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		

EIGHT FIFTY FIVE UNIVERSITY AVE LLC Owner Name:

855 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 Mailing Address:

Phone Number:

Vesting Codes:

Owner Occupied Indicator: Υ Pending Record Indicator:

Ν

Corporate Owner: Υ

Location Information

EXECUTIVE GUILD 02 LOT B Legal Description:

SACRAMENTO, CA County:

0054.02 / 0 Census Tract / Block:

Alternate APN: Subdivision:

APN:

EXECUTIVE GUILD 02 55-C5 /

60912-694

295-0030-020-0009

Township-Range-Sect:

Legal Book - Page: 150-011

Map Reference: Tract #:

R

School District:

SAN JUAN

Munic / Township: SACRAMENTO CITY OF

Market Area: Neighbor Code:

Legal Lot:

Legal Block:

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:

1st Mtg Term: Sale Type: **FULL**

60912-692 1st Mtg Document #: Document #:

1st Mtg Instrument #: Instrument #:

Book - Page: 60912-692 1st Mtg Book - Page: 60912-694

GRANT DEED Deed Type: 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 Paymemt: Stamps Amount: \$605

STEWART TITLE/SACRAMENTO Title Company:

Lender: PRIVATE INDIVIDUAL

EXECUTIVE CENTER OFFICES OF CAMPU Seller Name:

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-PUsable 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:\$457,056Dist:Tax Year:2015Total Taxable Value:\$613,122Fire 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:

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: Interior Wall: Carport Area: 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: Roof Frame: Porch Type: Porch 1 Area: Total Rooms: 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

885 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 2 0.19

Owner Information

STEIN DEON R Owner Name:

885 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 Mailing Address:

// REVOCABLE TRUST Phone Number: Vesting Codes:

Owner Occupied Indicator: Υ Pending Record Indicator:

Corporate Owner:

Location Information

Legal Description: **EXECUTIVE GUILD 02 LOT B**

APN: County: SACRAMENTO, CA 295-0030-020-0006

0054.02 / 0 Alternate APN: Census Tract / Block:

EXECUTIVE GUILD 02 Township-Range-Sect: Subdivision:

Legal Book - Page: 150-011 55-C6 / Map Reference: Legal Lot: R 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

2nd Mtg Amount / Type:

Sale Type: **FULL** 1st Mtg Term: 80213-2140 80213-2141 Document #:

1st Mtg Document #:

Instrument #: 1st Mtg Instrument #:

80213-2140 80213-2141 Book - Page: 1st Mtg Book - Page: **GRANT DEED**

Deed 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 #: 00000057775 Prior Stamps Amount: \$22,660

830412-532 Prior Book - Page:

Site Information

Land Use: **OFFICE CONDO** Topography: Water Type:

County use: **OFFICE-CONDO** Lot Area: Water District: **COUNTYZONE NO DRAINA**

Res / Comm Units: State Use: Lot Width / Depth:

Zoning: OB-R-P Usable Lot: # of Buildings: Site Influence: Lot Shape: Bldg Width / Depth:

Acres: Sewer Type: **Building Class:**

Tax Information \$340,000 2015 \$4,349 Total Value: Assessed Year: Property Tax: \$100,000 03161 Land Value: Improve %: 71% Tax Area: \$240,000 Tax Year: 2015 Improvement Value: Dist: Total Taxable Value: \$340,000 Fire Dist: Tax Exemption: Market Value: Garbage Dist: Equal Rate: Delinquent Year: Equal Year: **Property Characteristics** Construction: Gross Area: 1.474 Parking Type: 1,474 Garage Area: Heat Type: Living Area: Tot Adj Area: Garage 2 Area: Heat Fuel: Above Grade: Garage Capacity: Parcel Fuel: Ground Floor Area: Exterior Wall: 1,474 Parking Spaces: Base / Main Area: Carport Area: Interior Wall: Upper Area: Basement Area: Foundation: Finish Bsmnt Area: Air Cond: 2nd Floor Area: 3rd Floor Area: Basement Type: Roof Type: Rentable Area: Attic Type: Roof Shape: Addition Area: Roof Frame: Porch Type: Total Rooms: Porch 1 Area: Roof Material: Bedrooms: Porch 2 Area: Floor Type: Patio Type: Floor Cover: Bath (F / H): Total Baths / Fixtures: Patio 1 Area: Style: Year Built / Eff: 1984 / 1984 Pool: Quality: **AVERAGE** Condition: Fireplace: Pool Area: # of Stories: Fireplace Description: 1 **Basement Description:** Other Rooms:

Other Improvements: Bldg Comments: Parcel Comments:

Extra Features

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

Comparable Number Address Distance from Subject 895 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 0.19 3 **Owner Information ESQUIRE PROPS LLC** Owner Name: 895 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 Mailing Address: Phone Number: // CORPORATION Vesting Codes: Owner Occupied Indicator: Υ Pending Record Indicator: Ν Υ Corporate Owner: **Location Information** Legal Description: **EXECUTIVE GUILD 02 LOT B** APN: 295-0030-020-0005 County: SACRAMENTO, CA Census Tract / Block: 0054.02 / 0 Alternate APN: Township-Range-Sect: Subdivision: **EXECUTIVE GUILD 02** Legal Book - Page: 150-011 Map Reference: 55-C6 / Tract #: Legal Lot: R Legal Block: 3 School District: **SAN JUAN** SACRAMENTO CITY OF Market Area: Munic / Township: Neighbor Code:

Owner Transfer Information

Recording / Sale Date:

Document #: Instrument #:

Book - Page:

1st Mtg Document #:

Sale Price:

Deed Type:

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: 1st Mtg Document #:

Document #:

10925-984

1st Mtg Instrument #:

10925-985

Instrument #:

Book - Page: 10925-984 1st Mtg Book - Page:

10925-985

Deed Type:

GRANT DEED

2nd Mtg Amount / Type: 2nd Mtg Int. Rate / Type:

Transfer Document #: New Construction:

2nd Mtg Term:

\$378

Multi / Split Sale: Cash Down Paymemt: **MULTIPLE**

Price per SqFt: 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 / \$343,000

Prior Deed Type: Prior Lender:

GRANT DEED

Prior Sale Price:

Prior Sale Type:

Prior 1st Mtg Amt / Type:

Prior Doc Number:

841023-1047

Prior Stamps Amount:

Prior 1st Mtg Int. Rate / Type:

\$377

Prior Instrument #:

Prior Book - Page: 841023-1047

Site Information

OFFICE CONDO Land Use:

OFFICE-CONDO

Topography: Lot Area:

Water Type:

COUNTYZONE NO DRAINA Water District:

County use: State Use:

OB-R-P

Lot Width / Depth:

Res / Comm Units:

Zoning:

Acres:

Usable Lot:

of Buildings: 1 Bldg Width / Depth:

Site Influence:

Lot Shape: Sewer Type:

Garbage Dist:

Delinquent Year:

Building Class:

Tax Information

Total Value: Land Value: \$310,975 \$147,498

Assessed Year: Improve %:

2015 53%

Property Tax: Tax Area:

Equal Year:

\$4,125 03161 2015

Improvement Value: Total Taxable Value: Market Value:

\$163,477 \$310,975

Dist: Fire Dist:

Tax Year: Tax Exemption: Equal Rate:

Property Characteristics 1.475 Gross Area: Parking Type: Construction: Living Area: 1,475 Garage Area: Heat Type: Heat Fuel: Tot Adj Area: Garage 2 Area: 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: Porch 2 Area: Bedrooms: Floor Type: Bath (F / H): Patio Type: Floor Cover: Total Baths / Fixtures: Patio 1 Area: Style: 1985 / 1985 GOOD Year Built / Eff: Pool: Quality: Fireplace: Pool Area: Condition: Fireplace Description: # of Stories: **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 ESQUIRE PROPS LLC** Owner Name: Mailing Address: 895 UNIVERSITY AVE, SACRAMENTO CA 95825-6724 C037 // CORPORATION Phone Number: Vesting Codes: Owner Occupied Indicator: Ν Pending Record Indicator: Corporate Owner: Υ **Location Information** Legal Description: **EXECUTIVE GUILD 02 LOT B** APN: County: SACRAMENTO, CA 295-0030-020-0004 Census Tract / Block: 0054.02 / 0 Alternate APN: **EXECUTIVE GUILD 02** Township-Range-Sect: Subdivision: 55-C6/ 150-011 Legal Book - Page: Map Reference: Legal Lot: В 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: 1st Mtg Document #: Instrument #: Book - Page:

Last Market Sale Information

Recording / Sale Date: 09/25/2001 / 09/24/2001

\$537,750 / CONV 1st Mtg Amount / Type: \$557,500 1st Mtg Int. Rate / Type: / ADJUSTABLE INT RATE LOAN

Sale Price:

Sale Type: Document #:

10925-984 1st Mtg Document #:

Instrument #:

Book - Page: 10925-984 **GRANT DEED**

Deed Type: Transfer Document #:

New Construction:

Multi / Split Sale:

Cash Down Paymemt:

Title Company:

Lender:

Seller Name: **JK ENTERPRISES**

STEWART TITLE/SACRAMENTO **AMERICAN RIVER BK**

MULTIPLE

Prior Sale Information

Prior Rec / Sale Date: 10/23/1984 / Prior Sale Price: \$343,000

Prior Sale Type:

Prior Doc Number:

Prior Instrument #:

Prior Book - Page: 841023-1047 Prior Deed Type:

Prior Lender:

1st Mtg Term:

2nd Mtg Term:

Price per SqFt:

Stamps Amount:

1st Mtg Instrument #:

1st Mtg Book - Page:

2nd Mtg Amount / Type:

2nd Mtg Int. Rate / Type:

Prior 1st Mtg Amt / Type: Prior 1st Mtg Int. Rate / Type:

Prior Stamps Amount: \$377

Site Information

Land Use: **OFFICE CONDO**

County use: State Use:

Zoning:

Site Influence:

Acres:

OFFICE-CONDO

841023-1047

Lot Width / Depth:

OB-R-P Lot Shape: Sewer Type:

Topography: Lot Area:

Res / Comm Units: Usable Lot: # of Buildings: Bldg Width / Depth: **Building Class:**

Tax Information

Total Value: \$374,276 Land Value: \$169,007 Improvement Value: \$205,269

Total Taxable Value: \$374,276 Market Value:

Assessed Year: 2015 55% Improve %: Dist:

Fire Dist: Garbage Dist: Delinquent Year: Property Tax: Tax Area:

Water Type:

Water District:

03161 Tax Year: 2015 Tax Exemption:

\$4,899

10925-985

10925-985

GRANT DEED

COUNTYZONE NO DRAINA

\$301 \$613

Equal Rate: Equal Year: Property CharacteristicsGross Area:1,854Parking Type:Construction:Living Area:1,854Garage 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: Porch 2 Area: Bedrooms: 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

Mailing Address: 100 NEROLY RD, OAKLEY CA 94561-3832 R012

Phone Number: Vesting Codes: // CORPORATE TRUST

Owner Occupied Indicator: N Pending Record Indicator: N

Corporate Owner: Y

Location Information

Legal Description: UNIVERSITY PARK LOT 74

County: **SACRAMENTO, CA** APN: **295-0490-025-0000**

Census Tract / Block: **0054.04 / 0** Alternate APN:

Township-Range-Sect: Subdivision:

Legal Book - Page: 141-037 Map Reference: 55-D6 /

Legal Book 1 age. 171 67

Legal Lot: 74 Tract #:

Legal Block: School District: SAN JUAN

Market Area: Munic / Township: SACRAMENTO CITY OF

Neighbor Code: ARDEN ARCADE

Owner Transfer Information

Recording / Sale Date: 03/09/2016 / 12/03/2015 Sale Price:

Document #: Deed Type: TRUSTEE'S DEED(TRANSFER)

Instrument #: 1st Mtg Document #:

Book - Page: 160309-1297

UNIVERSITY PARK

Last Market Sale Information

Recording / Sale Date: 01/13/2005 / 01/04/2005 \$273,600 / CONV 1st Mtg Amount / Type:

Sale Price: \$347,000 1st Mtg Int. Rate / Type: 5.00 % / ADJUSTABLE INT RATE LOAN

> \$195 \$382

FULL Sale Type: 1st Mtg Term: 50113-185 50113-186 Document #: 1st Mtg Document #:

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: 2nd Mtg Term:

Multi / Split Sale: Price per SqFt: Cash Down Paymemt: Stamps Amount:

Title Company: STEWART TITLE/SACRAMENTO **WASHINGTON MUTUAL BK FA** Lender:

Seller Name: **COVER JAMES**

Prior Sale Information

New Construction:

Prior Rec / Sale Date: 06/03/1988 / 04/01/1988 Prior Deed Type: DEED (REG)

Prior Sale Price: \$130,000 Prior Lender:

\$130,518 / PRIVATE PARTY Prior Sale Type: **FULL** Prior 1st Mtg Amt / Type:

880603-572 Prior Doc Number: Prior 1st Mtg Int. Rate / Type:

Prior Instrument #: 000000119728 Prior Stamps Amount: \$143

880603-572 Prior Book - Page:

Site Information

PUD Land Use: Water Type: Topography:

County use: **RES 1 FAM PUD** Lot Area: 2,614.00 Water District: **COUNTYZONE NO DRAINA**

Lot Width / Depth: State Use: Res / Comm Units: R-1A-R Usable Lot: # of Buildings: Zoning: 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 03161 Land Value: \$79,710 Improve %: 74% Tax Area:

Improvement Value: \$227,618 Dist: Tax Year: 2015 Total Taxable Value: \$307,328 Tax Exemption: Fire Dist:

Market Value: Garbage Dist: Equal Rate: Delinquent Year: Equal Year:

Property Characteri	stics						
Gross Area: Living Area: Tot Adj Area: Above Grade:	1,776 1,776	Parking T Garage A Garage 2	rea: 40 Area:	OVERED 00	Construct Heat Typ Heat Fue Parcel Fu	e: CEN I:	OD ITRAL
Ground Floor Area: Base / Main Area:	1,776 916	Garage C Parking S Carport A	paces: 2		Exterior V Interior W	Vall:	
Upper Area: 2nd Floor Area: 3rd Floor Area: Rentable Area: Addition Area:	860	Basemen Finish Bsi Basemen Attic Type Porch Typ	mnt Area: t Type:		Foundation Air Cond: Roof Type Roof Sha	CEN e: pe:	.B ITRAL
Total Rooms: Bedrooms: Bath (F / H):	5 3 3/	Porch 1 A Porch 2 A Patio Typ	rea: rea:		Roof Mate Floor Typ Floor Cov	e: CON	OD SHAKE NCRETE
Total Baths / Fixtures: Year Built / Eff: Fireplace:	3 / 1988 / Y / 1	Patio 1 Area: Pool: Pool Area:		Quality:		HAPE DD :RAGE	
Fireplace Description: Basement Description: Other Improvements: Bldg Comments: Parcel Comments:					# of Storio	_	'ER
Extra Features							
Description:		Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

Extra Features						
Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value: