



123 Main Street
SAN JOSE, CA 95123 - SANTA CLARA COUNTY

Estimated Value	\$1,279,921		
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

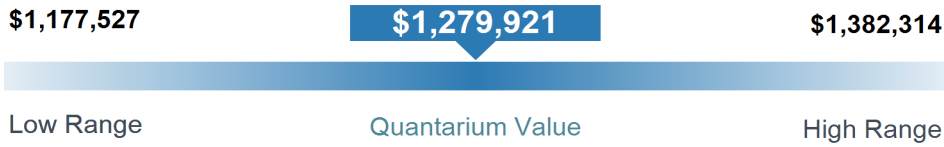
Market Value Year	N/A	Assessment Year	2022
Market Value Land	N/A	Assessed Land Value	\$588,115
Market Value Improvement	N/A	Assessed Value Improvement	\$252,138
Market Value Total	N/A	Assessed Value Total	\$840,253
Tax Amount Tax Year	\$11,297 2022	Tax Exemption Codes	N/A
Tax Delinq Year	N/A	Tax Rate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

Sale & Loan

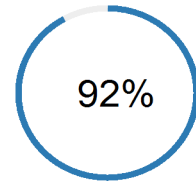
Last Sale Amount	\$652,500	Last Transfer Amount	N/A
Last Sale Date	09/06/2005	Last Transfer Date	01/22/2010
Last Sale Document Number	12345678	Last Transfer Document Number	12345677
Last Sale Document Type	Grant Deed	Last Transfer Document Type	Intrafamily Transfer & Dissolution
Loan Amount	\$653,000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

PROPERTY VALUATION

Estimated: 04/26/2023

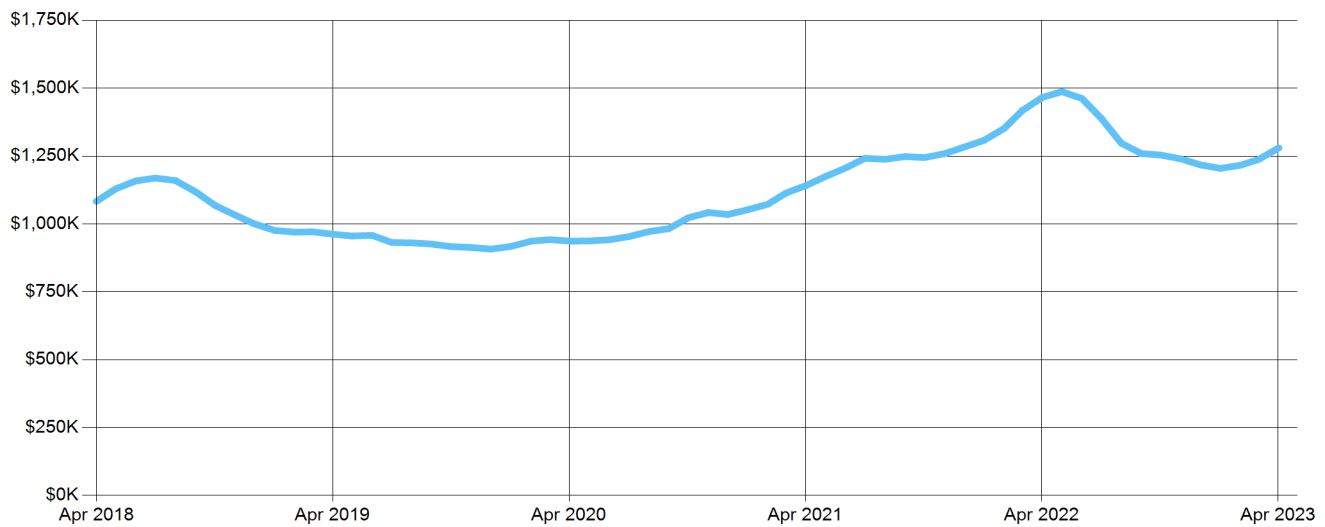


Confidence Score



FSD: 8%

Property Valuation



The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation methods. The **FSD** (Forecast Standard Deviation) score is defined by Freddie Mac, and can be thought of as the probability that the valuation falls within a statistical range of the true value.

Quantarium Value is not a guarantee of a property's value (see Disclaimers for further details).

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	Year Built
	123 MAIN STREET SAN JOSE, CA 95123	\$1,279,921 Quantarium Value	--	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	1975
2	5866 MORAGA AVE SAN JOSE, CA 95123	\$1,370,000	10/24/2022	4	2	1,491	\$919	0.07	1971
3	6028 CAHALAN AVE SAN JOSE, CA 95123	\$1,075,000	01/03/2023	3	2	1,576	\$682	0.11	1967
4	5888 MORAGA AVE SAN JOSE, CA 95123	\$1,430,000	09/19/2022	4	2	1,321	\$1,083	0.04	1971
5	5946 MORAGA AVE SAN JOSE, CA 95123	\$1,115,000	10/20/2022	4	2	1,530	\$729	0.09	1968
Median comparables		\$1,203,500	10/24/2022	4	2	1,491	\$908	0.08	1971

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.

COMPARABLE PROPERTY LISTINGS

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



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft.	Distance	Year Built
	123 MAIN STREET SAN JOSE, CA 95123	\$1,279,921 <small>Quantarium Value</small>	--	4	2	1321	--	--	1971
1	5925 GARCES AVE SAN JOSE, CA 95123	\$1,248,000	04/26/2023	3	2	1,324	\$943	0.17	1968
2	5894 GARCES AVE SAN JOSE, CA 95123	\$1,198,000	04/03/2023	3	2	1,072	\$1,118	0.12	1971
3	762 EL SOMBROSO DR SAN JOSE, CA 95123	\$1,575,000	04/18/2023	4	2	1,516	\$1,039	0.27	1965
4	6074 CHESBRO AVE SAN JOSE, CA 95123	\$1,100,000	04/10/2023	3	2	1,270	\$866	0.35	1967
5	783 PESCADERO DR SAN JOSE, CA 95123	\$1,499,999	04/13/2023	4	3	1,893	\$792	0.18	1964
Median comparables		\$1,248,000	04/13/2023	3	2	1,324	\$943	0.18	1967

The Comparable Property Listings 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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