

**12542 9th St, Garden Grove, CA 92840-5402, Orange County**

APN: 090-301-06 CLIP: 5794239234

	MLS Beds	MLS Full Baths	MLS Half Baths	Sale Price	Sale Date
	<b>3</b>	<b>1</b>	<b>1</b>	<b>\$900,000</b>	<b>10/23/2023</b>
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	<b>1,870</b>	<b>14,040</b>	<b>1949</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Pham Tuan H	Tax Billing Zip	92683
Mail Owner Name	Tuan H Pham	Tax Billing Zip+4	5714
Tax Billing Address	9901 Newcastle Ave	Owner Vesting	Married Man
Tax Billing City & State	Westminster, CA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$1,078,358	School District	GARDEN GROVE UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	42 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	35 / 100	Walkable Score	82 / 100
Total Incidents (1 yr)	164	Q1 Home Price Forecast	\$1,066,274
Standardized Test Rank	58 / 100	Last 2 Yr Home Appreciation	13%

LOCATION INFORMATION			
Zip Code	92840	Census Tract	885.01
Carrier Route	C004	Township Range Sect	4-10-33
School District	Garden Grove	Within 250 Feet of Multiple Flood Zone	No
Comm College District Code	Rancho Santiago		

TAX INFORMATION			
APN	090-301-06	Tax Area	18046
% Improved	14%	Water Tax Dist	Orange Co
Legal Description	SEC 33 T 4 R 10 S 78 FT N 270 FT W 210 FT NW1/4 SE1/4 -EX ST-		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$918,000	\$900,000	\$676,260
Assessed Value - Land	\$791,905	\$776,377	\$565,055
Assessed Value - Improved	\$126,095	\$123,623	\$111,205
YOY Assessed Change (\$)	\$18,000	\$223,740	
YOY Assessed Change (%)	2%	33.08%	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$8,511		
2024	\$11,175	\$2,664	31.3%
2025	\$11,456	\$281	2.52%

Special Assessment	Tax Amount
Ocsd Sewer User Fee	\$384.00
St Lighting Asmt	\$28.71
Park Maint-City	\$13.75
Mwd Water Stdby Chg	\$10.08
Mosq/Fire Ant Assmt	\$9.07
Vector Control Chg	\$1.92
<b>Total Of Special Assessments</b>	<b>\$447.53</b>

CHARACTERISTICS			
County Land Use	Single Fam Residence	MLS Total Baths	3
Universal Land Use	SFR	Full Baths	Tax: 2 MLS: 1
Lot Frontage	78	Half Baths	MLS: 1
Lot Depth	180	Garage Type	Garage/Carport
Lot Acres	0.3223	Garage Sq Ft	1,040
Lot Area	14,040	Parking Type	Detached Garage/Carport

Building Sq Ft	Tax: 1,912 MLS: 1,870	Parking Spaces	MLS: 2
Gross Area	1,912	Year Built	1949
Stories	MLS: 1	Effective Year Built	1949
Bedrooms	3	Building Type	Single Family
Total Baths	Tax: 2 MLS: 3	# of Buildings	1

<b>SELL SCORE</b>			
Rating	Very High	Value As Of	2026-03-22 06:32:53
Sell Score	839		

<b>ESTIMATED VALUE</b>			
RealAVM™	\$1,068,800	Confidence Score	86
RealAVM™ Range	\$979,900 - \$1,157,700	Forecast Standard Deviation	8
Value As Of	03/16/2026		

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

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

<b>RENTAL TRENDS</b>			
Estimated Value	4153	Cap Rate	2.3%
Estimated Value High	4757	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	3549		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

<b>LISTING INFORMATION</b>			
MLS Listing Number	<a href="#">PW13117058</a>	MLS Original List Price	\$539,900
MLS Status	Closed	Closing Date	08/08/2013
MLS Source	CRM	MLS Sale Price	\$516,500
MLS Area	63 - GARDEN GROVE S OF CHAPMAN, W OF EUCLID	MLS Listing Agent	Gnguylee-Leesa Nguyen
MLS Status Change Date	08/08/2013	MLS Listing Broker	CENTURY 21 OLYMPIC TEAM
MLS Current List Price	\$539,900		

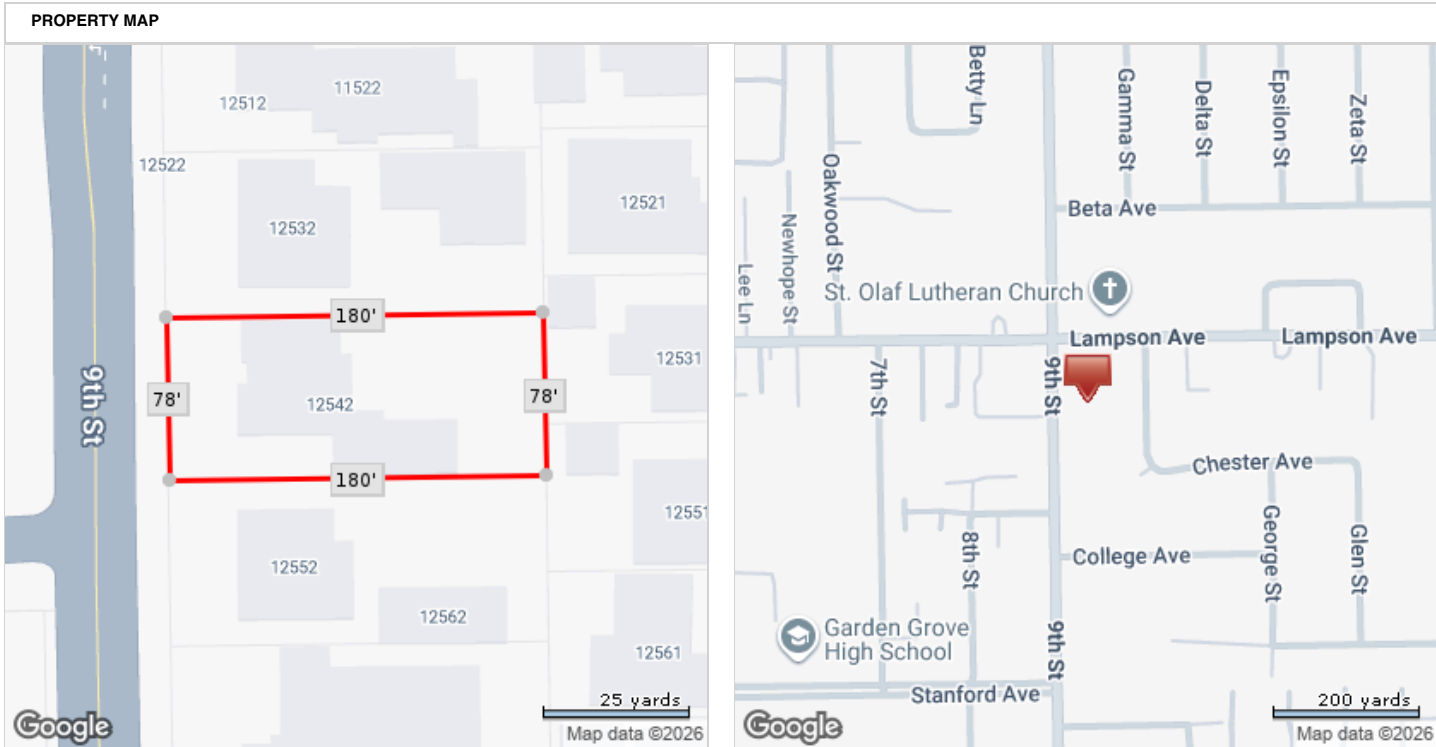
<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	10/23/2023	Sale Type	Full
Sale Date	Tax: 10/23/2023 MLS: 08/08/2013	Deed Type	Grant Deed
Sale Price	\$900,000	Owner Name	Pham Tuan H
Price Per Square Feet	\$470.71	Seller	Bui Judy
Document Number	<a href="#">258756</a>		

Recording Date	03/20/2025	03/20/2025	10/23/2023	01/28/2021	01/28/2021
Sale Date	03/14/2025	03/14/2025	10/23/2023	01/19/2021	12/09/2020
Sale Price			\$900,000		\$650,000
Nominal	Y	Y		Y	
Buyer Name	Pham Tuan H	Pham Tuan	Cvc Investment Group LLC	Bui Judy	Bui Judy
Seller Name	Mai Trang T T	Cvc Investment Group LLC	Bui Judy	Nguyen Toan B	Win Peter H
Document Number	87135	87134	258756	63239	63238
Document Type	Interspousal Deed Transfer	Grant Deed	Grant Deed	Interspousal Deed Transfer	Grant Deed

Recording Date	03/19/2019	03/19/2019	11/16/2017
Sale Date	02/27/2019	03/15/2019	10/21/2017
Sale Price	\$650,000		
Nominal		Y	Y
Buyer Name	Win Peter H	Win Peter H	Angeline-Celine Family Trust 2017
Seller Name	Angeline-Celine 2017 F/Tr	Vodang Kimberly	Le Tuan H
Document Number	86033	86032	497465
Document Type	Grant Deed	Interspousal Deed Transfer	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	03/20/2025	10/23/2023	01/28/2021	06/26/2020	03/19/2019
Mortgage Amount	\$745,000	\$700,000	\$450,000	\$404,000	\$400,000
Mortgage Lender	145142	Private Individual	New Wave Lndg Grp Inc	Amwest Fndg Corp	Nmsi Inc
Mortgage Code	Conventional	Private Party Lender	Conventional	Conventional	Conventional

Mortgage Date	01/29/2015	08/08/2013	08/13/2004
Mortgage Amount	\$375,600	\$381,000	\$444,750
Mortgage Lender	Provident Fndg Assocs Lp	Mega Cap Fndg Inc	Sierra Pacific Mtg Co
Mortgage Code	Conventional	Conventional	Conventional



\*Lot Dimensions are Estimated