







Comparable Sales For 4953 Concho Pl, Oceanside, CA 92057-3536


Projected Values Calculated by:

Sq Footage
\$217,131.80

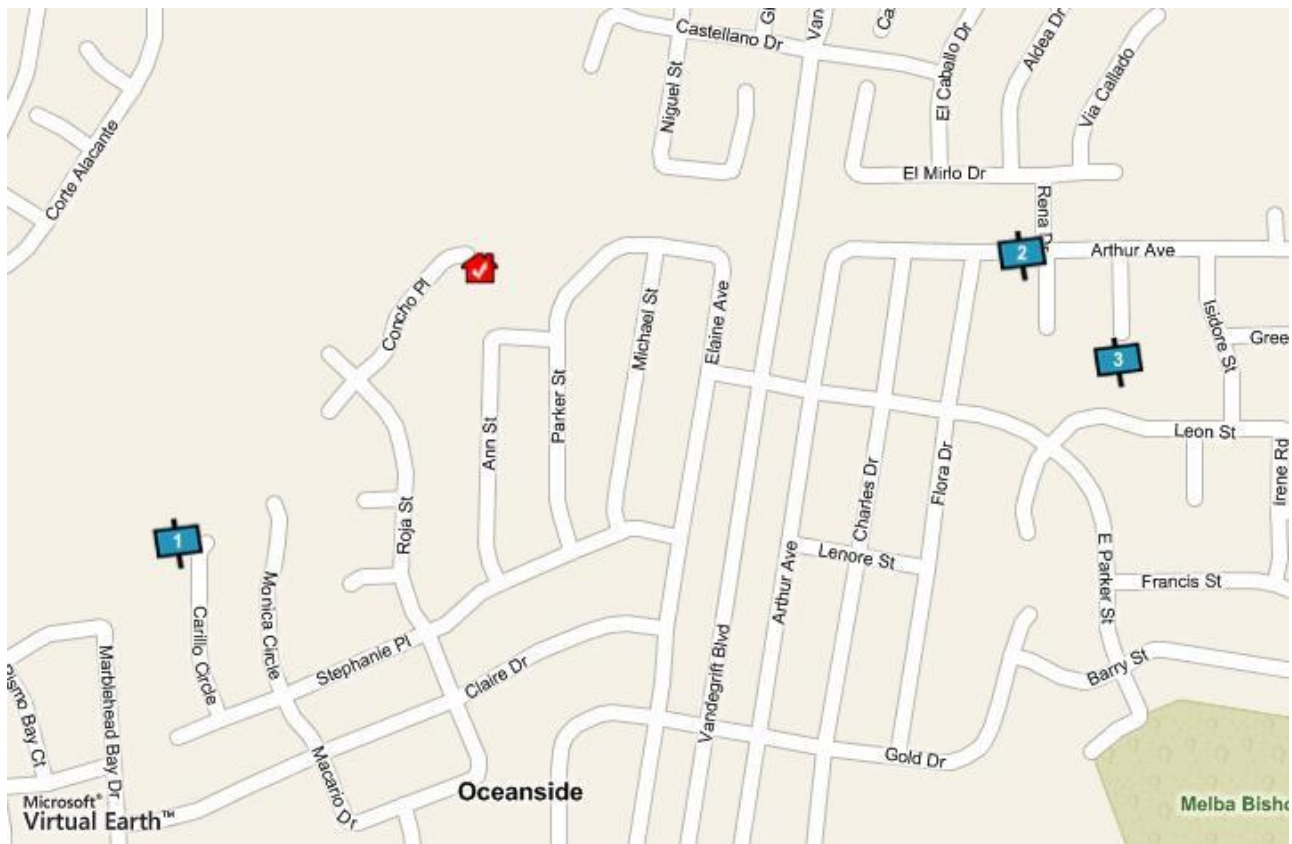
Comparable Statistics:

	Subject Property	High	Low	Median	Average
Sq Footage	1,180	1,352	1,198	1,236	1,262
Sale Price	\$350,924.00	\$235,000.00	\$225,000.00	\$235,000.00	\$231,666.67
Price/Sq Footage	\$297.39	\$196.16	\$173.82	\$182.04	\$184.01

Summary

Address	City State Zip	Recording Date	Sale Price	Price Per Sq Ft	Lot Sq Ft	Building Sq Ft	Bedrooms	Total Baths	Dist (miles)	Map Page/Grid	Total Assessment	Assessed Value Ratio
1. 620 Carillo Cir	Oceanside CA 92057	04/09/2009	\$235,000	\$196.16	6,600	1,198	4	2	.288258	1066-J6	\$472,237	0.50
 2. 721 Rena Dr	Oceanside CA 92057	02/27/2009	\$225,000	\$182.04	7,000	1,236	4	2	.379063	1067-B5	\$300,000	0.75
3. 5222 Leon St	Oceanside CA 92057	02/26/2009	\$235,000	\$173.82	11,900	1,352	4	2	.452008	1067-B5	\$249,958	0.94

Realist Map

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Details

	Subject	Comp#1	Comp#2	Comp#3
Address	4953 Concho Pl	620 Carillo Cir	721 Rena Dr	5222 Leon St
Tax ID	122-302-15-00	122-250-42-00	122-270-52-00	122-330-07-00
Recording Date	02/13/2009	04/09/2009	02/27/2009	02/26/2009
Sale Price	\$350,924	\$235,000	\$225,000	\$235,000
Price Per Sq Ft	\$297.39	\$196.16	\$182.04	\$173.82
Building Sq Ft	1,180	1,198	1,236	1,352
Style		Contemporary		Contemporary
Stories		1	1	1
Total Units	1	1	1	1
Total Rooms		6	6	6
Bedrooms	4	4	4	4
Total Baths	2	2	2	2
Full Baths	2	2	2	2
Exterior		Stucco	Block	Stucco
Garage Type	Garage	Garage	Garage	Garage
Garage Capacity	2	2	2	2
Roof Material		Composition Shingle		Gravel & Rock
Pool			Pool	
Effective Year Built	1974	1973	1973	1974
Water		Public	Public	Public
Sewer		Public Service	Public Service	Public Service
Heat Type		Forced Air	Forced Air	Forced Air
Lot Acres	.2686	.1515	.1607	.2732
Lot Sq Ft	11,700	6,600	7,000	11,900
Annual Tax	\$3,234	\$4,990	\$3,234	\$2,628
County Use Code	1 Family Residence	1 Family Residence	1 Family Residence	1 Family Residence
Universal Land Use	SFR	SFR	SFR	SFR
Condition		Fair	Good	Good
Quality		Average		Average
School District	Oceanside Unif	Oceanside Unif	Oceanside Unif	Oceanside Unif
Subdivision	Mission Valley Estates 07	Mission Valley Estates 06	Mesa Margarita 09	Mesa Margarita 10
Dist (miles)		.288258	.379063	.452008
Map Page/Grid	1067-A5	1066-J6	1067-B5	1067-B5

Courtesy of MRMLS Recip User
Sandicor

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Media: 10

EO: N Lot Size: 4,000-7,499 SF

LS: Y Acres:

Detached

MLS #: 080083047

APN: 122-250-42-00

Listing Type: Exclusive Right (R)

CBB\$:

Address: 620 Carillo circle

City: Oceanside, CA

Bedrooms: 4

Optional BR:

Total BR: 4

Est.SqFt: 1,198

Wtr Dist:

Age Restrictions: N/K

Pets:

Sign on Property: Y

Status: **Sold**

Sales

Price: \$235,000

Ownership: Fee Simple

CBB%:

CVR: N

Full Baths: 2

Half Baths: 0

Total Baths: 2

Year Built: 1973

Schl Dist:

LP: \$199,900 - \$249,900

Orig.Price: \$249,900

List Date: 12/15/2008 MT: 88

AMT: 51

Court/Lndr Apprvl Needed: N

Possession:

Unit#/Space#:

Zip: 92057 MapCode: 1037A5

Community: OCEANSIDE

Neighborhood: OCEANSIDE

Complex/Park:

Jurisdiction:

Cross Streets: Stephanie

Zoning:

Prop.Mgmt.Co:

Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

View, beautiful view, view, not bank own, not short sale. Beautiful Mountain/Canyon view with kid play-ground. Stamp concrete back yard. House just completely remodeled inside-out: New paint, Kitchen, bathrooms. Move in ready/right away. Can be closed very quickly. Need to see to appreciate!!! No HOA, No Mello ROOs. Termite Inspection and Clearance Done! Seller is very motivated and will review all offers!

Confidential Remarks: BOMK. Please fax offer with pre-qualify and copy of EM fund to 858-684-3171 or email your offer to Hoangban@gmail.com and lily_house99@yahoo.com. Seller is RE agent. House is in excellent conditions for VA/FHA buyers! Subject to cancel the current escrow.

Directions to Property: freeway 5 to 76E, Left College Ave, Right River rd, Left Gold dr, Right Elaine, Left Steffanie, Right Carillo Cir,

Showing Instructions: Sandicor Lock box - Vacant - Please lock all doors and leave your biz card.

Occupied: Vacant Occupant: Occupant Phone: Lock Box: Yes

Mandatory Remarks: 'Seller will entertain offers between \$199900 - \$249900' None Known

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: Ban D. Hoang (631433)

Agent Phone: (858) 229-0311

Add'l Phone:

2nd Agent:

2nd Agt Phone:

2nd Add'l Phone:

Listing Office: Greenland Real Estate

Office Phone: (858) 694-0500

Broker Office ID: 66879

Email: ban_hoang@yahoo.com

Fax: (858) 541-1026

Pager:

SOLD INFORMATION

Off Market Date: 03/13/2009

Close of Escrow: 04/10/09

Financing: VA

Selling Agent #: 638427

Selling Agent Name: Daisy Johnson

SA Phone: (760) 271-7982

Sale Price: \$235,000

Selling Office #: 60307

Selling Agent Office: ZipRealty Inc

SO Phone: (858) 228-4429

Exp Date: 06/15/2009

Concessions: N

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$0.00/None Known Paid:

HO Fees Include:

Other Fees: \$0.00

Paid:

CFD/Mello Roos: \$0.00

Paid:

Total Monthly Fees: \$0.00

Assessments:

HOA:

HOA Phone:

Est % of Owner Occupancy:

Other Fees Type:

Terms:

ROOM DIMENSIONS

Living Room: 16x13	Master BR: 14x11
Dining Room: 10x8	Bedroom 2: 12x9
Family Room: 0	Bedroom 3: 11x10
Kitchen: 10x8	Bedroom 4: 11x10
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

INTERIOR FEATURES

Stories: 1 Story	Approx Living Space:
Interior Walls:	Source of Square Feet: Other/Remarks
Sub Flooring:	Fireplace(s):
Floor Coverings:	Fireplace Location:

Searchable Rooms: Bedroom(s) Entry Level

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Monday, May 04, 2009
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MLS#: 080083047	620 Carillo circle	LP: \$199,900 - \$249,900
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BUILDING, COMPLEX AND EXTERIOR FEATURES

Stories in Bldg:	Units in Bldg:	Bldg Entry Level:	Entry Level Unit:	Elevator:	3 Stairs/Steps to Entry:
Architectural Style		Condo Flat Style:		Exclusive Use Yard:	
Construction	Built on Site	Exterior:	Stucco	Roof:	Composition
Pool:	N/K	Pool Heat:			
Spa:		Spa Heat:			
Cooling:	N/K	Water Heater Type:		Guest House:	
		Heat Equipment:			
		Forced Air Unit			
Heat Source:	Natural Gas	Laundry Location:	Garage		
Laundry Utilities:	Gas, Electric				
Patio:					
Security:					
Equipment which Transfers:	Fire Sprinklers, Disposal, Garage Door Opener, Satellite Dish				

SITE FEATURES

Approx # of Acres:	Water:	Meter on Property	Parking Garage:	Attached
Approx Lot Sq Ft:	6600		Parking Garage Spaces:	2
Approx Lot Dim:		Sewer/Septic:	Sewer Connected	Parking Non Garage:
Lot Size:	4,000-7,499 SF			Parking Non Garage Spaces:
Units in Complex:				Total Parking Spaces:
Land Use Code:				Parking for RV:
Animal Designator Code:		Res Unit Loc:	Detached	
Frontage Length:		Lot Size Source:	Assessor Record	Telecom:
Fencing:	Gate, Cross Fencing, Partial	Boat Facilities:		
Irrigation:		Add'l Land Use:		
Topography:	Canyon/Valley, Mountainous, Bluff/Canyon Rim	Frontage:		
View:	Mountains/Hills, Valley/Canyon			
Prop Restriction:	None Known			
Structures:				
Site:				
Complex Features:				
Miscellaneous:				

SUPPLEMENTAL REMARKS

The buyer is to complete thorough investigations before close of escrow. The buyer/agent shall verify all information contained herein before close of escrow. Information contained herein is deemed reliable but is not guaranteed.



Media: 6- VT: <http://www.realestatesho>

EO: N Lot Size: .25 to .5 AC

LS: N Acres:

Detached

MLS #: 090004347

APN: 122-330-07-00

Listing Type: Exclusive Right (R)

CBB\$: Address: [5222 Leon Street](#)

City: Oceanside, CA

Bedrooms: 4

Optional BR:

Total BR: 4

Est.SqFt: 1,352

Wtr Dist: COC

Age Restrictions: N/K

Pets: Yes

Sign on Property: Y

Status: **Sold**

Sales Price: **\$235,000**

Ownership: Fee Simple

CBB%: 3.00% CVR: N

Full Baths: 2

Half Baths: 0

Total Baths: 2

Year Built: 1974

Schl Dist:

OCEANSIDEUNIF

LP: \$228,900

Orig.Price: \$228,900

List Date: 01/21/2009 MT: 9 AMT: 8

Court/Lndr Apprvl Needed: N

Possession: Close of Escrow

Unit#/Space#:

Zip: 92057 MapCode: 1067B5

Community: OCEANSIDE

Neighborhood: MESA MARGARITE

Complex/Park: N/A

Jurisdiction: Incorporated

Cross Streets: EAST PARKER

Zoning: R1

Prop.Mgmt.Co:

Prop.Mgmt.Phn:

REMARKS AND SHOWING INFO

A True TURNKEY property not seen for miles. COMPLETELY UPGRADED 4Bd, 2 Bath Single Story home with everything new inside and out. New Carpet, Tile Flooring, Paint, Doors, Bathroom updates, Full Kitchen Remodel with Granite and Stainless, recessed lighting, French Doors, new fixtures, etc. This is a model home in an established community. Huge lot with many possibilities. Buyers will love the landscape architecture. VA/FHA/ Conv, bring buyers who want to showoff and not lift a hammer. No need to preview.

Confidential Remarks: LOCKBOX CODE=6433. Please submit pre-approval and copy of deposit check. Seller has never occupied property. Please leave card and thank you for showing.

Directions to Property: Vandergrift, East Parker, Left Leon

Showing Instructions: Vacant Go

Occupied: Vacant Occupant:

Occupant Phone:

Lock Box: Combo

Mandatory Remarks: None Known

LISTING AGENT AND OFFICE INFORMATION

Listing Agent: Michael Pines (101303)

Agent Phone: (760) 642-0414

Add'l Phone:

2nd Agent:

2nd Agt Phone:

2nd Add'l Phone:

Listing Office: Michael Pines, Broker

Office Phone: (760) 642-0414

Broker Office ID: 13836

Email: karneman@reventuresrealty.com

Fax: (760) 642-0419

Pager:

SOLD INFORMATION

Off Market Date: 01/29/2009

Close of Escrow: 02/26/09

Financing: Conventional

Selling Agent #: 100911

Selling Agent Name: Tami Morales

SA Phone: (760) 271-2622

Sale Price: \$235,000

Selling Office #: 14242

Selling Agent Office: Your Real Estate Place

SO Phone: (760) 598-9889

Exp Date: 04/21/2009

Concessions: N

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$0.00

Paid:

HO Fees Include:

Other Fees: \$0.00

Paid:

CFD/Mello Roos:\$0.00

Paid:

Total Monthly Fees: \$0.00

Assessments:

HOA:

HOA Phone:

Est % of Owner Occupancy:

Other Fees Type:

Terms: FHA, VA, Conventional, Cash

ROOM DIMENSIONS

Living Room: 18x17	Master BR: 14x12
Dining Room: 10x9	Bedroom 2: 10x13
Family Room: 0	Bedroom 3: 10x10
Kitchen: 8x11	Bedroom 4: 10x12
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

INTERIOR FEATURES

Stories: 1 Story	Approx Living Space: 1,000 to 1,499 SqFt
Interior Walls: Drywall	Source of Square Feet: Assessor Record
Sub Flooring:	Fireplace(s): 0
Floor Coverings:	Fireplace Location: N/K

Searchable Rooms: N/K

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Monday, May 04, 2009
08:24 PM

**Comparable Sales For
4953 Concho Pl, Oceanside, CA 92057-3536**






Projected Values Calculated by:

Sq Footage
\$152,880.80

Comparable Statistics:

	Subject Property	High	Low	Median	Average
Sq Footage	1,180	1,352	1,066	1,236	1,248
Sale Price	\$350,924.00	\$169,000.00	\$152,500.00	\$162,000.00	\$160,700.00
Price/Sq Footage	\$297.39	\$151.97	\$122.04	\$125.00	\$129.56

Summary

Address	City State Zip	Recording Date	Sale Price	Price Per Sq Ft	Lot Sq Ft	Building Sq Ft	Bedrooms	Total Baths	Dist (miles)	Map Page/Grid	Total Assessment	Assessed Value Ratio
 1. 730 Arthur Ave	Oceanside CA 92057	04/17/2009	\$152,500	\$123.38	6,700	1,236	4	2	.257684	1067-A5	\$396,780	0.38
 2. 635 Arthur Ave	Oceanside CA 92057	04/17/2009	\$155,000	\$125.40	6,200	1,236	4	2	.286269	1067-A5	\$270,000	0.57
 3. 614 Carillo Cir	Oceanside CA 92057	02/11/2009	\$162,000	\$151.97	6,600	1,066	4	2	.312924	1066-J6	\$99,272	1.63
 4. 5119 E Parker St	Oceanside CA 92057	03/26/2009	\$169,000	\$125.00	10,000	1,352	4	2	.373861	1067-B5	\$310,000	0.55
 5. 5125 Francis St	Oceanside CA 92057	02/27/2009	\$165,000	\$122.04	7,300	1,352	4	2	.569218	1067-B5	\$275,000	0.60

Realist Map



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Details

	Subject	Comp#1	Comp#2	Comp#3
Address	4953 Concho Pl	730 Arthur Ave	635 Arthur Ave	614 Carillo Cir
Tax ID	122-302-15-00	122-270-66-00	122-230-21-00	122-250-45-00
Recording Date	02/13/2009	04/17/2009	04/17/2009	02/11/2009
Sale Price	\$350,924	\$152,500	\$155,000	\$162,000
Price Per Sq Ft	\$297.39	\$123.38	\$125.40	\$151.97
Building Sq Ft	1,180	1,236	1,236	1,066
Style				Traditional
Stories				
Total Units	1	1	1	1
Total Rooms				6
Bedrooms	4	4	4	4
Total Baths	2	2	2	2
Full Baths	2	2	2	2
Garage Type	Garage	Garage	Garage	Garage
Garage Capacity	2	2	2	2
Effective Year Built	1974	1973	1972	1973
Heat Type				Forced Air
Lot Acres	.2686	.1538	.1423	.1515
Lot Sq Ft	11,700	6,700	6,200	6,600
Annual Tax	\$3,234	\$4,263	\$2,915	\$1,101
County Use Code	1 Family Residence	1 Family Residence	1 Family Residence	1 Family Residence
Universal Land Use	SFR	SFR	SFR	SFR
Condition				Good
Quality				Average
School District	Oceanside Unif	Oceanside Unif	Oceanside Unif	Oceanside Unif
Subdivision	Mission Valley Estates 07	Mesa Margarita 09	Mesa Margarita 08	Mission Valley Estates 06
Dist (miles)		.257684	.286269	.312924
Map Page/Grid	1067-A5	1067-A5	1067-A5	1066-J6

	Subject	Comp#4	Comp#5
Address	4953 Concho Pl	5119 E Parker St	5125 Francis St
Tax ID	122-302-15-00	122-330-46-00	122-320-29-00
Recording Date	02/13/2009	03/26/2009	02/27/2009
Sale Price	\$350,924	\$169,000	\$165,000
Price Per Sq Ft	\$297.39	\$125.00	\$122.04
Building Sq Ft	1,180	1,352	1,352
Style			
Stories		1	1
Total Units	1	1	1
Total Rooms		6	7
Bedrooms	4	4	4
Total Baths	2	2	2
Full Baths	2	2	2
Garage Type	Garage	Garage	Garage
Garage Capacity	2	2	2
Effective Year Built	1974	1974	1974
Heat Type		Forced Air	Forced Air
Lot Acres	.2686	.2296	.1676
Lot Sq Ft	11,700	10,000	7,300
Annual Tax	\$3,234	\$3,340	\$2,968
County Use Code	1 Family Residence	1 Family Residence	1 Family Residence
Universal Land Use	SFR	SFR	SFR
Condition		Good	Good
Quality		Good	
School District	Oceanside Unif	Oceanside Unif	Oceanside Unif
Subdivision	Mission Valley Estates 07	Mesa Margarita 10	Mesa Margarita 10
Dist (miles)		.373861	.569218
Map Page/Grid	1067-A5	1067-B5	1067-B5

Courtesy of MRMLS Recip User
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