

Comparable Property Detail Report

For Property Located At:

202 HARTNELL PL, SACRAMENTO CA 95825-6612

5 Comparable(s) Found



| | Subject | Low | High | Average |
|-------------------------|-----------|-----------|-----------|-----------|
| Sale Price: | \$180,000 | \$347,000 | \$557,500 | \$498,400 |
| Building / Living Area: | 1,613 | 1,474 | 1,854 | 1,687 |
| Price per SqFt: | | | \$195.38 | \$39.08 |
| Year Built: | 1972 | 1984 | 1988 | 1985 |
| Lot Area: | 1,742 | | 2,614 | 523 |
| Bedrooms: | 3 | | 3 | 1 |
| Bathrooms: | 2 | | 3 | 1 |
| Stories: | 2 | 1 | 2 | 1 |
| Total Value: | \$225,668 | \$307,328 | \$613,122 | \$389,140 |
| Distance From Subject: | | 0.19 | 0.53 | 0.25 |

| Comparable Number | Address | Distance from Subject |
|-------------------|---|-----------------------|
| 1 | 855 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 | 0.19 |

Owner Information

Owner Name: **EIGHT FIFTY FIVE UNIVERSITY AVE LLC**
Mailing Address: **855 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037**
Phone Number: Vesting Codes:
Owner Occupied Indicator: **Y** Pending Record Indicator: **N**
Corporate Owner: **Y**

Location Information

Legal Description: **EXECUTIVE GUILD 02 LOT B**
County: **SACRAMENTO, CA** APN: **295-0030-020-0009**
Census Tract / Block: **0054.02 / 0** Alternate APN:
Township-Range-Sect: Subdivision: **EXECUTIVE GUILD 02**
Legal Book - Page: **150-011** Map Reference: **55-C5 /**
Legal Lot: **B** Tract #:
Legal Block: School District: **SAN JUAN**
Market Area: Munic / Township: **SACRAMENTO CITY OF**
Neighbor Code:

Owner Transfer Information

Recording / Sale Date: Sale Price:
Document #: Deed Type:
Instrument #: 1st Mtg Document #:
Book - Page:

Last Market Sale Information

Recording / Sale Date: **09/12/2006 / 09/11/2006** 1st Mtg Amount / Type: **\$501,336 / PRIVATE PARTY**
Sale Price: **\$550,000** 1st Mtg Int. Rate / Type:
Sale Type: **FULL** 1st Mtg Term:
Document #: **60912-692** 1st Mtg Document #: **60912-694**
Instrument #: 1st Mtg Instrument #:
Book - Page: **60912-692** 1st Mtg Book - Page: **60912-694**
Deed Type: **GRANT DEED** 2nd Mtg Amount / Type:
Transfer Document #: 2nd Mtg Int. Rate / Type:
New Construction: 2nd Mtg Term:
Multi / Split Sale: Price per SqFt: **\$297**
Cash Down Payment: Stamps Amount: **\$605**
Title Company: **STEWART TITLE/SACRAMENTO**
Lender: **PRIVATE INDIVIDUAL**
Seller Name: **EXECUTIVE CENTER OFFICES OF CAMPU**

Prior Sale Information

| | | | |
|------------------------|--------------------------------|---------------------------------|----------------------------------|
| Prior Rec / Sale Date: | 09/26/1986 / 08/01/1986 | Prior Deed Type: | DEED (REG) |
| Prior Sale Price: | \$182,000 | Prior Lender: | |
| Prior Sale Type: | FULL | Prior 1st Mtg Amt / Type: | \$131,692 / PRIVATE PARTY |
| Prior Doc Number: | 860926-1791 | Prior 1st Mtg Int. Rate / Type: | |
| Prior Instrument #: | 000000199120 | Prior Stamps Amount: | \$200 |
| Prior Book - Page: | 860926-1791 | | |

Site Information

| | | | | | |
|-----------------|---------------------|--------------------|--|---------------------|-----------------------------|
| Land Use: | OFFICE CONDO | Topography: | | Water Type: | |
| County use: | OFFICE-CONDO | Lot Area: | | Water District: | COUNTYZONE NO DRAINA |
| State Use: | | Lot Width / Depth: | | Res / Comm Units: | |
| Zoning: | OB-R-P | Usable Lot: | | # of Buildings: | 1 |
| Site Influence: | | Lot Shape: | | Bldg Width / Depth: | |
| Acres: | | Sewer Type: | | Building Class: | |

Tax Information

| | | | | | |
|----------------------|------------------|------------------|-------------|----------------|----------------|
| Total Value: | \$613,122 | Assessed Year: | 2015 | Property Tax: | \$7,679 |
| Land Value: | \$156,066 | Improve %: | 75% | Tax Area: | 03161 |
| Improvement Value: | \$457,056 | Dist: | | Tax Year: | 2015 |
| Total Taxable Value: | \$613,122 | Fire Dist: | | Tax Exemption: | |
| Market Value: | | Garbage Dist: | | Equal Rate: | |
| | | Delinquent Year: | | Equal Year: | |

Property Characteristics

| | | | | | |
|-------------------------|--------------------|--------------------|--|----------------|----------------|
| Gross Area: | 1,854 | Parking Type: | | Construction: | |
| Living Area: | 1,854 | Garage Area: | | Heat Type: | |
| Tot Adj Area: | | Garage 2 Area: | | Heat Fuel: | |
| Above Grade: | | Garage Capacity: | | Parcel Fuel: | |
| Ground Floor Area: | 1,854 | Parking Spaces: | | Exterior Wall: | |
| Base / Main Area: | | Carport Area: | | Interior Wall: | |
| Upper Area: | | Basement Area: | | Foundation: | |
| 2nd Floor Area: | | Finish Bsmnt Area: | | Air Cond: | |
| 3rd Floor Area: | | Basement Type: | | Roof Type: | |
| Rentable Area: | | Attic Type: | | Roof Shape: | |
| Addition Area: | | Porch Type: | | Roof Frame: | |
| Total Rooms: | | Porch 1 Area: | | Roof Material: | |
| Bedrooms: | | Porch 2 Area: | | Floor Type: | |
| Bath (F / H): | | Patio Type: | | Floor Cover: | |
| Total Baths / Fixtures: | | Patio 1 Area: | | Style: | |
| Year Built / Eff: | 1984 / 1984 | Pool: | | Quality: | AVERAGE |
| Fireplace: | | Pool Area: | | Condition: | |
| Fireplace Description: | | | | # of Stories: | 1 |
| Basement Description: | | | | Other Rooms: | |
| Other Improvements: | | | | | |
| Bldg Comments: | | | | | |
| Parcel Comments: | | | | | |

Extra Features

| Description: | Unit: | Size / Qty: | Width: | Depth: | Year Built: | Improvement Value: |
|--------------|-------|-------------|--------|--------|-------------|--------------------|
| | | | | | | |

| Comparable Number | | Address | | Distance from Subject |
|-------------------------------------|---|---|----------------------------|------------------------|
| 2 | | 885 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 | | 0.19 |
| Owner Information | | | | |
| Owner Name: | STEIN DEON R | | | |
| Mailing Address: | 885 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 | | | |
| Phone Number: | | Vesting Codes: | // REVOCABLE TRUST | |
| Owner Occupied Indicator: | Y | Pending Record Indicator: | N | |
| Corporate Owner: | | | | |
| Location Information | | | | |
| Legal Description: | EXECUTIVE GUILD 02 LOT B | | | |
| County: | SACRAMENTO, CA | APN: | 295-0030-020-0006 | |
| Census Tract / Block: | 0054.02 / 0 | Alternate APN: | | |
| Township-Range-Sect: | | Subdivision: | EXECUTIVE GUILD 02 | |
| Legal Book - Page: | 150-011 | Map Reference: | 55-C6 / | |
| Legal Lot: | B | Tract #: | | |
| Legal Block: | | School District: | SAN JUAN | |
| Market Area: | | Munic / Township: | SACRAMENTO CITY OF | |
| Neighbor Code: | | | | |
| Owner Transfer Information | | | | |
| Recording / Sale Date: | | Sale Price: | | |
| Document #: | | Deed Type: | | |
| Instrument #: | | 1st Mtg Document #: | | |
| Book - Page: | | | | |
| Last Market Sale Information | | | | |
| Recording / Sale Date: | 02/13/2008 / 02/12/2008 | 1st Mtg Amount / Type: | \$250,000 / CONV | |
| Sale Price: | \$480,000 | 1st Mtg Int. Rate / Type: | / ADJUSTABLE INT RATE LOAN | |
| Sale Type: | FULL | 1st Mtg Term: | | |
| Document #: | 80213-2140 | 1st Mtg Document #: | 80213-2141 | |
| Instrument #: | | 1st Mtg Instrument #: | | |
| Book - Page: | 80213-2140 | 1st Mtg Book - Page: | 80213-2141 | |
| Deed Type: | GRANT DEED | 2nd Mtg Amount / Type: | | |
| Transfer Document #: | | 2nd Mtg Int. Rate / Type: | | |
| New Construction: | | 2nd Mtg Term: | | |
| Multi / Split Sale: | | Price per SqFt: | \$326 | |
| Cash Down Payment: | | Stamps Amount: | \$528 | |
| Title Company: | PLACER TITLE CO. | | | |
| Lender: | COMMERCE BK/FOLSOM | | | |
| Seller Name: | STEVENS JAN S | | | |
| Prior Sale Information | | | | |
| Prior Rec / Sale Date: | 04/12/1983 / | Prior Deed Type: | DEED (REG) | |
| Prior Sale Price: | \$206,000 | Prior Lender: | | |
| Prior Sale Type: | FULL | Prior 1st Mtg Amt / Type: | \$154,217 / CONV | |
| Prior Doc Number: | 830412-532 | Prior 1st Mtg Int. Rate / Type: | | |
| Prior Instrument #: | 000000057775 | Prior Stamps Amount: | \$22,660 | |
| Prior Book - Page: | 830412-532 | | | |
| Site Information | | | | |
| Land Use: | OFFICE CONDO | Topography: | Water Type: | |
| County use: | OFFICE-CONDO | Lot Area: | Water District: | COUNTYZONE NO DRAINAGE |
| State Use: | | Lot Width / Depth: | Res / Comm Units: | |
| Zoning: | OB-R-P | Usable Lot: | # of Buildings: | 1 |
| Site Influence: | | Lot Shape: | Bldg Width / Depth: | |
| Acres: | | Sewer Type: | Building Class: | |

Tax Information

| | | | | | |
|----------------------|------------------|------------------|-------------|----------------|----------------|
| Total Value: | \$340,000 | Assessed Year: | 2015 | Property Tax: | \$4,349 |
| Land Value: | \$100,000 | Improve %: | 71% | Tax Area: | 03161 |
| Improvement Value: | \$240,000 | Dist: | | Tax Year: | 2015 |
| Total Taxable Value: | \$340,000 | Fire Dist: | | Tax Exemption: | |
| Market Value: | | Garbage Dist: | | Equal Rate: | |
| | | Delinquent Year: | | Equal Year: | |

Property Characteristics

| | | | | | |
|-------------------------|--------------------|--------------------|--|----------------|----------------|
| Gross Area: | 1,474 | Parking Type: | | Construction: | |
| Living Area: | 1,474 | Garage Area: | | Heat Type: | |
| Tot Adj Area: | | Garage 2 Area: | | Heat Fuel: | |
| Above Grade: | | Garage Capacity: | | Parcel Fuel: | |
| Ground Floor Area: | 1,474 | Parking Spaces: | | Exterior Wall: | |
| Base / Main Area: | | Carport Area: | | Interior Wall: | |
| Upper Area: | | Basement Area: | | Foundation: | |
| 2nd Floor Area: | | Finish Bsmnt Area: | | Air Cond: | |
| 3rd Floor Area: | | Basement Type: | | Roof Type: | |
| Rentable Area: | | Attic Type: | | Roof Shape: | |
| Addition Area: | | Porch Type: | | Roof Frame: | |
| Total Rooms: | | Porch 1 Area: | | Roof Material: | |
| Bedrooms: | | Porch 2 Area: | | Floor Type: | |
| Bath (F / H): | | Patio Type: | | Floor Cover: | |
| Total Baths / Fixtures: | | Patio 1 Area: | | Style: | |
| Year Built / Eff: | 1984 / 1984 | Pool: | | Quality: | AVERAGE |
| Fireplace: | | Pool Area: | | Condition: | |
| Fireplace Description: | | | | # of Stories: | 1 |
| Basement Description: | | | | Other Rooms: | |
| Other Improvements: | | | | | |
| Bldg Comments: | | | | | |
| Parcel Comments: | | | | | |

Extra Features

| Description: | Unit: | Size / Qty: | Width: | Depth: | Year Built: | Improvement Value: |
|--------------|-------|-------------|--------|--------|-------------|--------------------|
| | | | | | | |

| Comparable Number | Address | Distance from Subject |
|-------------------|--|-----------------------|
| 3 | 895 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 | 0.19 |

Owner Information

| | | | |
|---------------------------|--|---------------------------|-----------------------|
| Owner Name: | ESQUIRE PROPS LLC | Vesting Codes: | // CORPORATION |
| Mailing Address: | 895 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 | Pending Record Indicator: | N |
| Phone Number: | | | |
| Owner Occupied Indicator: | Y | | |
| Corporate Owner: | Y | | |

Location Information

| | | | |
|-----------------------|---------------------------------|-------------------|---------------------------|
| Legal Description: | EXECUTIVE GUILD 02 LOT B | APN: | 295-0030-020-0005 |
| County: | SACRAMENTO, CA | Alternate APN: | |
| Census Tract / Block: | 0054.02 / 0 | Subdivision: | EXECUTIVE GUILD 02 |
| Township-Range-Sect: | | Map Reference: | 55-C6 / |
| Legal Book - Page: | 150-011 | Tract #: | |
| Legal Lot: | B | School District: | SAN JUAN |
| Legal Block: | 3 | Munic / Township: | SACRAMENTO CITY OF |
| Market Area: | | | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|------------------------|--|---------------------|--|
| Recording / Sale Date: | | Sale Price: | |
| Document #: | | Deed Type: | |
| Instrument #: | | 1st Mtg Document #: | |
| Book - Page: | | | |

Last Market Sale Information

| | | | |
|------------------------|---------------------------------|---------------------------|-----------------------------------|
| Recording / Sale Date: | 09/25/2001 / 09/24/2001 | 1st Mtg Amount / Type: | \$537,750 / CONV |
| Sale Price: | \$557,500 | 1st Mtg Int. Rate / Type: | / ADJUSTABLE INT RATE LOAN |
| Sale Type: | FULL | 1st Mtg Term: | |
| Document #: | 10925-984 | 1st Mtg Document #: | 10925-985 |
| Instrument #: | | 1st Mtg Instrument #: | |
| Book - Page: | 10925-984 | 1st Mtg Book - Page: | 10925-985 |
| Deed Type: | GRANT DEED | 2nd Mtg Amount / Type: | |
| Transfer Document #: | | 2nd Mtg Int. Rate / Type: | |
| New Construction: | | 2nd Mtg Term: | |
| Multi / Split Sale: | MULTIPLE | Price per SqFt: | \$378 |
| Cash Down Payment: | | Stamps Amount: | \$613 |
| Title Company: | STEWART TITLE/SACRAMENTO | | |
| Lender: | AMERICAN RIVER BK | | |
| Seller Name: | JK ENTERPRISES | | |

Prior Sale Information

| | | | |
|------------------------|---------------------|---------------------------------|-------------------|
| Prior Rec / Sale Date: | 10/23/1984 / | Prior Deed Type: | GRANT DEED |
| Prior Sale Price: | \$343,000 | Prior Lender: | |
| Prior Sale Type: | | Prior 1st Mtg Amt / Type: | |
| Prior Doc Number: | 841023-1047 | Prior 1st Mtg Int. Rate / Type: | |
| Prior Instrument #: | | Prior Stamps Amount: | \$377 |
| Prior Book - Page: | 841023-1047 | | |

Site Information

| | | | | | |
|-----------------|---------------------|--------------------|--|---------------------|-------------------------------|
| Land Use: | OFFICE CONDO | Topography: | | Water Type: | |
| County use: | OFFICE-CONDO | Lot Area: | | Water District: | COUNTYZONE NO DRAINAGE |
| State Use: | | Lot Width / Depth: | | Res / Comm Units: | |
| Zoning: | OB-R-P | Usable Lot: | | # of Buildings: | 1 |
| Site Influence: | | Lot Shape: | | Bldg Width / Depth: | |
| Acres: | | Sewer Type: | | Building Class: | |

Tax Information

| | | | | | |
|----------------------|------------------|------------------|-------------|----------------|----------------|
| Total Value: | \$310,975 | Assessed Year: | 2015 | Property Tax: | \$4,125 |
| Land Value: | \$147,498 | Improve %: | 53% | Tax Area: | 03161 |
| Improvement Value: | \$163,477 | Dist: | | Tax Year: | 2015 |
| Total Taxable Value: | \$310,975 | Fire Dist: | | Tax Exemption: | |
| Market Value: | | Garbage Dist: | | Equal Rate: | |
| | | Delinquent Year: | | Equal Year: | |

Property Characteristics

| | | | |
|-------------------------|--------------------|--------------------|------------------------|
| Gross Area: | 1,475 | Parking Type: | Construction: |
| Living Area: | 1,475 | Garage Area: | Heat Type: |
| Tot Adj Area: | | Garage 2 Area: | Heat Fuel: |
| Above Grade: | | Garage Capacity: | Parcel Fuel: |
| Ground Floor Area: | 1,475 | Parking Spaces: | Exterior Wall: |
| Base / Main Area: | | Carport Area: | Interior Wall: |
| Upper Area: | | Basement Area: | Foundation: |
| 2nd Floor Area: | | Finish Bsmnt Area: | Air Cond: |
| 3rd Floor Area: | | Basement Type: | Roof Type: |
| Rentable Area: | | Attic Type: | Roof Shape: |
| Addition Area: | | Porch Type: | Roof Frame: |
| Total Rooms: | | Porch 1 Area: | Roof Material: |
| Bedrooms: | | Porch 2 Area: | Floor Type: |
| Bath (F / H): | | Patio Type: | Floor Cover: |
| Total Baths / Fixtures: | | Patio 1 Area: | Style: |
| Year Built / Eff: | 1985 / 1985 | Pool: | Quality: GOOD |
| Fireplace: | | Pool Area: | Condition: |
| Fireplace Description: | | | # of Stories: 1 |
| Basement Description: | | | Other Rooms: |
| Other Improvements: | | | |
| Bldg Comments: | | | |
| Parcel Comments: | | | |

Extra Features

| Description: | Unit: | Size / Qty: | Width: | Depth: | Year Built: | Improvement Value: |
|--------------|-------|-------------|--------|--------|-------------|--------------------|
| | | | | | | |

| Comparable Number | Address | Distance from Subject |
|-------------------|---|-----------------------|
| 4 | 905 UNIVERSITY AVE, SACRAMENTO CA 95825 C037 | 0.19 |

Owner Information

| | | | |
|---------------------------|--|---------------------------|----------|
| Owner Name: | ESQUIRE PROPS LLC | | |
| Mailing Address: | 895 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 | | |
| Phone Number: | Vesting Codes: | // CORPORATION | |
| Owner Occupied Indicator: | N | Pending Record Indicator: | N |
| Corporate Owner: | Y | | |

Location Information

| | | | |
|-----------------------|---------------------------------|-------------------|---------------------------|
| Legal Description: | EXECUTIVE GUILD 02 LOT B | | |
| County: | SACRAMENTO, CA | APN: | 295-0030-020-0004 |
| Census Tract / Block: | 0054.02 / 0 | Alternate APN: | |
| Township-Range-Sect: | | Subdivision: | EXECUTIVE GUILD 02 |
| Legal Book - Page: | 150-011 | Map Reference: | 55-C6 / |
| Legal Lot: | B | Tract #: | |
| Legal Block: | 2 | School District: | SAN JUAN |
| Market Area: | | Munic / Township: | SACRAMENTO CITY OF |
| Neighbor Code: | | | |

Owner Transfer Information

| | |
|------------------------|---------------------|
| Recording / Sale Date: | Sale Price: |
| Document #: | Deed Type: |
| Instrument #: | 1st Mtg Document #: |
| Book - Page: | |

Last Market Sale Information

| | | | |
|------------------------|---------------------------------|---------------------------|-----------------------------------|
| Recording / Sale Date: | 09/25/2001 / 09/24/2001 | 1st Mtg Amount / Type: | \$537,750 / CONV |
| Sale Price: | \$557,500 | 1st Mtg Int. Rate / Type: | / ADJUSTABLE INT RATE LOAN |
| Sale Type: | | 1st Mtg Term: | |
| Document #: | 10925-984 | 1st Mtg Document #: | 10925-985 |
| Instrument #: | | 1st Mtg Instrument #: | |
| Book - Page: | 10925-984 | 1st Mtg Book - Page: | 10925-985 |
| Deed Type: | GRANT DEED | 2nd Mtg Amount / Type: | |
| Transfer Document #: | | 2nd Mtg Int. Rate / Type: | |
| New Construction: | | 2nd Mtg Term: | |
| Multi / Split Sale: | MULTIPLE | Price per SqFt: | \$301 |
| Cash Down Payment: | | Stamps Amount: | \$613 |
| Title Company: | STEWART TITLE/SACRAMENTO | | |
| Lender: | AMERICAN RIVER BK | | |
| Seller Name: | JK ENTERPRISES | | |

Prior Sale Information

| | | | |
|------------------------|---------------------|---------------------------------|-------------------|
| Prior Rec / Sale Date: | 10/23/1984 / | Prior Deed Type: | GRANT DEED |
| Prior Sale Price: | \$343,000 | Prior Lender: | |
| Prior Sale Type: | | Prior 1st Mtg Amt / Type: | |
| Prior Doc Number: | 841023-1047 | Prior 1st Mtg Int. Rate / Type: | |
| Prior Instrument #: | | Prior Stamps Amount: | \$377 |
| Prior Book - Page: | 841023-1047 | | |

Site Information

| | | | | | |
|-----------------|---------------------|--------------------|--|---------------------|----------------------------|
| Land Use: | OFFICE CONDO | Topography: | | Water Type: | |
| County use: | OFFICE-CONDO | Lot Area: | | Water District: | COUNTYZONE NO DRAIN |
| State Use: | | Lot Width / Depth: | | Res / Comm Units: | |
| Zoning: | OB-R-P | Usable Lot: | | # of Buildings: | 1 |
| Site Influence: | | Lot Shape: | | Bldg Width / Depth: | |
| Acres: | | Sewer Type: | | Building Class: | |

Tax Information

| | | | | | |
|----------------------|------------------|------------------|-------------|----------------|----------------|
| Total Value: | \$374,276 | Assessed Year: | 2015 | Property Tax: | \$4,899 |
| Land Value: | \$169,007 | Improve %: | 55% | Tax Area: | 03161 |
| Improvement Value: | \$205,269 | Dist: | | Tax Year: | 2015 |
| Total Taxable Value: | \$374,276 | Fire Dist: | | Tax Exemption: | |
| Market Value: | | Garbage Dist: | | Equal Rate: | |
| | | Delinquent Year: | | Equal Year: | |

Property Characteristics

| | | | |
|-------------------------|--------------------|--------------------|------------------------|
| Gross Area: | 1,854 | Parking Type: | Construction: |
| Living Area: | 1,854 | Garage Area: | Heat Type: |
| Tot Adj Area: | | Garage 2 Area: | Heat Fuel: |
| Above Grade: | | Garage Capacity: | Parcel Fuel: |
| Ground Floor Area: | 1,854 | Parking Spaces: | Exterior Wall: |
| Base / Main Area: | | Carport Area: | Interior Wall: |
| Upper Area: | | Basement Area: | Foundation: |
| 2nd Floor Area: | | Finish Bsmnt Area: | Air Cond: |
| 3rd Floor Area: | | Basement Type: | Roof Type: |
| Rentable Area: | | Attic Type: | Roof Shape: |
| Addition Area: | | Porch Type: | Roof Frame: |
| Total Rooms: | | Porch 1 Area: | Roof Material: |
| Bedrooms: | | Porch 2 Area: | Floor Type: |
| Bath (F / H): | | Patio Type: | Floor Cover: |
| Total Baths / Fixtures: | | Patio 1 Area: | Style: |
| Year Built / Eff: | 1985 / 1985 | Pool: | Quality: GOOD |
| Fireplace: | | Pool Area: | Condition: |
| Fireplace Description: | | | # of Stories: 1 |
| Basement Description: | | | Other Rooms: |
| Other Improvements: | | | |
| Bldg Comments: | | | |
| Parcel Comments: | | | |

Extra Features

| Description: | Unit: | Size / Qty: | Width: | Depth: | Year Built: | Improvement Value: |
|--------------|-------|-------------|--------|--------|-------------|--------------------|
| | | | | | | |

| Comparable Number | Address | Distance from Subject |
|-------------------|---|-----------------------|
| 5 | 2170 UNIVERSITY PARK DR, SACRAMENTO CA 95825-8207 C037 | 0.53 |

Owner Information

| | | | |
|---------------------------|---|---------------------------|---------------------------|
| Owner Name: | DWG TRUST | Vesting Codes: | // CORPORATE TRUST |
| Mailing Address: | 100 NEROLY RD, OAKLEY CA 94561-3832 R012 | Pending Record Indicator: | N |
| Phone Number: | | | |
| Owner Occupied Indicator: | N | | |
| Corporate Owner: | Y | | |

Location Information

| | | | |
|-----------------------|-------------------------------|-------------------|---------------------------|
| Legal Description: | UNIVERSITY PARK LOT 74 | APN: | 295-0490-025-0000 |
| County: | SACRAMENTO, CA | Alternate APN: | |
| Census Tract / Block: | 0054.04 / 0 | Subdivision: | UNIVERSITY PARK |
| Township-Range-Sect: | | Map Reference: | 55-D6 / |
| Legal Book - Page: | 141-037 | Tract #: | |
| Legal Lot: | 74 | School District: | SAN JUAN |
| Legal Block: | | Munic / Township: | SACRAMENTO CITY OF |
| Market Area: | | | |
| Neighbor Code: | ARDEN ARCADE | | |

Owner Transfer Information

| | | | |
|------------------------|--------------------------------|---------------------|---------------------------------|
| Recording / Sale Date: | 03/09/2016 / 12/03/2015 | Sale Price: | |
| Document #: | 160309-1297 | Deed Type: | TRUSTEE'S DEED(TRANSFER) |
| Instrument #: | | 1st Mtg Document #: | |
| Book - Page: | 160309-1297 | | |

Last Market Sale Information

| | | | |
|------------------------|---------------------------------|---------------------------|--|
| Recording / Sale Date: | 01/13/2005 / 01/04/2005 | 1st Mtg Amount / Type: | \$273,600 / CONV |
| Sale Price: | \$347,000 | 1st Mtg Int. Rate / Type: | 5.00 % / ADJUSTABLE INT RATE LOAN |
| Sale Type: | FULL | 1st Mtg Term: | 30 |
| Document #: | 50113-185 | 1st Mtg Document #: | 50113-186 |
| Instrument #: | | 1st Mtg Instrument #: | |
| Book - Page: | 50113-185 | 1st Mtg Book - Page: | 50113-186 |
| Deed Type: | GRANT DEED | 2nd Mtg Amount / Type: | |
| Transfer Document #: | | 2nd Mtg Int. Rate / Type: | |
| New Construction: | | 2nd Mtg Term: | |
| Multi / Split Sale: | | Price per SqFt: | \$195 |
| Cash Down Payment: | | Stamps Amount: | \$382 |
| Title Company: | STEWART TITLE/SACRAMENTO | | |
| Lender: | WASHINGTON MUTUAL BK FA | | |
| Seller Name: | COVER JAMES | | |

Prior Sale Information

| | | | |
|------------------------|--------------------------------|---------------------------------|----------------------------------|
| Prior Rec / Sale Date: | 06/03/1988 / 04/01/1988 | Prior Deed Type: | DEED (REG) |
| Prior Sale Price: | \$130,000 | Prior Lender: | |
| Prior Sale Type: | FULL | Prior 1st Mtg Amt / Type: | \$130,518 / PRIVATE PARTY |
| Prior Doc Number: | 880603-572 | Prior 1st Mtg Int. Rate / Type: | |
| Prior Instrument #: | 000000119728 | Prior Stamps Amount: | \$143 |
| Prior Book - Page: | 880603-572 | | |

Site Information

| | | | | | |
|-----------------|----------------------|--------------------|-----------------|---------------------|-------------------------------|
| Land Use: | PUD | Topography: | | Water Type: | |
| County use: | RES 1 FAM PUD | Lot Area: | 2,614.00 | Water District: | COUNTYZONE NO DRAINAGE |
| State Use: | | Lot Width / Depth: | | Res / Comm Units: | |
| Zoning: | R-1A-R | Usable Lot: | | # of Buildings: | 1 |
| Site Influence: | | Lot Shape: | | Bldg Width / Depth: | |
| Acres: | 0.06 | Sewer Type: | | Building Class: | |

Tax Information

| | | | | | |
|----------------------|------------------|------------------|-------------|----------------|----------------|
| Total Value: | \$307,328 | Assessed Year: | 2015 | Property Tax: | \$3,784 |
| Land Value: | \$79,710 | Improve %: | 74% | Tax Area: | 03161 |
| Improvement Value: | \$227,618 | Dist: | | Tax Year: | 2015 |
| Total Taxable Value: | \$307,328 | Fire Dist: | | Tax Exemption: | |
| Market Value: | | Garbage Dist: | | Equal Rate: | |
| | | Delinquent Year: | | Equal Year: | |

Property Characteristics

| | | | | | |
|-------------------------|---------------|--------------------|----------------|----------------|-------------------|
| Gross Area: | 1,776 | Parking Type: | COVERED | Construction: | WOOD |
| Living Area: | 1,776 | Garage Area: | 400 | Heat Type: | CENTRAL |
| Tot Adj Area: | | Garage 2 Area: | | Heat Fuel: | |
| Above Grade: | 1,776 | Garage Capacity: | 2 | Parcel Fuel: | |
| Ground Floor Area: | 916 | Parking Spaces: | 2 | Exterior Wall: | |
| Base / Main Area: | | Carport Area: | | Interior Wall: | |
| Upper Area: | | Basement Area: | | Foundation: | SLAB |
| 2nd Floor Area: | 860 | Finish Bsmnt Area: | | Air Cond: | CENTRAL |
| 3rd Floor Area: | | Basement Type: | | Roof Type: | |
| Rentable Area: | | Attic Type: | | Roof Shape: | |
| Addition Area: | | Porch Type: | | Roof Frame: | |
| Total Rooms: | 5 | Porch 1 Area: | | Roof Material: | WOOD SHAKE |
| Bedrooms: | 3 | Porch 2 Area: | | Floor Type: | CONCRETE |
| Bath (F / H): | 3 / | Patio Type: | | Floor Cover: | |
| Total Baths / Fixtures: | 3 / | Patio 1 Area: | | Style: | U-SHAPE |
| Year Built / Eff: | 1988 / | Pool: | | Quality: | GOOD |
| Fireplace: | Y / 1 | Pool Area: | | Condition: | AVERAGE |
| Fireplace Description: | | | | # of Stories: | 2 |
| Basement Description: | | | | Other Rooms: | FOYER |
| Other Improvements: | | | | | |
| Bldg Comments: | | | | | |
| Parcel Comments: | | | | | |

Extra Features

| Description: | Unit: | Size / Qty: | Width: | Depth: | Year Built: | Improvement Value: |
|--------------|-------|-------------|--------|--------|-------------|--------------------|
| | | | | | | |