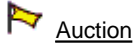


Property Detail Report

Subject Property

**1939 Ocean Ridge Cir
Vero Beach, FL 32963-2731
Indian River County**



Owner Info:

Owner Name : Itriago Salvador	Recording Date : 12/12/2006
Owner Name 2 : Hissom Marianela M	Annual Tax : \$5,385
Tax Billing Address : 1939 Ocean Ridge Cir	County Use Code : Single Family
Tax Billing City & State : Vero Beach FL	State Use : Single Family
Tax Billing Zip : 32963	Universal Land Use : SFR
Tax Billing Zip+4 : 2731	

Location Info:

School District : Indian River County Sd	Flood Zone Panel : 1201190167E
Subdivision : Oceanridge	Panel Date : 05/04/1989
Census Tract : 505.03	Flood Zone Code : X
Carrier Route : R008	Zoning : Rs-3

Tax Info:

Tax ID : 33-40-21-00013-0000-00006.0	Improved Assessment : \$160,730
Alt APN : 33402100013000000006.0	Total Assessment : \$343,130
Tax Year : 2009	% Improv : 47%
Annual Tax : \$5,385	Tax Area : 7
Assessment Year : 2009	Legal Description : Oceanridge Subdivision
	Blk/Bldg : Lot/Unit : Lot 6
	Pbi/Or Bk: Pbi 10-78
Land Assessment : \$182,400	Lot Number : 6

Characteristics:

Lot Frontage : 100	Lot Depth : 120
Lot Acres : .28	Porch : Open Porch
Patio Type : Patio	Garage Type : Garage
Finished Area : 2,353	Garage Sq Ft : 504
Gross Bldg Area : 3,140	Roof Type : Hip
Roof Frame : Concrete	Stories : 1
Construction : Masonry	Interior Wall : Drywall
Quality : Excellent	Exterior : Concrete Stucco
Floor Cover : Carpet	Total Rooms : 5
Foundation : Slab	Bedrooms : 3
Pool : Concrete	Total Baths : 3
Pool Size : 450	Full Baths : 2
Year Built : 1989	Half Baths : 1
Effective Year Built : 1989	Bath Fixtures : 8
Equipment : Spa	

Last Market Sale:

Recording Date : 12/12/2006	Owner Name : Itriago Salvador
Settle Date : 11/30/2006	Owner Name 2 : Hissom Marianela M

Sale Price : **\$767,700**

Seller : **Hissom Thomas H & H G Trust**

Document No : **2111-205**

Price Per Sq Ft : **\$326.26**

Deed Type : **Trustee Deed**

Sales History:

Recording Date :	12/28/2006	12/12/2006	01/03/2002	03/01/2000
Sale Price :		\$767,700		\$300,000
Nominal :	Y		Y	
Buyer Name :	Itriago Salvador	Itriago Salvador	Hissom Thomas H & Helene G Trust	Hissom Thomas H & Helene G
Seller Name :	Itriago Salvador	Hissom Thomas H & H G Trust	Hissom Thomas H	Dolan Michael F
Document No :	2116-2405	2111-205	1456-1444	1320-889
Document Type :	Quit Claim Deed	Trustee Deed	Deed (Reg)	Warranty Deed

Mortgage History:

Mortgage Date :	12/12/2006	08/15/2003	03/03/1997
Mortgage Amt :	\$575,775	\$125,000	\$165,000
Mortgage Lender :	First Nat'l Bk/Az	Wachovia Bk Na	Barnett Bk
Mortgage Type :	Conventional	Conventional	Conventional

Features:

Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea	Yr Blt	Value
Screened Encl Detach :	1,828					1989	
Pool Patio Cool Kote :	563					1989	
Driveway Chatta :	640					1989	

Bldg Desc

Description	Bldg Size
Base :	2353
Opn Por :	283
Garage :	504

Courtesy of Allan Grieve
RAIRC

The data within this report is compiled by First American 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.