

Comparable Property Detail Report

For Property Located At:



10 Comparable(s) Found

	Subject	Low	High	Average
Sale Price:	\$216,500	\$152,500	\$539,500	\$327,700
Building / Living Area:	880	798	961	904
Price per SqFt:	\$246.02		\$571.50	\$289.04
Year Built:				
Lot Area:	7,500	3,484	11,500	7,122
Bedrooms:	3	2	3	2
Bathrooms:	1	1	2	1
Stories:			1	
Total Value:	\$221,826	\$23,405	\$280,493	\$183,434
Distance From Subject:		0.16	0.50	0.32

Comparable Number	Address	Distance from Subject
1		0.16

Owner Information

Owner Name:
Mailing Address:
Phone Number:
Owner Occupied Indicator: Y
Corporate Owner:
Vesting Codes: SINGLE MAN // TENANTS IN COMMON
Pending Record Indicator: N

Location Information

Legal Description:
County: SAN DIEGO, CA
Census Tract / Block: 0206.02 / 3
Township-Range-Sect:
Legal Book - Page: 233-30
Legal Lot: 8
Legal Block: H
Market Area:
Neighbor Code:
APN: 233-300-15-00
Alternate APN:
Subdivision: ESCONDIDO
Map Reference: 22-F2 /
Tract #: 336
School District: ESCONDIDO UN
Munic / Township:

Owner Transfer Information

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

Last Market Sale Information

Recording / Sale Date: 04/15/2015 / 03/24/2015
Sale Price: \$290,000
Sale Type: FULL
Document #: 180081
Instrument #: 000000180081
Book - Page:
Deed Type: GRANT DEED
Transfer Document #:
New Construction:
Multi / Split Sale: MULTIPLE
Cash Down Payment:
Title Company:
Lender:
Seller Name:
1st Mtg Amount / Type: \$275,500 / CONV
1st Mtg Int. Rate / Type:
1st Mtg Term: 30
1st Mtg Document #: 000000180082
1st Mtg Instrument #: 000000180082
1st Mtg Book - Page:
2nd Mtg Amount / Type:
2nd Mtg Int. Rate / Type:
2nd Mtg Term:
Price per SqFt: \$363
Stamps Amount: \$319

Prior Sale Information

Prior Rec / Sale Date: **10/24/1996 /**
Prior Sale Price:
Prior Sale Type: **FULL**
Prior Doc Number: **539958**
Prior Instrument #: **000000539958**
Prior Book - Page:

Prior Deed Type: **QUIT CLAIM DEED**
Prior Lender:
Prior 1st Mtg Amt / Type:
Prior 1st Mtg Int. Rate / Type:
Prior Stamps Amount:

Site Information

Land Use:	SFR	Topography:		Water Type:	
County use:	1 FAMILY RESIDENCE	Lot Area:	3,600.00	Water District:	SOUTHERN CALIF150
State Use:		Lot Width / Depth:		Res / Comm Units:	1 /
Zoning:	R1	Usable Lot:		# of Buildings:	1
Site Influence:		Lot Shape:		Bldg Width / Depth:	
Acres:	0.08	Sewer Type:		Building Class:	

Tax Information

Total Value:	\$23,405	Assessed Year:	2015	Property Tax:	\$288
Land Value:	\$11,125	Improve %:	52%	Tax Area:	04000
Improvement Value:	\$12,280	Dist:		Tax Year:	2014
Total Taxable Value:	\$23,405	Fire Dist:		Tax Exemption:	
Market Value:		Garbage Dist:		Equal Rate:	
		Delinquent Year:		Equal Year:	

Property Characteristics

Gross Area:	798	Parking Type:	GARAGE	Construction:	
Living Area:	798	Garage Area:		Heat Type:	
Tot Adj Area:		Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:	1	Parcel Fuel:	
Ground Floor Area:		Parking Spaces:	1	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:	2	Porch 2 Area:		Floor Type:	
Bath (F / H):	1 /	Patio Type:		Floor Cover:	
Total Baths / Fixtures:	1 /	Patio 1 Area:		Style:	
Year Built / Eff:	/ 1937	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: