

Comparables Range Report



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

Estimated Value	\$1,177,527 - \$1,382,314		
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	6300	View	N/A
Number of Stories	1	Fireplace	Y
Garage	Yes	Pool	N/A
Owners	SMITH, JOHN		

Assessment & Tax

Market Value Year	N/A	Tax Amount Tax Year	\$11,297 2022
Market Value Land	N/A	Tax Delinq Year	N/A
Market Value Improvement	N/A		
Market Value Total	N/A		

Sale & Loan

Last Sale Amount	\$652,500	Loan Type	VA
Last Sale Date	09/06/2005	Loan Term	360 Months
Last Sale Document Number	12345678		
Last Sale Document Type	Grant Deed		

COMPARABLE PROPERTY SALES

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

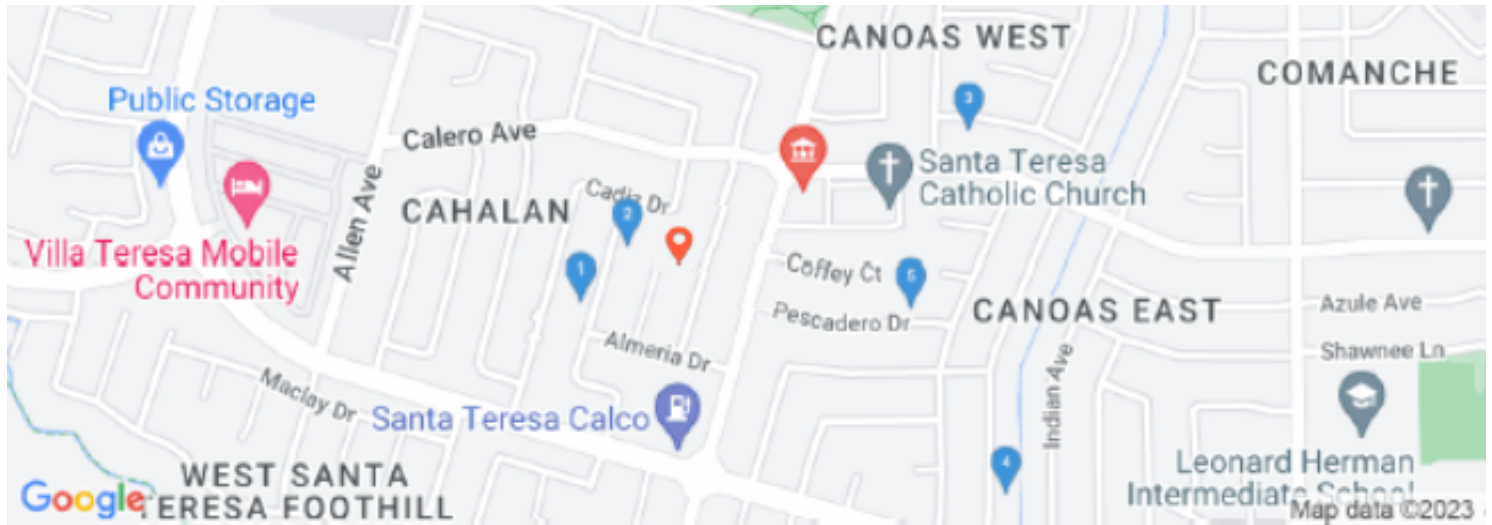


	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft.	Distance	Year Built
	123 MAIN STREET SAN JOSE, CA 95123	--	--	4	2	1321	--	--	1971
1	815 COFFEY CT SAN JOSE, CA 95123	\$1,203,500	02/16/2023	4	2	1,325	\$908	0.08	1975
2	5866 MORAGA AVE SAN JOSE, CA 95123	\$1,370,000	10/24/2022	4	2	1,491	\$919	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	--	--	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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