## 2878 Richgrove Ct, San Jose, CA 95148-2235, Santa Clara County APN: 652-28-080 CLIP: 4492266730

	MLS Beds <b>4</b>	MLS Full Baths <b>2</b>	Half Baths <b>N/A</b>	MLS Sale Price <b>\$610,000</b>	MLS Sale Date 05/02/2012
	MLS Sq Ft <b>2,036</b>	Lot Sq Ft <b>10,043</b>	Yr Built <b>1978</b>	Type SFR	
OWNER INFORMATION					
Owner Name	Chan Kevin Kie	en Man	Tax Billing Zip+4	3810	
Tax Billing Address	1397 Bellingha	m Way	Owner Occupied	No	
Tax Billing City & State	Sunnyvale, CA		Owner Name 2	Piazza	Peiqing
Tax Billing Zip	94087				
LOCATION INFORMATION					
School District	E Side Un		Tract Number	6067	
Community College District	San Jose		Property Carrier	Route C015	
Elementary School District	Evergreen		Zoning	R1-5	
Census Tract	5033.13		Market Area	3	
TAX INFORMATION					
APN	652-28-080		Tax Area	17028	
% Improved	31%		Lot Number	3	
Legal Description	TRACT 6067 BO AGE 52 LOT 3	DOK 400 PAGE 50 P			
ASSESSMENT & TAX					
Assessment Year	2021		2020	2019	
ssessed Value - Total	\$719,214	ş	\$711,840	\$697,884	
ssessed Value - Land	\$495,488	ş	\$490,408	\$480,793	
ssessed Value - Improved	\$223,726	ş	\$221,432	\$217,091	
OY Assessed Change (\$)	\$7,374	ş	\$13,956		
OY Assessed Change (%)	1.04%	2	2%		
ax Year	Total Tax	(	Change (\$)	Change (	%)
2019	\$10,218				
2020	\$10,483	ş	\$264	2.59%	
2021	\$10,954	\$	\$471	4.49%	
Special Assessment		r	Tax Amount		
Scco Vector Contro		ŝ	\$5.08		
/losquito Asmt #2		Ś	\$8.74		
Sfbra Measure Aa		Ę	\$12.00	Received 1 - 3 pages	
Sccosa Asmt Dist 1		Ş	\$12.00	1000100 1 0 pages	
Scvwd Flood Contr		Ę	\$20.84		
cvosa Measure T		Ş	\$24.00		
S.j. Library Assmt.		Ş	\$36.88	Sign	DATE
afe Clean Water		Ş	69.02		
		<b>5</b>	\$125.00		
leasure Ee 2018			NE04 10	Sign	DATE
Measure Ee 2018 Bj Sewer Sani/Storm		5	\$594.12	0	
			\$594.12 \$613.80		

CHARACTERISTICS				
Land Use - CoreLogic	SFR	Heat Type	Heated	
Land Use - County	Resid Single Family	Cooling Type	Central	
Lot Frontage	83	Porch	Porch	
Lot Depth	121	Patio Type	None	
Lot Acres	0.2306	Parking Type	Type Unknown	
Lot Area	10,043	Garage Capacity	MLS: 2	
Style	L-Shape	No. Parking Spaces	MLS: 2	
Year Built	1978	Garage Sq Ft	448	
Effective Year Built	1978	Roof Material	Tile	

## Property Details

Building Sq Ft	2,036	Construction	Wood
Stories	1	Exterior	Stucco
Basement Type	MLS: Concrete Slab	Pool	Pool & Jacuzzi
Total Rooms	8	Other Impvs	Laundry Room
Bedrooms	4	Equipment	Range Oven, Dishwasher, Microwa ve
Total Baths	Tax: 3 MLS: 2	Water	Public
MLS Total Baths	2	Sewer	Public Service
Full Baths	Tax: 3 MLS: 2	Condition	Average
Fireplaces	1	Quality	Good

SELL SCORE				
Rating	High	Value As Of	2022-05-15 05:23:56	
Sell Score	689			
ESTIMATED VALUE				
RealAVM™	\$1,234,600	Confidence Score	61	

Forecast Standard Deviation

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(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

\$1,098,794 - \$1,370,406

05/07/2022

RealAVM<sup>™</sup> Range

Value As Of

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION				
MLS Listing Number	<u>ML81141306</u>	MLS Sold Date	05/02/2012	
MLS Status	Sold	MLS Closing Price	\$610,000	
MLS Status Change Date	05/08/2012	MLS Listing Agent	303990-Rodney M Cortez	
MLS Listing Date	09/26/2011	MLS Listing Broker	CENTURY 21/M&M ASSOCIATES	
MLS Curr. List \$	\$609,000	MLS Selling Agent	144718-Mark Wong	
MLS Orig. List \$	\$675,000	MLS Selling Broker	COMPASS	

LAST MARKET SALE & SALES HISTORY				
Recording Date	05/03/2012	Deed Type	Grant Deed	
Settle Date	Tax: 04/30/2012 MLS: 05/02/2012	Owner Name	Chan Kevin Kien Man	
Sale Price	\$610,000	Owner Name 2	Piazza Peiqing	
Price Per Square Feet	\$299.61	Seller	Cortez Edward J & Laura A	
Document Number	<u>21652498</u>			

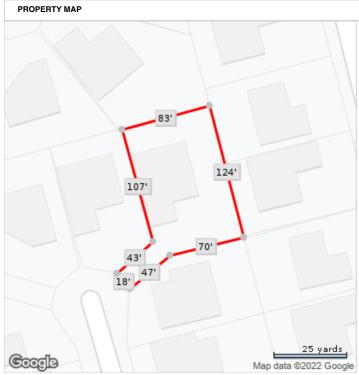
Recording Date	06/05/2012	05/03/2012	06/30/1995	08/21/1980
Sale Price		\$610,000	\$270,000	\$150,000
Nominal	Y			
Buyer Name	Chan Kevin K M & P P Trust	Chan Kevin K & Piazza P Cortez Edward J & Laura An ne		
Buyer Name 2		Chan Piazza P	Cortez Laura Anne	
Seller Name	Chan Kevin K M & Piazza P	Cortez Edward J & Laura A	aura A Erickson Reuben E & Margu erite L	
Document Number	21696905	21652498	12932915	6810980
Document Type	Grant Deed	Grant Deed	Grant Deed	Deed (Reg)

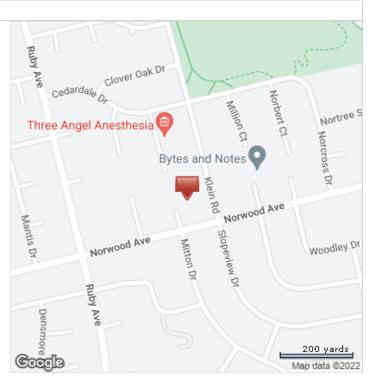
MORTGAGE HISTORY Mortgage Date 01/17/2013 05/03/2012 04/08/2009 08/01/2002 10/26/2000 Mortgage Amount \$416,400 \$417,000 \$405,349 \$385,000 \$388,000 Bank Of America **Bank Of America** First Horizon Hm Ln Co Mortgage Lender First Tn Bk Na Sunbelt rp Mortgage Code Conventional Conventional Conventional Conventional Conventional Refi Resale Refi Refi Refi Mortgage Type

Mortgage Date	03/22/1999	05/13/1998	09/25/1997
Mortgage Amount	\$306,800	\$60,000	\$248,000
Mortgage Lender	Provident Fndg Assocs Lp	Bank Of Yorba Linda	Chase Manhattan Mtg
Mortgage Code	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Refi

Property Details

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.





\*Lot Dimensions are Estimated