


2878 Richgrove Ct, San Jose, CA 95148-2235, Santa Clara County

APN: 652-28-080 CLIP: 4492266730

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	4	2	N/A	\$610,000	05/02/2012
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,036	10,043	1978	SFR	

OWNER INFORMATION			
Owner Name	Chan Kevin Kien Man	Tax Billing Zip+4	3810
Tax Billing Address	1397 Bellingham 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 BOOK 400 PAGE 50 P AGE 52 LOT 3		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$719,214	\$711,840	\$697,884
Assessed Value - Land	\$495,488	\$490,408	\$480,793
Assessed Value - Improved	\$223,726	\$221,432	\$217,091
YOY Assessed Change (\$)	\$7,374	\$13,956	
YOY Assessed Change (%)	1.04%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$10,218		
2020	\$10,483	\$264	2.59%
2021	\$10,954	\$471	4.49%

Special Assessment	Tax Amount	
Scco Vector Contro	\$5.08	
Mosquito Asmt #2	\$8.74	
Sfbra Measure Aa	\$12.00	Received 1 - 3 pages
Sccosa Asmt Dist 1	\$12.00	
Scvwd Flood Contr	\$20.84	
Scvosa Measure T	\$24.00	
S.j. Library Assmt.	\$36.88	
Safe Clean Water	\$69.02	Sign _____ DATE
Measure Ee 2018	\$125.00	
Sj Sewer Sani/Storm	\$594.12	Sign _____ DATE
Sj Current Garbage Services	\$613.80	
Total Of Special Assessments	\$1,521.48	

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

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, Microwave
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
RealAVM™ Range	\$1,098,794 - \$1,370,406	Forecast Standard Deviation	11
Value As Of	05/07/2022		

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

(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	ML81141306	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	21652498		

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 Anne	
Buyer Name 2		Chan Piazza P	Cortez Laura Anne	
Seller Name	Chan Kevin K M & Piazza P	Cortez Edward J & Laura A	Erickson Reuben E & Marguerite 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
Mortgage Lender	Bank Of America	Bank Of America	First Tn Bk Na	First Horizon Hm Ln Corp	Sunbelt
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Refi	Resale	Refi	Refi	Refi

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 MAP



*Lot Dimensions are Estimated

