

2420 Freeman, Pine Mountain Club, CA 93222, Kern County

Owner Information

Owner Name: **Jp Morgan Mtg Trust 2007-A3** Tax Billing Zip: **32256**
Mail Owner Name: **Jp Morgan Mtg Trust 2007-A3** Tax Billing Zip+4: **6851**
Tax Billing Address: **7255 Baymeadows Way** Owner Occupied: **No**
#jaxb2007
Tax Billing City & State: **Jacksonville, FL**

Location Information

Zip Code: **93222** School District: **El Tejon Unif**
Zoning: **R-3** Comm College District Code: **Kern**
Tract Number: **3402** Census Tract: **33.02**

Tax Information

APN : **316-141-17-00** Lot: **400**
% Improved: **85%** Water Tax Dist: **Kern Co**
Tax Area: **084017**
Legal Description: **TRACT 3402 LOT 400**

Assessment & Tax

| Assessment Year | 2011 - Certified | 2010 - Certified | 2009 - Certified |
|---------------------------|------------------|------------------|------------------|
| Assessed Value - Total | \$205,535 | \$331,780 | \$331,780 |
| Assessed Value - Land | \$30,225 | \$55,962 | \$55,962 |
| Assessed Value - Improved | \$175,310 | \$275,818 | \$275,818 |
| YOY Assessed Change (\$) | -\$126,245 | \$0 | |
| YOY Assessed Change (%) | -38.05% | 0% | |

| Tax Year | Total Tax | YOY Tax Change (\$) | YOY Tax Change (%) |
|----------|-----------|---------------------|--------------------|
| 2008 | \$4,762 | | |
| 2009 | \$3,896 | -\$866 | -18.18% |
| 2010 | \$3,913 | \$17 | 0.43% |

Characteristics

County Land Use: **Fourplex** Other Rooms: **Dining Room**
Universal Land Use: **Quadruplex** Fireplaces: **1**
Lot Acres: **0.34** Condition: **Average**
Lot Area: **14,596** Quality: **Average**
Building Sq Ft: **3,392** Heat Type: **Furnace**
Gross Area: **3,392** Garage Type: **Garage**
2nd Floor Area: **1,696** Garage Sq Ft: **834**
Stories: **2** Parking Type: **Type Unknown**
Total Units: **1** Construction: **Frame**
Total Rooms: **4** Year Built: **1979**
Bedrooms: **2** Effective Year Built: **1979**
Total Baths: **2** Building Type: **Single Family**
Full Baths: **1** # of Buildings: **1**
Half Baths: **1**

Estimated Value

RealAVM™(1): **\$311,867** Confidence Score: **70**
RealAVM™ Range: **\$255,731 - \$368,003** Forecast Standard Deviation: **18**
Value As Of: **12/30/2011**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

Market Sale & Sale History

Recording Date: **10/07/2004** Sale Type: **Full**
Sale Date: **09/16/2004** Deed Type: **Grant Deed**
Sale Price: **\$415,000** Owner Name: **Jp Morgan Mtg Trust 2007-A3**

Courtesy of Carol Lee Weber, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Price Per Square Feet: **\$122.35**
 Document Number: **243894**

Seller: **Vahedi Ingrid H**

| | | | | | |
|------------------------|--------------------------------|-------------------------------|-------------------------------|----------------|-----------------|
| Recording Date | 01/11/2012 | 10/19/2011 | 07/20/2011 | 12/29/2006 | 10/07/2004 |
| Sale Date | 01/06/2012 | 07/08/2011 | 07/12/2011 | 12/18/2006 | 09/16/2004 |
| Sale Price | \$164,791 | \$12,861 | \$12,861 | | \$415,000 |
| Nominal | | | | Y | |
| Buyer Name | Jp Morgan Mtg Trust 2007-A3 | Pine Mountain Club Poa Inc | Pine Mountain Club Poa Inc | Mills Robert J | Makanalani Llc |
| Seller Name | California Reconveyance Co | Best Alliance Foreclosure | Best Alliance Foreclosure | Makanalani Llc | Vahedi Ingrid H |
| Document Number | 3927 | 137761 | 91864 | 319139 | 243894 |
| Document Type | Trustee's Deed | Trustee's Deed | Foreclosure Deed | Grant Deed | Grant Deed |

| | | |
|------------------------|------------------------|------------------|
| Recording Date | 05/12/1989 | 05/12/1989 |
| Sale Date | 04/00/1989 | 04/00/1989 |
| Sale Price | | \$195,000 |
| Nominal | | |
| Buyer Name | Vahedi Ingrid | Timcor Fcl Corp |
| Seller Name | Timcor Fcl Corp | Watkins Robert A |
| Document Number | 6238-1787 | 6238-1785 |
| Document Type | Corporation Grant Deed | Grant Deed |

► Mortgage History

| | | | | | |
|------------------------|-------------------|-----------------|----------------------|----------------------|----------------------|
| Mortgage Date | 02/28/2007 | 12/29/2006 | 10/07/2004 | 10/07/2004 | 05/12/1989 |
| Mortgage Amount | \$91,000 | \$385,000 | \$150,000 | \$100,000 | \$95,000 |
| Mortgage Lender | Wells Fargo Bk Na | No Red Tape Mtg | | | |
| Mortgage Code | Conventional | Conventional | Private Party Lender | Private Party Lender | Private Party Lender |

► Foreclosure History

| | | | | |
|---------------------------------|--------------------------|-------------------|--------------------------|-------------------|
| Document Type | Notice Of Trustee's Sale | Notice Of Default | Notice Of Trustee's Sale | Notice Of Default |
| Default Date | | 09/08/2011 | | 07/01/2010 |
| Foreclosure Filing Date | 12/12/2011 | 09/08/2011 | 12/10/2010 | 07/01/2010 |
| Recording Date | 12/12/2011 | 09/09/2011 | 12/20/2010 | 07/01/2010 |
| Document Number | 163684 | 117978 | 177045 | 87614 |
| Default Amount | | \$62,612 | | \$7,114 |
| Final Judgment Amount | \$415,224 | | \$8,796 | |
| Original Doc Date | 12/29/2006 | 12/29/2006 | 01/21/2010 | 01/21/2010 |
| Original Document Number | 35773 | 319140 | 8363 | 8363 |