

Property Address: [REDACTED]
 County: **SAN DIEGO, CA**
 Owner Name: [REDACTED]
 Report ID: **1442187797039**

SUMMARY

▶ **SUCCESS - SUCCESS - VALUATION SUCCESSFUL**

Estimated Value: **\$310,200** Value as of: **09/13/2015**

Estimated Value Range	Processed Date	Confidence Score	Forecast Standard Deviation
\$275,500 - \$344,900	09/13/2015	74	11

SUBJECT PROPERTY INFORMATION

Property Address: [REDACTED]

SALES HISTORY

Sale Price: \$216,500	Prior Sale Price: \$125,000
Rec / Sale Date: / 11/09/2012	Prior Rec / Sale Date: / 02/05/2009
Sale Type: Full	Prior Sale Type: Full
1st Mtg Amount:	Prior 1st Mtg Amount:
1st Mtg Type:	Prior 1st Mtg Type:

LOCATION INFORMATION

PROPERTY INFORMATION

TAX INFORMATION

APN: 2302810600	Living Area: 880	Lot Area: 7,500	Assessed Value: \$221,826
Land Use: SFR	Year Built: 1924	Total Rooms:	Assessed Year: 2015
Census Tract: 206.02	Bedrooms: 3	Total Baths: 1.0	Land Value: \$122,952
Township:	No. of Stories:	A/C: N	Improvement Value: \$98,874
Absentee Owner: Y	Pool: N	Fireplace:	
	Parking: 2		

COMPARABLE SALES

Comp A

Distance from Subject: 0.19

Address: 1015 S 10TH AVE, ENCINITAS, CA 92026

Owner: [REDACTED]

APN: 2333120700	Living Area: 984	Lot Area: 5,600	Sale Price: \$331,000
Year Built: 1955	Total Rooms:	Bedrooms: 2	Sale Date: 08/14/2015
Census Tract: 206.02	No. of Stories:	Total Baths: 1.0	1st Mtg Amt: \$325,004
Land Use: SFR	Parking: 1	A/C: N	Prior Sale Price:
Assessed Value: \$43,970	Pool: N	Fireplace:	Prior Sale Date:

Comp B

Distance from Subject: 0.21

Address: 1015 S 10TH AVE, ENCINITAS, CA 92026

Owner: [REDACTED]

APN: 2294910800	Living Area: 936	Lot Area: 6,969	Sale Price: \$280,000
Year Built: 1931	Total Rooms:	Bedrooms: 2	Sale Date: 05/14/2015
Census Tract: 206.02	No. of Stories:	Total Baths: 1.0	1st Mtg Amt: \$266,000
Land Use: SFR	Parking: 1	A/C: N	Prior Sale Price: \$300,000
Assessed Value: \$250,000	Pool: N	Fireplace:	Prior Sale Date: 07/22/2008

Comp C

Distance from Subject: 0.04

Address: 1015 S 10TH AVE, ENCINITAS, CA 92026

Owner: [REDACTED]

APN: 2302711200	Living Area: 975	Lot Area: 7,500	Sale Price: \$320,000
Year Built: 1954	Total Rooms:	Bedrooms: 3	Sale Date: 04/28/2015
Census Tract: 206.02	No. of Stories:	Total Baths: 1.0	1st Mtg Amt: \$252,000
Land Use: SFR	Parking: 2	A/C: N	Prior Sale Price: \$240,000
Assessed Value: \$257,044	Pool: N	Fireplace:	Prior Sale Date: 10/21/2008

Comp D

Distance from Subject: 0.05

Address: 1015 S 10TH AVE, ENCINITAS, CA 92026

Owner: [REDACTED]

APN: 2302711000	Living Area: 1,033	Lot Area: 7,500	Sale Price: \$239,000
Year Built: 1941	Total Rooms:	Bedrooms: 2	Sale Date: 11/20/2014
Census Tract: 206.02	No. of Stories:	Total Baths: 1.0	1st Mtg Amt:
Land Use: SFR	Parking: 2	A/C: N	Prior Sale Price:
Assessed Value: \$239,000	Pool: N	Fireplace:	Prior Sale Date:

Comp E

Distance from Subject: 0.11

Address: 1015 S 10TH AVE, ENCINITAS, CA 92026

Owner: [REDACTED]

APN: 2302611900	Living Area: 934	Lot Area: 5,227	Sale Price: \$262,500
Year Built: 2009	Total Rooms:	Bedrooms: 2	Sale Date: 09/05/2014
Census Tract: 206.02	No. of Stories:	Total Baths: 1.0	1st Mtg Amt: \$257,744
Land Use: SFR	Parking: 1	A/C: N	Prior Sale Price: \$68,000
Assessed Value: \$262,500	Pool: N	Fireplace:	Prior Sale Date: 05/27/1994