

# Comparable Sales Report



## 123 Main Street

SAN JOSE, CA 95123 - SANTA CLARA COUNTY

Primary Owner(s)	SMITH, JOHN		
Type	Single Family Residential	Sqft	1,321
Owner Occupied	Yes	Beds   Full Baths	4   2

Report Generated: May 02, 2023

## PROPERTY DETAILS

### Property Basics

Property Type	Single Family Residential	Year Built ACT   EFF	1971   N/A
Beds	4	Parcel (APN)	123-45-678
Full Baths   Partial Baths	2   0	Zoning	R1-8
Building SQFT (Main Bldg Ind)	1,321 (Living Area)	Number of Units	0
Lot Size SQFT	6,300	View	N/A
Number of Stories	1	Fireplace	Y
Garage	Yes	Pool	N/A
Owners	SMITH, JOHN		
Legal description	Somerset Homes, Lot 5		

### Assessment & Tax

Market Value Year	N/A	Assessment Year	2022
Market Value Land	N/A	Assessed Land Value	\$588,115
Market Value Improvement	N/A	Assessed Value Improvement	\$252,138
Market Value Total	N/A	Assessed Value Total	\$840,253
Tax Amount   Tax Year	\$11,297   2022	Tax Exemption Codes	N/A
Tax Delinq Year	N/A	Tax Rate Code Area	17-108

### Sale & Loan

Last Sale Amount	\$652,500	Last Transfer Amount	N/A
Last Sale Date	09/06/2005	Last Transfer Date	01/22/2010
Last Sale Document Number	12345678	Last Transfer Document Number	12345677
Last Sale Document Type	Grant Deed	Last Transfer Document Type	Intrafamily Transfer & Dissolution
Loan Amount	\$653,000	Loan Date	12/07/2016
Loan Type	VA	Loan Interest Rate	3.52 %
Loan Term	360 Months	Loan Rate Type	N/A

## COMPARABLE PROPERTY SALES

Comparable nearby sales are a major factor used by the Quantarium Value to estimate the value of a property.



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Score	Year Built
	<b>123 MAIN STREET SAN JOSE, CA 95123</b>	--	--	4	2	1321	--	--	--	1971
1	815 COFFEY CT SAN JOSE, CA 95123	\$1,203,500	02/16/2023	4	2	1,325	\$908	0.08	97.00	1975
2	5866 MORAGA AVE SAN JOSE, CA 95123	\$1,370,000	10/24/2022	4	2	1,491	\$919	0.07	87.00	1971
3	6028 CAHALAN AVE SAN JOSE, CA 95123	\$1,075,000	01/03/2023	3	2	1,576	\$682	0.11	84.00	1967
4	5888 MORAGA AVE SAN JOSE, CA 95123	\$1,430,000	09/19/2022	4	2	1,321	\$1,083	0.04	84.00	1971
5	5946 MORAGA AVE SAN JOSE, CA 95123	\$1,115,000	10/20/2022	4	2	1,530	\$729	0.09	84.00	1968
6	5998 FISHBURNE AVE SAN JOSE, CA 95123	\$1,185,000	03/17/2023	3	2	1,278	\$927	0.26	77.00	1968
7	5880 LALOR DR SAN JOSE, CA 95123	\$1,450,000	10/25/2022	3	2	1,597	\$908	0.18	77.00	1972
8	5933 MABIE CT SAN JOSE, CA 95123	\$1,175,000	09/27/2022	3	2	1,072	\$1,096	0.12	76.00	1971
9	5892 TANDERA AVE SAN JOSE, CA 95123	\$1,350,000	08/25/2022	3	2	1,232	\$1,096	0.22	71.00	1972
10	5869 CABRAL AVE SAN JOSE, CA 95123	\$1,268,000	03/14/2023	3	2	1,409	\$900	0.31	67.00	1972
11	5835 LALOR DR SAN JOSE, CA 95123	\$1,350,000	11/04/2022	3	2	1,662	\$812	0.24	66.00	1972
12	5908 CHESBRO AVE SAN JOSE, CA 95123	\$1,301,000	11/23/2022	3	2	1,347	\$966	0.33	61.00	1963
13	6082 CAHALAN AVE SAN JOSE, CA 95123	\$1,100,000	06/15/2022	3	2	1,270	\$866	0.18	61.00	1967
14	5921 CABRAL AVE SAN JOSE, CA 95123	\$1,245,000	09/30/2022	3	2	1,228	\$1,014	0.31	61.00	1971
15	5878 GARCES AVE SAN JOSE, CA 95123	\$1,565,000	06/03/2022	4	2	1,321	\$1,185	0.12	60.00	1971
	<b>Median comparables</b>	<b>\$1,268,000</b>	<b>10/24/2022</b>	<b>3</b>	<b>2</b>	<b>1,325</b>	<b>\$919</b>	<b>0.18</b>	<b>76.00</b>	<b>1971</b>

The Comparable Property Sales chart is produced by using artificial intelligence to analyze a data set where multiple factors such as bedrooms, bathrooms, square footage, property sold date (no more than 2 years), distance, and more are evaluated to arrive at a 'Relevance Score'. Comparable properties are then ordered from most similar to least similar for comparison purposes.

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