221	3	1	1959	20111207	\$152
4424 11th St	215-160-007	\$187,000	1359	2	1	1949	20111222	\$138
3648 Rosewood Pl	218-275-014	\$187,000	1644	2	1	1939	20111207	\$114
6820 Crest Ave	155-122-009	\$188,000	1378	4	1	1969	20111220	\$136
18890 Dallas Ave	267-132-018	\$189,000	1785	4	1	1989	20111221	\$106
11411 Rancho Del Oro Dr	142-452-012	\$190,000	1427	3	1	1987	20111228	\$133
2830 Dorlen St	237-081-007	\$190,000	1116	3	1	1971	20111214	\$170
6745 El Cajon Dr	190-233-009	\$190,000	1382	3	1	1956	20111230	\$137
140 W Shady Grove Dr	251-234-005	\$190,000	1503	3	1	1973	20111206	\$126
3273 Vallejo St	138-381-009	\$190,000	1178	3	1	1977	20111201	\$161
4329 Mobley Ave	143-362-003	\$190,000	1651	3	1	1978	20111209	\$115



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2970 Jane St	235-051-013	\$190,000	1740	3	1	1955	20111221	\$109
6291 Grand Valley Trl	185-342-054	\$190,500	1554	3	2	1982	20111213	\$123
8747 Sorrento Dr	193-081-015	\$195,000	1230	4	1	1956	20111216	\$159
4373 Columbia Ave	206-310-042	\$195,000	1844	4	2	2003	20111230	\$106
2757 Heller Dr	177-292-004	\$195,000	1608	4	2	1985	20111212	\$121
3994 Stanton St	170-102-010	\$197,000	1584	3	1	1959	20111215	\$124
4392 Halfinger Way	181-325-014	\$197,000	1621	3	2	2003	20111202	\$122
3929 Roblyn St	193-303-026	\$197,500	1667	4	1	1957	20111201	\$118
13011 Reindeer Ct	135-431-034	\$198,293	1695	3	2	1990	20111202	\$117
6790 El Cajon Dr	190-234-014	\$199,000	1382	3	1	1956	20111202	\$144
3649 Oakwood Pl	218-271-013	\$199,000	1286	2	1	1939	20111220	\$155
4199 Shellicia Cir	182-463-018	\$200,000	1600	4	2	1991	20111223	\$125
2850 Cascabel Way	238-021-024	\$200,000	1698	5	1	1973	20111220	\$118
8665 Barton St	284-171-007	\$200,000	1255	3	2	1992	20111222	\$159
5428 Via Alberca	253-330-052	\$200,000	1672	2	1	1980	20111229	\$120
4884 Pinnacle St	183-374-004	\$201,000	1378	3	1	1987	20111222	\$146
6350 Pullman Ct	149-110-030	\$201,000	1471	3	2	1987	20111215	\$137
6159 Rhonda Rd	190-121-024	\$203,000	2112	3	1	1964	20111214	\$96
3721 Mariella St	230-142-009	\$205,000	1260	3	1	1951	20111215	\$163
5794 Birchwood Dr	166-630-017	\$205,000	2061	4	2	2005	20111215	\$99
7804 Jayhawk Dr	183-440-001	\$208,000	1492	3	1	1996	20111207	\$139
211 Green Oaks Dr	258-093-031	\$210,000	1699	2	1	1960	20111216	\$124
12015 Knoefler Dr	141-240-019	\$210,000	1564	5	1	1947	20111230	\$134
5738 Mapleview Dr	166-630-058	\$210,000	1530	3	2	2005	20111228	\$137
8490 Saddle Creek Dr	166-360-003	\$210,000	2013	7	1	1979	20111205	\$104
3482 Laura Ln	225-262-003	\$212,500	1768	4	2	1953	20111202	\$120
12831 December Ct	135-380-012	\$217,000	1623	3	2	1988	20111213	\$134
19624 Tangelo Dr	284-211-006	\$217,000	2027	4	1	1988	20111209	\$107



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19927 Nipoma Ct	284-201-011	\$218,000	1760	3	2	1989	20111230	\$124
5135 Wenatchee Way	181-342-008	\$220,000	1931	4	2	2002	20111215	\$114
8423 Chesterfield Rd	294-381-013	\$220,000	1494	4	2	1996	20111220	\$147
822 Langholm Way	276-212-001	\$220,000	2125	4	3	1999	20111215	\$104
3540 Gettysburg Dr	132-221-001	\$223,000	1620	3	1	1978	20111212	\$138
1597 Stonevirk Dr	263-261-017	\$223,000	1810	3	2	1992	20111215	\$123
8494 Yarrow Ln	294-381-002	\$223,000	1434	3	2	1996	20111213	\$156
7254 Nixon Dr	230-192-034	\$223,500	1471	5	1	1959	20111209	\$152
10807 Arlington Ave	154-180-013	\$225,000	2043	4	3	2002	20111202	\$110
6092 Mitchell Ave	149-100-015	\$225,000	1080	4	1	1950	20111216	\$208
4003 Garvey Way	207-160-042	\$225,000	2697	4	2	2007	20111202	\$83
18990 Nandina Ave	267-172-019	\$225,000	1920	3	2	1989	20111206	\$117
4457 Palamina Cir	181-325-024	\$226,000	2192	4	3	1994	20111227	\$103
2387 Grace St	237-152-001	\$226,000	1657	2	2	1931	20111223	\$136
19629 Norwich Dr	284-106-015	\$226,200	2444	3	3	2001	20111209	\$93
7121 Mount Vernon St	230-152-017	\$229,000	1444	3	2	1927	20111208	\$159
7457 Kingsley Way	227-270-005	\$229,000	1524	2	1	1947	20111223	\$150
4475 Bandini Ave	217-262-049	\$229,000	927	3	1	1917	20111208	\$247
19537 Tangelo Dr	284-262-016	\$230,000	1677	3	1	1988	20111230	\$137
5440 Camino Real	185-023-012	\$230,000	1983	4	1	1968	20111230	\$116
8529 Rosemary Dr	294-323-004	\$230,000	2200	4	2	1992	20111229	\$105
3478 Revere Rd	132-162-009	\$230,000	1528	4	1	1976	20111229	\$151
19774 Westerly Dr	284-163-019	\$230,000	1800	4	2	1994	20111229	\$128
19324 Krameria Ave	266-431-005	\$230,000	1541	3	2	1989	20111220	\$149
2470 Loveland Dr	175-054-005	\$230,000	1894	3	1	1979	20111213	\$121
6735 Brenton St	175-243-010	\$233,000	1849	4	2	1988	20111215	\$126
4287 Beechwood Pl	217-232-034	\$233,500	1977	3	1	1954	20111202	\$118
17007 Rancho Rd	245-290-010	\$234,000	2681	4	1	1977	20111205	\$87



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
8359 Saddle Creek Dr	166-311-013	\$235,000	2013	4	1	1979	20111223	\$117
3544 Autumn Walk Dr	135-390-013	\$235,000	1623	3	2	1987	20111213	\$145
17980 Spring View Ct	140-150-007	\$235,500	1595	3	2	1989	20111216	\$148
17475 Rocky Vista Ct	140-300-028	\$237,000	1445	3	2	1999	20111223	\$164
6659 Kenborne Ct	268-172-016	\$237,500	1660	3	2	1985	20111209	\$143
4735 Somerset Dr	219-151-028	\$240,000	1812	2	1	1938	20111220	\$132
1567 Macintosh Dr	256-431-019	\$240,000	1656	4	2	2000	20111221	\$145
5965 Claridge Dr	252-151-044	\$240,000	1531	4	1	1972	20111229	\$157
4640 Countrygate Ct	146-290-039	\$240,500	2124	3	2	2002	20111215	\$113
8747 Belladona Rd	294-244-016	\$241,000	1840	4	2	1989	20111216	\$131
6053 Enfield Pl	252-144-009	\$242,000	2964	5	2	1966	20111201	\$82
2284 Trafalgar Ave	243-271-004	\$242,000	2109	4	1	1979	20111222	\$115
7877 Standish Ave	166-141-018	\$243,000	1709	3	1	1976	20111219	\$142
19048 Krameria Ave	266-481-003	\$245,000	3144	4	3	2000	20111207	\$78
16180 Stevens Ln	274-030-009	\$248,000	1716	3	1	1977	20111223	\$145
17453 Sandlewood Dr	270-420-005	\$250,000	2505	4	2	2003	20111223	\$100
20369 Red Poppy Ln	294-630-005	\$250,000	2165	3	2	2006	20111207	\$115
1440 Murdock Ct	256-422-029	\$251,000	2269	4	2	2000	20111220	\$111
11081 Kayjay St	136-171-017	\$253,000	2374	4	2	1979	20111216	\$107
8749 Feathertop Rd	294-262-017	\$254,500	2280	4	3	1990	20111221	\$112
9168 San Luis Obispo Ln	266-540-003	\$255,000	2384	3	2	2004	20111202	\$107
19509 Citrus Grove Rd	266-345-005	\$255,000	1992	4	3	1989	20111229	\$128
3381 Summers Ct	206-100-044	\$255,000	2790	3	1	1968	20111215	\$91
6700 Nadeau Ln	175-072-003	\$255,000	2094	4	1	1978	20111219	\$122
2960 Floravista Ct	234-184-009	\$255,000	2853	5	2	1959	20111222	\$89
5082 Humboldt Ct	253-363-027	\$256,000	2206	4	3	1991	20111208	\$116
6970 Valdez Ave	186-033-012	\$256,000	2041	3	1	1981	20111208	\$125
14222 Harvey Ln	271-262-015	\$260,000	1952	3	2	1980	20111209	\$133



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
8225 Bent Tree Ln	166-393-014	\$262,000	2332	4	3	1981	20111229	\$112
4806 Parkscape Dr	146-270-026	\$264,000	2703	4	3	2002	20111230	\$98
9001 Kara Cir	266-450-007	\$265,000	2150	4	2	1989	20111206	\$123
17996 Robusta Dr	270-350-052	\$265,000	2917	6	3	2002	20111215	\$91
19114 Shady Cir	266-470-005	\$265,000	2079	5	2	1990	20111202	\$127
16023 Regency Ranch Rd	273-440-030	\$266,000	2541	4	2	1990	20111222	\$105
12979 September Way	135-342-012	\$266,000	2205	3	2	1988	20111228	\$121
8337 Valley View Cir	294-592-013	\$266,000	2692	4	2	2004	20111201	\$99
14395 Sunset Ridge Rd	271-210-059	\$270,000	2490	4	2	2000	20111229	\$108
8324 Sunshine Ln	284-302-015	\$270,000	3146	4	3	2001	20111209	\$86
16341 Ringbit Ct	245-522-003	\$273,000	2865	4	3	1986	20111223	\$95
2390 Deerhorn Dr	222-232-022	\$275,000	1958	4	1	1963	20111214	\$140
7661 Saint Andrews Dr	276-232-022	\$275,000	3099	4	2	1999	20111216	\$89
9186 Santa Barbara Dr	266-532-001	\$278,000	3186	4	2	2004	20111230	\$87
16372 E Peak Ct	140-211-005	\$278,500	2255	4	2	1991	20111213	\$124
12142 Brianwood Dr	270-410-009	\$280,000	3247	6	3	2003	20111221	\$86
5086 Hallwood Ave	219-291-004	\$280,000	2666	3	1	1937	20111221	\$105
9364 San Rafael Arcangel Ln	266-523-006	\$280,000	3242	4	3	2005	20111219	\$86
7812 Corte Castillo	183-440-055	\$280,000	3558	4	2	2002	20111229	\$79
20779 Burlington Cir	294-422-006	\$280,000	2950	4	3	1997	20111228	\$95
7980 La Crosse Way	276-283-011	\$282,000	2912	4	3	2001	20111222	\$97
3528 Beechwood Pl	219-173-005	\$283,000	3088	4	2	1936	20111209	\$92
20821 Golden Rain Rd	294-491-007	\$285,000	2855	4	3	1999	20111230	\$100
6775 Northridge Dr	268-311-001	\$285,000	1890	4	2	1986	20111223	\$151
5755 Rio Rd	181-230-040	\$285,000	2316	4	1	1978	20111223	\$123
8768 Snowmass Peak Way	284-230-013	\$287,000	2693	5	2	2001	20111229	\$107
12786 Tarragon Way	270-350-022	\$289,000	2917	6	3	2002	20111206	\$99
16416 High Bluff Ct	140-222-017	\$289,000	2175	4	2	1990	20111215	\$133



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
11564 Trailrun Ct	142-560-024	\$290,500	2504	3	2	2002	20111212	\$116
5751 Baldwin Ave	166-463-012	\$295,000	2837	4	3	1985	20111209	\$104
15452 Golden Star Ave	245-460-024	\$295,000	2339	4	2	1973	20111216	\$126
18535 Alderbrook Dr	266-612-009	\$297,000	3198	4	2	2006	20111230	\$93
12834 Tarragon Way	270-350-026	\$300,000	2642	5	3	2002	20111201	\$114
16144 Pick Pl	273-420-009	\$300,000	2045	4	2	1980	20111213	\$147
16300 Pick Pl	273-411-001	\$305,000	2874	4	2	1980	20111214	\$106
8331 Manhasset St	284-064-010	\$305,000	3624	5	2	2001	20111230	\$84
8787 Gael Ln	233-340-027	\$306,000	1484	3	2	2006	20111227	\$206
12070 Scenic View Ter	141-362-012	\$310,000	3129	4	3	2006	20111223	\$99
516 Via La Paloma	253-280-060	\$310,000	2081	3	1	1985	20111222	\$149
11231 Riverfall Ct	146-270-016	\$315,000	2732	4	2	2001	20111229	\$115
11330 Warmington St	136-160-008	\$320,000	2164	3	2	1979	20111230	\$148
4900 Meadow Land Dr	166-060-045	\$325,000	2420	5	2	1999	20111230	\$134
7320 Live Oak Dr	185-350-003	\$325,000	2301	3	2	1984	20111215	\$141
247 Mission Grove Pkwy N	272-164-013	\$325,000	2611	5	2	1992	20111223	\$124
8517 Lodgepole Ln	284-334-007	\$325,000	3232	5	2	2003	20111220	\$101
19719 Country Rose Dr	266-512-018	\$330,000	2979	4	3	2004	20111230	\$111
7832 Corte Castillo	183-440-057	\$330,000	3558	4	2	2002	20111230	\$93
5475 Intervale Dr	254-281-003	\$330,000	2756	4	1	1965	20111223	\$120
8432 Lucia St	294-552-009	\$331,000	2951	5	3	2004	20111230	\$112
7730 Broadacre Pl	242-220-007	\$335,000	2345	4	1	1978	20111202	\$143
17171 Greentree Dr	270-400-016	\$338,000	3003	4	2	2003	20111202	\$113
4722 Eagle Ridge Ct	183-510-031	\$340,000	3180	4	2	2006	20111228	\$107
2404 Rancho Dr	221-192-016	\$346,000	1610	3	1	1951	20111202	\$215
16455 Ridge Field Dr	140-311-005	\$350,000	2956	3	2	2006	20111202	\$118
2995 Mumford Ct	136-440-022	\$350,000	4126	5	4	2004	20111208	\$85
8402 Barnwood Ln	284-310-004	\$365,000	3146	4	3	2003	20111228	\$116



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
8668 Mill Pond Pl	284-011-018	\$370,000	4142	5	3	2003	20111230	\$89
1653 Northhampton Dr	241-231-048	\$370,000	2855	4	3	1987	20111207	\$130
8774 Windmill Pl	284-012-004	\$375,000	4046	5	4	2001	20111209	\$93
9540 Taft St	266-623-012	\$375,000	4310	5	4	2006	20111212	\$87
20852 Indigo Pt	294-570-017	\$383,000	3380	4	3	2004	20111223	\$113
8060 Citricado Ln	276-360-033	\$385,000	2900	4	2	2003	20111208	\$133
15865 Calumet Ct	245-350-004	\$388,000	2397	4	1	1979	20111216	\$162
16189 Devore Cir	136-500-018	\$400,000	3794	4	2	2006	20111201	\$105
4739 Ridge Point Way	183-510-003	\$400,500	3832	4	2	2006	20111229	\$105
16971 Carrotwood Dr	270-470-036	\$402,000	3596	6	2	2006	20111206	\$112
17881 Laurel Grove Rd	273-631-005	\$405,500	3506	4	2	2005	20111209	\$116
15960 Cita Ave	273-460-049	\$415,000	3412	3	3	2000	20111228	\$122
1634 Northhampton Dr	241-231-012	\$429,000	2855	4	3	1987	20111202	\$150
17809 Corinne Way	273-570-025	\$431,500	4309	5	3	2000	20111230	\$100
4368 Countrydale Rd	142-520-002	\$448,000	4252	5	4	2001	20111213	\$105
16892 Ridge Cliff Dr	140-370-010	\$455,000	4576	4	3	2006	20111222	\$99
2266 Karendale Cir	241-371-002	\$455,000	3014	4	2	1986	20111206	\$151
17664 Canyonwood Dr	273-610-026	\$475,000	4262	4	3	2004	20111223	\$111
17281 Scottsdale Rd	285-370-018	\$475,000	3412	5	2	2003	20111223	\$139
17558 Fairbreeze Ct	273-622-029	\$510,000	3760	4	3	2007	20111209	\$136
7960 Harbart Dr	243-500-005	\$537,000	4434	4	4	2004	20111209	\$121
15672 Russell Ave	280-070-010	\$538,000	1281	2	2	1971	20111209	\$420
2141 Westminster Dr	241-203-001	\$560,000	3312	5	2	1963	20111230	\$169
1516 Muirfield Rd	241-231-001	\$562,500	3456	4	2	1989	20111209	\$163
7976 Bligh Ct	243-540-004	\$565,000	4035	4	3	2007	20111221	\$140
18552 Alderbrook Dr	266-612-006	\$580,000	3242	4	3	2006	20111213	\$179
3663 Mount Rubidoux Dr	207-033-001	\$600,000	4096	5	3	1925	20111221	\$146
9570 Taft St	266-623-010	\$670,000	3615	4	3	2006	20111228	\$185



Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
7576 Victoria Ave	237-050-022	\$740,000	3686	4	2	2005	20111222	\$201

Total Number of Sales 363

