

Date: 09/08/2025
Property: 3335 SPRING ST, REDWOOD CITY,
CA 94063-4262
APN: 055-101-160
County: SAN MATEO



Subject Property Location

Property Address 3335 SPRING ST
City, State & Zip REDWOOD CITY, CA 94063-4262
County SAN MATEO COUNTY
Mailing Address 3335 SPRING ST, REDWOOD CITY, CA 94063-4262
Census Tract 6105.00
 Thomas Bros Pg-Grid

Report Date: 09/08/2025
 Order ID: R194872553

Property Use Single Family Residential
Parcel Number 055-101-160
Latitude 37.478447
Longitude -122.19512

Legal Description Details Lot Number: 11 Block: 6 Subdivision Name: REDWOOD MANOR Brief Description: LOT 11 BLOCK 6 REDWOOD MANOR RSM 25/46 47

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s)	WENG YUE; WANG SUI
Vesting	

Latest Full Sale Information

Primary Owner Name(s)	WENG, YUE; WANG, SUI	Sale Price	\$1,956,000
		Sale Date	06/23/2021
		Recording Date	07/01/2021
Vesting	Community Property (Marital Community) with Right of Survivorship	Recorder Doc #	2021-100122
		Book/Page	

Financing Details at Time of Purchase

1	Loan Amount	\$1,466,916	Origination Lender Name	THE GOLDEN 1 CU
	Loan Type	New Conventional	Recording Doc #	2021-100123

Property Characteristics

	Bedrooms	5	Year Built	1947	Living Area (SF)	2,400
	Bathrooms/Partial	4	Garage/No. of Cars	Carport/2	Price (\$/SF)	\$815/SF
	Total Rooms	9	Stories/Floors	1 Story	Lot Size (SF/AC)	7,096/.16
	Construction Type	Wood	No. of Units		Fireplace	1 Fireplace
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Residential	View	Corner	Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2025	Tax Year	2024	Tax Exemption	California State Homeowner's Exemption
	Total Assessed Value	\$2,075,721	Tax Amount	\$22,602.12	Tax Rate Area	73-042
	Land Value	\$1,050,595	Tax Account ID			
	Improvement Value	\$1,025,126	Tax Status	No Delinquency Found		
	Improvement Ratio	49.39%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	07/01/2021	THE GOLDEN 1 CU	\$1,466,916	YES

Loan Officer Insights

No details available

Subject Property Location





















Property Address 3335 SPRING ST
City, State & Zip REDWOOD CITY, CA 94063-4262

Report Date: 09/08/2025
 Order ID: R194872554
 County: SAN MATEO

Area Sales Analysis

Total Area Sales/ Count	\$37,684,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	5,702 /.13
Price Range - 2 years	\$1,160,000 - \$3,920,000	Median # of Bedrooms	3	Median Year Built	1947
Age Range	21 - 110	Median Living Area (SF)	1,345	Median Value	\$1,758,000
Median Age	78	Median Price (\$/SF)	\$1,198/SF		

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	07/01/2021	\$1,956,000	\$815	2,400	9	5	4	1947	7,096/.16		
1		795 9TH AVE	06/17/2025	\$1,465,000	\$1,093	1,340	6	3	1	1947	5,914/.14		0.07
2		792 8TH AVE	04/18/2025	\$1,300,000	\$1,074	1,210	5	2	1	1947	5,500/.13		0.1
3		824 8TH AVE	07/02/2025	\$1,500,000	\$1,005	1,493	6	2	2	1947	5,495/.13		0.11
4		796 7TH AVE	05/21/2025	\$1,300,000	\$1,238	1,050	5	2	1	1948	6,304/.14		0.15
5		3448 BAY RD	04/15/2025	\$1,550,000	\$1,157	1,340	6	3	1	1946	5,903/.14		0.16
6		3704 FAIR OAKS AVE	07/15/2025	\$2,338,000	\$1,285	1,820	8	4	2	1951	4,013/.09		0.2
7		735 14TH AVE	03/11/2025	\$2,120,000	\$1,570	1,350	6	3	2	1957	5,350/.12		0.23
8		721 14TH AVE	06/30/2025	\$2,125,000	\$1,529	1,390	7	3	2	1946	5,350/.12		0.24
9		3350 PAGE ST	05/15/2025	\$1,850,000	\$916	2,020	8	3	3	1947	6,940/.16		0.24
10		636 11TH AVE	04/10/2025	\$1,655,000	\$1,839	900	5	2	1	1915	5,350/.12		0.25
11		604 9TH AVE	07/02/2025	\$1,445,000	\$1,853	780	4	2	1	1956	3,419/.08		0.28
12		859 14TH AVE	07/22/2025	\$1,688,000	\$1,148	1,470	7	2	1	1950	5,297/.12		0.3
13		843 15TH AVE	06/30/2025	\$1,630,000	\$1,852	880	5	2	1	1949	5,250/.12		0.31
14		961 15TH AVE	04/03/2025	\$2,025,000	\$1,085	1,866	7	3	2	1948	6,000/.14		0.33
15		543 ENCINA AVE	07/23/2025	\$3,920,000	\$3,439	1,140	6	3	2	1921	19,700/.45		0.33
16		544 ENCINA AVE	07/31/2025	\$2,185,000	\$1,115	1,960	8	3	2	1984	15,195/.35		0.33
17		639 PALMER LN	06/12/2025	\$2,425,000	\$1,423	1,704	7	3	3	1924	5,350/.12		0.35
18		536 7TH AVE	04/01/2025	\$2,175,000	\$1,127	1,930	7	3	2	2004	5,999/.14		0.37
19		1065 10TH AVE	06/20/2025	\$1,160,000	\$1,018	1,140	5	2	1	1937	6,500/.15		0.38
20		537 7TH AVE	04/23/2025	\$1,828,000	\$1,708	1,070	7	3	2	1920	5,999/.14		0.39



Transaction History Report - Detailed View

Subject Property Location

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County SAN MATEO COUNTY
Mailing Address 3335 SPRING ST, REDWOOD CITY, CA 94063-4262

Report Date: 09/08/2025

Order ID: R194872555

Property Use
Parcel Number

Single Family Residential
 055-101-160






Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	07/01/2021	Mortgage	New Conventional	\$1,466,916	2021-100123	WENG, YUE; WANG, SUI	
2	07/01/2021	Deed	Grant Deed	\$1,956,000	2021-100122	WENG, YUE; WANG, SUI	RC SPRING LLC
3	05/09/2019	Deed	Grant Deed	\$1,550,000	2019-034653	RC SPRING LLC	ARTEAGA, JACINTA; THE ARTEAGA FAMILY LIVING TRUST
4	12/11/2018	Release	Release of Mortgage		2018-096433	FRANCISCA ARTEAGA TRUSTEE OF THE ARTEAGA FAMILY LIVING TRUST DATED JANUARY 18 2002 AND JACINTA ARTEAGA AN UNMARRIED WOMAN	
5	09/20/2017	Deed	Intra-family Transfer or Dissolution		2017-082385	ARTEAGA, FRANCISCA; ARTEAGA FAMILY LIVING TRUST	ARTEAGA, FRANCISCA; THE ARTEAGA FAMILY LIVING TRUST; ARTEAGA, JACINTA
6	07/03/2017	Mortgage	New Conventional	\$500,000	2017-056210	ARTEAGA, FRANCISCA; THE ARTEAGA FAMILY LIVING TRUST	
7	06/29/2017	Deed	Intra-family Transfer or Dissolution		2017-055400	ARTEAGA, FRANCISCA; THE ARTEAGA FAMILY LIVING TRUST; ARTEAGA, JACINTA	ARTEAGA, FRANCISCA; THE ARTEAGA FAMILY LIVING TRUST
8	02/03/2017	Release	Release of Mortgage		2017-011423	FRANCISCA ARTEAGA, TRUSTEE OF THE ARTEAGA FAMILY LIVING TRUST DATED JANUARY 18, 2002	
9	11/26/2013	Release	Release of Mortgage		2013-162432	FRANCISCA ARTEAGA, A SINGLE WOMAN	
10	10/09/2013	Mortgage	New Conventional	\$232,000	2013-143466	ARTEAGA, FRANCISCA; ARTEAGA FAMILY LIVING TRUST	
11	11/13/2012	Deed	Correction deed		2012-168092	ARTEAGA, FRANCISCA; THE ARTEAGA FAMILY LIVING TRUST	ARTEAGA, FRANCISCA
12	04/03/2007	Deed	Intra-family Transfer or Dissolution		2007050916	ARTEAGA, LORENZO A; ARTEAGA, FRANCISCA	ARTEAGA, FRANCISCA
13	12/26/2006	Release	Release of Mortgage		2006194591	LORENZO A ARTEAGA AND FRANCISCA ARTEAGA, TRUSTEES OF THE ARTEAGA FAMILY LIVING TRUST DATED 1-18-2002 AND AMADOR ARTEAGA AND MARIA S. ARTEAGA, TRSUTEES OF THE ARTEAGA, FAMILY LIVING TRUST DATED 1-28-02	
14	12/13/2006	Mortgage	Non Purchase Money Loan	\$259,000	2006188714	ARTEAGA, FRANCISCA	
15	12/13/2006	Deed	Intra-family Transfer or Dissolution		2006188713	ARTEAGA, FRANCISCA	ARTEAGA, FRANCISCA; ARTEAGA, LORENZO A; ARTEAGA FAMILY LIVING TRUST; ARTEAGA, AMADOR; ARTEAGA, MARIA S
16	10/31/2003	Mortgage	Unknown Loan Type	\$260,000	2003313464	ARTEAGA, LORENZO A; ARTEAGA, FRANCISCA	
17	03/07/2002	Deed	Intra-family Transfer or Dissolution		2002041790	ARTEAGA, AMADOR; ARTEAGA, MARIA S	ARTEAGA, AMADOR
18	02/20/2002	Deed	Intra-family Transfer or Dissolution		2002031471	ARTEAGA, LORENZO A; ARTEAGA, FRANCISCA	ARTEAGA, LORENZO; ARTEAGA, FRANCISCA
19	05/24/2001	Mortgage		\$260,000	2001075033	ARTEAGA, AMADOR	
20	05/24/2001	Deed	Gift Deed		2001075032	ARTEAGA, AMADOR	ARTEAGA, MARIA SALCEDA



Transaction Summary (cont.) (2)

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
21	01/24/2000	Deed	Correction deed	\$340,000	2000009207	ARTEAGA, LORENZO; ARTEAGA, FRANCISCA	HENSLEY OZIE CARL TR; 1994 HENSLEY FAMILY TRUST
22	10/27/1998	Mortgage		\$255,000		ARTEAGA, LORENZO; ARTEAGA, FRANCISCA	
23	10/27/1998	Mortgage	Credit Line (Revolving)	\$68,000	98175316	ARTEAGA, AMADOR; ARTEAGA, LORENZO	
24	10/27/1998	Deed	Grant Deed	\$340,000	98175314	ARTEAGA, LORENZO; ARTEAGA, FRANCISCA	HENSLEY, OZIE CARL; 1994 HENSLEY FAMILY TRUST
25	03/06/1995	Deed	Intra-family Transfer or Dissolution		95022402	HENSLEY, OZIE CARL; THE 1994 HENSLEY FAMILY TRUST	HENSLEY, OZIE CARL





Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		






Transaction Details

Mortgage						
	Transaction ID	1	Recorder Doc Number	2021-100123	Recorder Book/Page	
	Mortgage Date	06/23/2021	Document Type	Mortgage	Rate Change Freq	Annually
	Loan Amount	\$1,466,916	Document Description	New Conventional	1st Periodic Floor Rate	2.75%
	Loan Type	New Conventional	Recording Date	07/01/2021	1st Periodic Cap Rate	7.50%
	Origination Lender Name	THE GOLDEN 1 CU	Origination Interest Rate	2.50%	Lifetime Cap Rate	7.50%
	Origination Lender Type	Credit Union	First Rate Change Date	07/01/2031	Change Index	2.75%
	Type Financing	Adjustable Rate	Maturity Date	07/01/2051	IO Period	
	Borrower 1	WENG, YUE	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	WANG, SUI	Fixed/Step Rate Rider	Rate starts as Fixed	Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	1YRCMT
	Vesting	Community Property (Marital Community) with Right of Survivorship				
Transfer						
	Transaction ID	2	Recorder Doc Number	2021-100122	Partial Interest Transferred	
	Sale Date	06/23/2021	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$1,956,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/01/2021	Property Use	Single Family Residential
	Buyer 1	WENG, YUE	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Community Property (Marital Community) with Right of Survivorship
	Buyer 2	WANG, SUI	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	RC SPRING LLC	Seller 1 Entity	Limited Liability Company	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED
	Legal Recorder's Map Ref	MB 25 PG 46&47	Legal Subdivision	REDWOOD MANOR SAN MATEO COUNTY CALIFORNIA	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			Title Company Name		STEWART TITLE OF CA INC





Transaction Details (cont.) (2)

Transfer						
	Transaction ID	3	Recorder Doc Number	2019-034653	Partial Interest Transferred	
	Sale Date	05/06/2019	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$1,550,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/09/2019	Property Use	Single Family Residential
	Buyer 1	RC SPRING LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	PO BOX 391737, MOUNTAIN VIEW, CA 94039-1737
	Seller 1	ARTEAGA, JACINTA	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	THE ARTEAGA FAMILY LIVING TRUST	Seller 2 Entity	FAMILY LIVING TRUST	Legal City/ Muni/ Township	REDWOOD CITY
	Legal Recorder's Map Ref	MB 25 PG 46&47	Legal Subdivision	REDWOOD MANOR SAN MATCO COUNTRY CALIFORNIA	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name
Mortgage Release						
	Transaction ID	4	Recorder Doc Number	2018-096433	Loan Amount	
	Effective Date	11/28/2018	Document Type	Release	Origination Doc #	2017-056210
	Borrower(s) Name	FRANCISCA ARTEAGA TRUSTEE OF THE ARTEAGA FAMILY LIVING TRUST DATED JANUARY 18 2002 AND JACINTA ARTEAGA AN UNMARRIED WOMAN	Document Description	Release of Mortgage	Origination Recording Date	07/03/2017
	Current Lender	NATIONSTAR MORTGAGE LLC DBA MR COOPER AS TRUSTEE	Recording Date	12/11/2018	Original Lender	NOT PROVIDED
Transfer						
	Transaction ID	5	Recorder Doc Number	2017-082385	Partial Interest Transferred	
	Transfer Date	05/15/2017	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/20/2017	Property Use	
	Buyer 1	ARTEAGA, FRANCISCA	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Living Trust
	Buyer 2	ARTEAGA FAMILY LIVING TRUST	Buyer 2 Entity	FAMILY LIVING TRUST	Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	ARTEAGA, FRANCISCA	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	THE ARTEAGA FAMILY LIVING TRUST	Seller 2 Entity	FAMILY LIVING TRUST	Legal City/ Muni/ Township	REDWOOD
	Legal Recorder's Map Ref	MB25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name	NONE AVAILABLE
Mortgage						
	Transaction ID	6	Recorder Doc Number	2017-056210	Recorder Book/Page	
	Mortgage Date	01/05/2017	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$500,000	Document Description	New Conventional	1st Periodic Floor Rate	
	Loan Type	New Conventional	Recording Date	07/03/2017	1st Periodic Cap Rate	
	Origination Lender Name	NATIONSTAR MORTGAGE LLC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	02/01/2047	IO Period	
	Borrower 1	ARTEAGA, FRANCISCA	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	THE ARTEAGA FAMILY LIVING TRUST	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Family Living Trust				




Transaction Details (cont.) (3)

Transfer						
	Transaction ID	7	Recorder Doc Number	2017-055400	Partial Interest Transferred	
	Transfer Date	01/05/2017	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/29/2017	Property Use	
	Buyer 1	ARTEAGA, FRANCISCA	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Living Trust
	Buyer 2	THE ARTEAGA FAMILY LIVING TRUST	Buyer 2 Entity	FAMILY LIVING TRUST	Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	ARTEAGA, FRANCISCA	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	THE ARTEAGA FAMILY LIVING TRUST	Seller 2 Entity	FAMILY LIVING TRUST	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name
Mortgage Release						
	Transaction ID	8	Recorder Doc Number	2017-011423	Loan Amount	
	Effective Date	01/18/2017	Document Type	Release	Origination Doc #	2013-143466
	Borrower(s) Name	FRANCISCA ARTEAGA, TRUSTEE OF THE ARTEAGA FAMILY LIVING TRUST DATED JANUARY 18, 2002	Document Description	Release of Mortgage	Origination Recording Date	10/09/2013
	Current Lender	NATIONSTAR MORTGAGE LLC AS PRESENT TRUSTEE	Recording Date	02/03/2017	Original Lender	NOT PROVIDED
Mortgage Release						
	Transaction ID	9	Recorder Doc Number	2013-162432	Loan Amount	
	Effective Date	11/14/2013	Document Type	Release	Origination Doc #	2006188714
	Borrower(s) Name	FRANCISCA ARTEAGA, A SINGLE WOMAN	Document Description	Release of Mortgage	Origination Recording Date	12/13/2006
	Current Lender	NATIONSTAR MORTGAGE LLC AS TRUSTEE	Recording Date	11/26/2013	Original Lender	NOT PROVIDED
Mortgage						
	Transaction ID	10	Recorder Doc Number	2013-143466	Recorder Book/Page	
	Mortgage Date	10/02/2013	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$232,000	Document Description	New Conventional	1st Periodic Floor Rate	
	Loan Type	New Conventional	Recording Date	10/09/2013	1st Periodic Cap Rate	
	Origination Lender Name	NATIONSTAR MORTGAGE LLC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	11/01/2043	IO Period	
	Borrower 1	ARTEAGA, FRANCISCA	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	ARTEAGA FAMILY LIVING TRUST	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting	Family Living Trust					
Transfer						
	Transaction ID	11	Recorder Doc Number	2012-168092	Partial Interest Transferred	
	Transfer Date	11/12/2012	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/13/2012	Property Use	
	Buyer 1	ARTEAGA, FRANCISCA	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Living Trust
	Buyer 2	THE ARTEAGA FAMILY LIVING TRUST	Buyer 2 Entity	Living Trust	Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	ARTEAGA, FRANCISCA	Seller 1 Entity	Unmarried Woman	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			PRIOR REF 2007-050916 04/03/2007/ / /		Title Company Name	NONE AVAILABLE




Transaction Details (cont.) (4)

Transfer						
	Transaction ID	12	Recorder Doc Number	2007050916	Partial Interest Transferred	
	Transfer Date	12/07/2006	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/03/2007	Property Use	
	Buyer 1	ARTEAGA, LORENZO A	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Living Trust
	Buyer 2	ARTEAGA, FRANCISCA	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	ARTEAGA, FRANCISCA	Seller 1 Entity	Single woman	Seller Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name
Mortgage Release						
	Transaction ID	13	Recorder Doc Number	2006194591	Loan Amount	
	Effective Date	12/19/2006	Document Type	Release	Origination Doc #	2003313464
	Borrower(s) Name	LORENZO A ARTEAGA AND FRANCISCA ARTEAGA, TRUSTEES OF THE ARTEAGA FAMILY LIVING TRUST DATED 1-18-2002 AND AMADOR ARTEAGA AND MARIA S. ARTEAGA, TRSUTEES OF THE ARTEAGA, FAMILY LIVING TRUST DATED 1-28-02	Document Description	Release of Mortgage	Origination Recording Date	10/31/2003
	Current Lender	CALIFORNIA RECONVEYANCE COMPANY AS TRUSTEE	Recording Date	12/26/2006	Original Lender	NOT PROVIDED
Mortgage						
	Transaction ID	14	Recorder Doc Number	2006188714	Recorder Book/Page	
	Mortgage Date	12/07/2006	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$259,000	Document Description	Non Purchase Money Loan	1st Periodic Floor Rate	
	Loan Type	Non Purchase Money Loan	Recording Date	12/13/2006	1st Periodic Cap Rate	
	Origination Lender Name	AMERICAS WHOLESALE LENDER	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Lending institution	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	01/01/2037	IO Period	
	Borrower 1	ARTEAGA, FRANCISCA	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting						
Transfer						
	Transaction ID	15	Recorder Doc Number	2006188713	Partial Interest Transferred	
	Transfer Date	12/07/2006	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/13/2006	Property Use	
	Buyer 1	ARTEAGA, FRANCISCA	Buyer 1 Entity	Single woman	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	ARTEAGA, FRANCISCA	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063
	Seller 2	ARTEAGA, LORENZO A	Seller 2 Entity	Trustee or Conservator	Legal City/ Muni/ Township	UNINCORPORATED
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name




Transaction Details (cont.) (5)

Mortgage						
	Transaction ID	16	Recorder Doc Number	2003313464	Recorder Book/Page	
	Mortgage Date	10/09/2003	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$260,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	10/31/2003	1st Periodic Cap Rate	
	Origination Lender Name	WASHINGTON MUTUAL BANK FA	Origination Interest Rate	3.84%	Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	2.50%
	Type Financing	Adjustable Rate	Maturity Date	11/01/2033	IO Period	
	Borrower 1	ARTEAGA, LORENZO A	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	ARTEAGA, FRANCISCA	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	ONEYEART-BILL
	Vesting	Living Trust				
Transfer						
	Transaction ID	17	Recorder Doc Number	2002041790	Partial Interest Transferred	50
	Transfer Date	01/28/2002	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/07/2002	Property Use	
	Buyer 1	ARTEAGA, AMADOR	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	ARTEAGA, MARIA S	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	ARTEAGA, AMADOR	Seller 1 Entity	Married Man	Seller Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDWOOD CITY
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	
Transfer						
	Transaction ID	18	Recorder Doc Number	2002031471	Partial Interest Transferred	
	Transfer Date	01/18/2002	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	02/20/2002	Property Use	
	Buyer 1	ARTEAGA, LORENZO A	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Community Property (Marital Community)
	Buyer 2	ARTEAGA, FRANCISCA	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	ARTEAGA, LORENZO	Seller 1 Entity	Husband and Wife	Seller Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063
	Seller 2	ARTEAGA, FRANCISCA	Seller 2 Entity		Legal City/ Muni/ Township	REDWOOD CITY
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Transaction Details (cont.) (6)

Mortgage						
	Transaction ID	19	Recorder Doc Number	2001075033	Recorder Book/Page	
	Mortgage Date	05/18/2001	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$260,000	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	05/24/2001	1st Periodic Cap Rate	
	Origination Lender Name	PROVIDENT FUNDING ASSOCIATES LP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	06/01/2031	IO Period	
	Borrower 1	ARTEAGA, AMADOR	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Married Man as his sole and separate property				
Transfer						
	Transaction ID	20	Recorder Doc Number	2001075032	Partial Interest Transferred	
	Transfer Date	05/18/2001	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/24/2001	Property Use	
	Buyer 1	ARTEAGA, AMADOR	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	ARTEAGA, MARIA SALCEDA	Seller 1 Entity	Married Woman	Seller Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDWOOD CITY
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name
Transfer						
	Transaction ID	21	Recorder Doc Number	2000009207	Partial Interest Transferred	
	Transfer Date	01/15/2000	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price	\$340,000	Document Description	Correction deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/24/2000	Property Use	
	Buyer 1	ARTEAGA, LORENZO	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Tenants in Common
	Buyer 2	ARTEAGA, FRANCISCA	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	HENSLEY OZIE CARL TR	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	
	Seller 2	1994 HENSLEY FAMILY TRUST	Seller 2 Entity	Family Trust	Legal City/ Muni/ Township	REDWOOD CITY
	Legal Recorder's Map Ref		Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LOT 11 BLOCK 6 REDWOOD MANOR RSM 25/46 47/ /			Title Company Name

Transaction Details (cont.) (7)

Mortgage						
	Transaction ID	22	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date	10/05/1998	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$255,000	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	10/27/1998	1st Periodic Cap Rate	
	Origination Lender Name	HEADLANDS MTG COMPANY	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	11/01/2028	IO Period	
	Borrower 1	ARTEAGA, LORENZO	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	ARTEAGA, FRANCISCA	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Tenants in Common				
Mortgage						
	Transaction ID	23	Recorder Doc Number	98175316	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$68,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	10/27/1998	1st Periodic Cap Rate	
	Origination Lender Name	HEADLANDS MTG COMPANY	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	ARTEAGA, AMADOR	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	ARTEAGA, LORENZO	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	24	Recorder Doc Number	98175314	Partial Interest Transferred	
	Sale Date	10/05/1998	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$340,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	10/27/1998	Property Use	
	Buyer 1	ARTEAGA, LORENZO	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Tenants in Common
	Buyer 2	ARTEAGA, FRANCISCA	Buyer 2 Entity		Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	HENSLEY, OZIE CARL	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	1994 HENSLEY FAMILY TRUST	Seller 2 Entity	Family Trust	Legal City/ Muni/ Township	REDWOOD CITY
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	AMERICAN TITLE CO

Transaction Details (cont.) (8)

Transfer

	Transaction ID	25	Recorder Doc Number	95022402	Partial Interest Transferred	
	Transfer Date	01/21/1995	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/06/1995	Property Use	
	Buyer 1	HENSLEY, OZIE CARL	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	THE 1994 HENSLEY FAMILY TRUST	Buyer 2 Entity		Buyer Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063-4262
	Seller 1	HENSLEY, OZIE CARL	Seller 1 Entity		Seller Mailing Address	3335 SPRING ST, REDWOOD CITY, CA 94063
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	REDWOOD CITY
	Legal Recorder's Map Ref	MAP25 PG46&47	Legal Subdivision	REDWOOD MANOR	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			Title Company Name		

Subject Property Location

Property Address 3335 SPRING ST
City, State & Zip REDWOOD CITY, CA 94063-4262
County SAN MATEO COUNTY
Mailing Address 3335 SPRING ST, REDWOOD CITY, CA 94063-4262

Report Date: 09/08/2025

Order ID: R194872556

Property Use
Parcel Number

Single Family Residential
 055-101-160

Subject Property

Address	3335 SPRING ST, REDWOOD CITY, CA 94063			APN	055-101-160
Owner	WENG YUE; WANG SUI			Lot Size (SF/AC)	7,096/.16
Bedrooms	5	Year Built	1947	Living Area (SF)	2,400
Bathrooms/Partial	4	Garage/No. of Cars	Carport/2	Phones	

Nearby Neighbor #1

Address	3339 SPRING ST, REDWOOD CITY, CA 94063			APN	055-101-150
Owner	AGUILAR JOSE F; AGUILAR MANUEL A TR			Lot Size (SF/AC)	6,028/.14
Bedrooms	2	Year Built	1947	Living Area (SF)	1,090
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #2

Address	812 10TH AVE, REDWOOD CITY, CA 94063			APN	055-101-170
Owner	FUENTES JOSE TR; FUENTES MAYRA E TR			Lot Size (SF/AC)	5,495/.13
Bedrooms	4	Year Built	1947	Living Area (SF)	1,470
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #3

Address	3343 SPRING ST, REDWOOD CITY, CA 94063			APN	055-101-140
Owner	ULLOM DIANE M TR; ULLOM DIANE M TRUST			Lot Size (SF/AC)	6,060/.14
Bedrooms	2	Year Built	1947	Living Area (SF)	1,090
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #4

Address	3331 SPRING ST, REDWOOD CITY, CA 94063			APN	055-097-130
Owner	RITCHIE ALAN ALEXANDER TR; RITCHIE SANDY YEH TR			Lot Size (SF/AC)	7,005/.16
Bedrooms	3	Year Built	1947	Living Area (SF)	1,340
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/2	Phones	

Nearby Neighbor #5

Address	816 10TH AVE, REDWOOD CITY, CA 94063			APN	055-101-180
Owner	MENDEZ IGNACIO & MICHELLE C			Lot Size (SF/AC)	5,495/.13
Bedrooms	2	Year Built	1947	Living Area (SF)	1,090
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #6

Address	807 11TH AVE, REDWOOD CITY, CA 94063			APN	055-101-120
Owner	GIORDANO HAROLD J TR; GIORDANO BERNADETTE T TR			Lot Size (SF/AC)	5,495/.13
Bedrooms	3	Year Built	1947	Living Area (SF)	1,360
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #7

Address	3347 SPRING ST, REDWOOD CITY, CA 94063			APN	055-101-130
Owner	SINGH JASJIT JAZ			Lot Size (SF/AC)	7,050/.16
Bedrooms	3	Year Built	1947	Living Area (SF)	1,090
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #8					
Address	811 10TH AVE, REDWOOD CITY, CA 94063			APN	055-097-120
Owner	STANFIELD JILL TR; STANFIELD TRUST			Lot Size (SF/AC)	5,495/.13
Bedrooms	2	Year Built	1947	Living Area (SF)	1,440
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #9					
Address	3327 SPRING ST, REDWOOD CITY, CA 94063			APN	055-097-140
Owner	GONZALEZ SALVADOR TR GONZALEZ CHRISTINE TR			Lot Size (SF/AC)	5,886/.14
Bedrooms	2	Year Built	1947	Living Area (SF)	1,090
Bathrooms/Partial	1	Garage/No. of Cars	Carport/1	Phones	

Nearby Neighbor #10					
Address	820 10TH AVE, REDWOOD CITY, CA 94063			APN	055-101-190
Owner	RIVAS ABIGAIL V; VALDOVINOS LAURIANO			Lot Size (SF/AC)	5,495/.13
Bedrooms	2	Year Built	1950	Living Area (SF)	1,390
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #11					
Address	811 11TH AVE, REDWOOD CITY, CA 94063			APN	055-101-110
Owner	DUPRAW ERIC P; SADEGHIAN LISA M			Lot Size (SF/AC)	5,495/.13
Bedrooms	2	Year Built	1947	Living Area (SF)	1,090
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #12					
Address	815 10TH AVE, REDWOOD CITY, CA 94063			APN	055-097-110
Owner	KIRICHENKO MARIA F TR; KIRICHENKO TRUST			Lot Size (SF/AC)	5,495/.13
Bedrooms	2	Year Built	1947	Living Area (SF)	1,090
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #13					
Address	3336 SPRING ST, REDWOOD CITY, CA 94063			APN	055-105-060
Owner	ROMANDINE LEVI & ASHLEY R			Lot Size (SF/AC)	7,500/.17
Bedrooms	3	Year Built	1947	Living Area (SF)	1,420
Bathrooms/Partial	2	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #14					
Address	3340 SPRING ST, REDWOOD CITY, CA 94063			APN	055-105-070
Owner	DAVIS TIM & MELISSA			Lot Size (SF/AC)	7,500/.17
Bedrooms	4	Year Built	1947	Living Area (SF)	1,103
Bathrooms/Partial	3	Garage/No. of Cars	Attached Garage/1	Phones	

Nearby Neighbor #15					
Address	3332 SPRING ST, REDWOOD CITY, CA 94063			APN	055-105-050
Owner	GASSER TIM A; PETERSON ANNE W			Lot Size (SF/AC)	7,500/.17
Bedrooms	4	Year Built	1947	Living Area (SF)	1,430
Bathrooms/Partial	1	Garage/No. of Cars	Attached Garage/1	Phones	



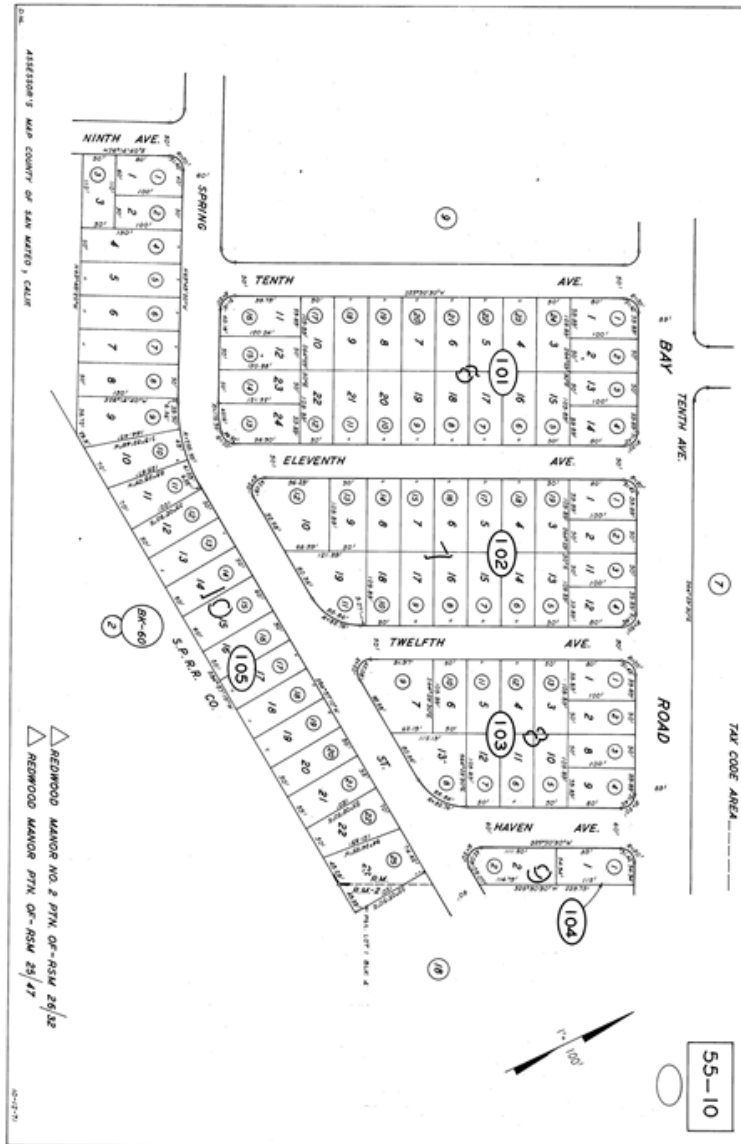
Subject Property Location

Property Address 3335 SPRING ST
City, State & Zip REDWOOD CITY, CA 94063-4262
County SAN MATEO COUNTY

Report Date: 09/08/2025

Order ID: R194872557

Parcel Number 055-101-160



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