

OWNER INFORMATION			
Owner Name	Gaskell Ann C	Tax Billing Zip+4	1402
Tax Billing Address	2510 Cipriani Blvd	Owner Occupied	No
Tax Billing City & State	Belmont, CA	Owner Name 2	Meade Diane M
Tax Billing Zip	94002		

COMMUNITY INSIGHTS			
Median Home Value	\$1,623,648	School District	BELMONT-REDWOOD SHORES ELEMENTARY
Median Home Value Rating	10 / 10	Family Friendly Score	98 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	71 / 100	Walkable Score	68 / 100
Total Incidents (1 yr)	62	Q1 Home Price Forecast	\$1,669,811
Standardized Test Rank	96 / 100	Last 2 Yr Home Appreciation	-8%

LOCATION INFORMATION			
School District	Sequoia Un	Property Carrier Route	C025
Community College District	San Mateo Junior	Zoning	R10006
Elementary School District	Belmont Redwood Shor	Market Area	361
Census Tract	6088.00	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	044-260-290	Block ID	66
% Improved	33%	Lot Number	21
Tax Area	003025		
Legal Description	LOT 21 BLOCK 66 BELMONT CO CLUB PROP 4		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$643,685	\$631,065	\$335,871
Assessed Value - Land	\$429,242	\$420,826	\$140,720
Assessed Value - Improved	\$214,443	\$210,239	\$195,151
YOY Assessed Change (\$)	\$12,620	\$295,194	
YOY Assessed Change (%)	2%	87.89%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$6,028		
2022	\$8,898	\$2,870	47.61%
2023	\$9,210	\$312	3.5%

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Total Baths	2
Land Use - County	1 Family Residence	Full Baths	2
Lot Frontage	50	Heat Type	Central
Lot Depth	125	Cooling Type	Central
Lot Acres	0.1435	Parking Type	Attached Garage
Lot Area	6,250	Garage Capacity	2
Year Built	1961	Garage Sq Ft	390
Gross Area	2,310	Roof Material	Wood Shake
Building Sq Ft	1,920	Exterior	Stucco
Above Gnd Sq Ft	1,920	Equipment	Range Oven, Dishwasher, Disposal
Ground Floor Area	1,160	Water	Public
2nd Floor Area	760	Sewer	Public Service
Stories	2	Condition	Average
Total Rooms	6	Quality	Good
Bedrooms	3		

SELL SCORE			
Rating	Moderate	Value As Of	2023-10-29 04:32:53
Sell Score	562		

ESTIMATED VALUE			
RealAVM™	\$2,154,600	Confidence Score	64
RealAVM™ Range	\$1,880,200 - \$2,429,000	Forecast Standard Deviation	13
Value As Of	10/23/2023		

(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.

RENTAL TRENDS			
Estimated Value	6110	Cap Rate	2.2%
Estimated Value High	7708	Forecast Standard Deviation (FSD)	0.26
Estimated Value Low	4512		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/20/1983	Owner Name	Gaskell Ann C
Sale Price	\$170,000	Owner Name 2	Meade Diane M
Price Per Square Feet	\$88.54	Seller	Oleary Sharon
Deed Type	Deed (Reg)		

Recording Date	02/01/2023	07/12/2021	08/18/1997	06/19/1991	02/07/1990
Sale Price					
Nominal	Y	Y	Y	Y	Y
Buyer Name	Meade 1991 Trust	Peck Trust	Peck Trust	Meade William Francis & Meade	James H Peck 1988 Trust
Buyer Name 2				Meade Meade	
Seller Name	Meade William F	Peck James H	Peck James H	Meade William F	Peck James
Document Number	4770	104439	101159	76739	18290
Document Type	Affidavit	Affidavit	Grant Deed	Quit Claim Deed	Deed (Reg)

Recording Date	12/20/1983
Sale Price	\$170,000
Nominal	
Buyer Name	Whitaker Thomas
Buyer Name 2	
Seller Name	Oleary Sharon
Document Number	
Document Type	Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	12/20/1983
Mortgage Amount	\$150,000
Mortgage Code	Private Party Lender
Mortgage Type	Resale

PROPERTY MAP



\*Lot Dimensions are Estimated

