



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

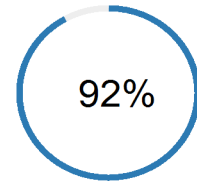
Last Sale Amount	\$652,500	Last Transfer Amount	N/A
Last Sale Date	09/06/2005	Last Transfer Date	01/22/2010
Last Sale Document Number	12345678	Last Transfer Document Number	12345677
Last Sale Document Type	Grant Deed	Last Transfer Document Type	Intrafamily Transfer & Dissolution
Loan Amount	\$653,000	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

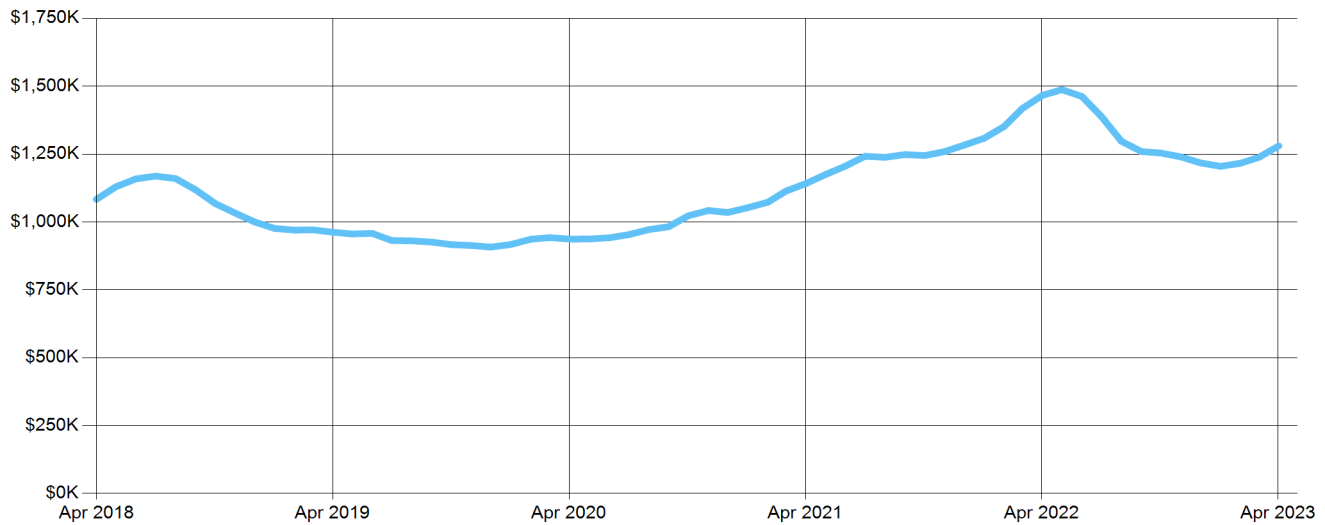


Confidence Score



FSD: 8%

## Property Valuation

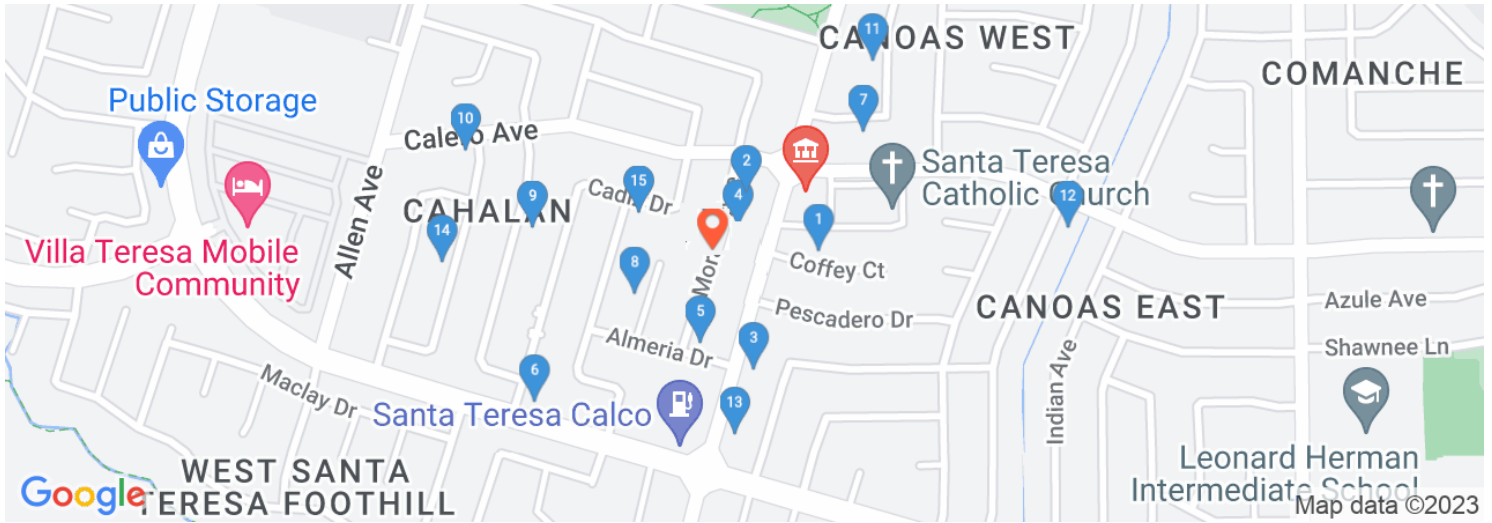


The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation 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.

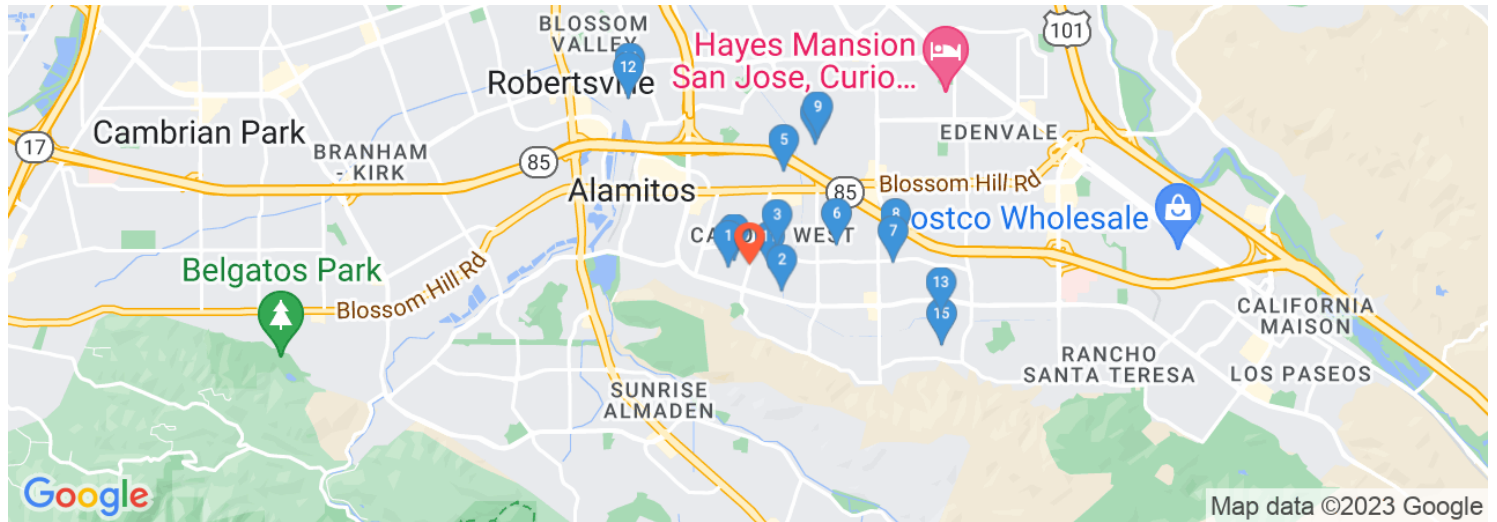


	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Score	Year Built
	<b>123 MAIN STREET</b> SAN JOSE, CA 95123	<b>\$1,279,921</b> Quantarium Value	--	4	2	1321	--	--	--	1971
1	815 COFFEY CT SAN JOSE, CA 95123	\$1,203,500	02/16/2023	4	2	1,325	\$908	0.08	97.00	1975
2	5866 MORAGA AVE SAN JOSE, CA 95123	\$1,370,000	10/24/2022	4	2	1,491	\$919	0.07	87.00	1971
3	5888 MORAGA AVE SAN JOSE, CA 95123	\$1,430,000	09/19/2022	4	2	1,321	\$1,083	0.04	85.00	1971
4	6028 CAHALAN AVE SAN JOSE, CA 95123	\$1,075,000	01/03/2023	3	2	1,576	\$682	0.11	84.00	1967
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	6082 CAHALAN AVE SAN JOSE, CA 95123	\$1,100,000	06/15/2022	3	2	1,270	\$866	0.18	61.00	1967
13	5908 CHESBRO AVE SAN JOSE, CA 95123	\$1,301,000	11/23/2022	3	2	1,347	\$966	0.33	61.00	1963
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.

## COMPARABLE PROPERTY LISTINGS

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



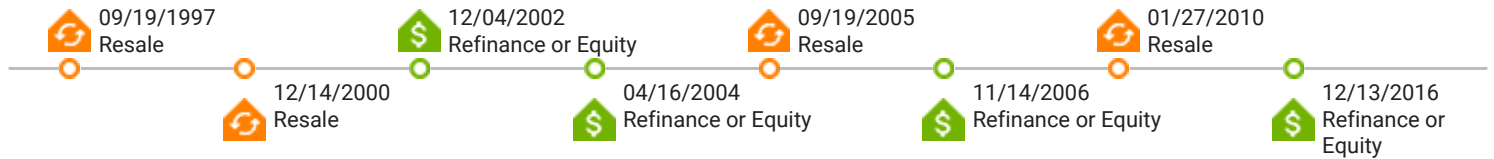
	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Score	Year Built
	<b>123 MAIN STREET SAN JOSE, CA 95123</b>	<b>\$1,279,921</b> Quantarium Value	--	4	2	1321	--	--	--	1971
1	5925 GARCES AVE SAN JOSE, CA 95123	\$1,248,000	04/26/2023	3	2	1,324	\$943	0.17	98.00	1968
2	6074 CHESBRO AVE SAN JOSE, CA 95123	\$1,100,000	04/10/2023	3	2	1,270	\$866	0.35	94.00	1967
3	762 EL SOMBROSO DR SAN JOSE, CA 95123	\$1,575,000	04/18/2023	4	2	1,516	\$1,039	0.27	89.00	1965
4	5894 GARCES AVE SAN JOSE, CA 95123	\$1,198,000	04/03/2023	3	2	1,072	\$1,118	0.12	88.00	1971
5	5528 SOUTHCREST WAY SAN JOSE, CA 95123	\$1,310,000	04/18/2023	3	2	1,662	\$788	0.80	78.00	1977
6	5838 ARAPAHO DR SAN JOSE, CA 95123	\$1,149,950	04/24/2023	3	2	1,037	\$1,109	0.73	77.00	1962
7	464 CALERO AVE SAN JOSE, CA 95123	\$1,150,000	04/21/2023	3	2	1,409	\$816	1.18	69.00	1968
8	423 RIDGEFARM DR SAN JOSE, CA 95123	\$1,149,999	04/19/2023	3	2	1,232	\$933	1.21	68.00	1968
9	5333 ENTRADA OLMOS SAN JOSE, CA 95123	\$1,350,000	04/22/2023	4	2	1,671	\$808	1.16	64.00	1970
10	5414 DUESENBERG DR SAN JOSE, CA 95123	\$1,150,000	03/20/2023	3	2	1,123	\$1,024	1.11	63.00	1985
11	783 PESCADERO DR SAN JOSE, CA 95123	\$1,499,999	04/13/2023	4	3	1,893	\$792	0.18	61.00	1964
12	4785 CORRALES DR SAN JOSE, CA 95136	\$1,098,000	04/10/2023	3	2	1,385	\$793	1.66	52.00	1970
13	462 MADISON DR SAN JOSE, CA 95123	\$1,298,000	04/28/2023	3	2	1,298	\$1,000	1.63	52.00	1968
14	4844 CORRALES DR SAN JOSE, CA 95136	\$1,188,000	04/25/2023	3	2	1,364	\$871	1.71	52.00	1970
15	6259 MAHAN DR SAN JOSE, CA 95123	\$1,300,000	04/11/2023	4	2	1,412	\$921	1.71	52.00	1969
	<b>Median comparables</b>	<b>\$1,198,000</b>	<b>04/18/2023</b>	<b>3</b>	<b>2</b>	<b>1,364</b>	<b>\$921</b>	<b>1.11</b>	<b>68.00</b>	<b>1968</b>

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.

## TRANSACTION HISTORY

### Timeline

Last 8 transactions only



### History

#### 12/13/2016 Refinance or Equity


Recording Date	12/13/2016	Lender	CALIBER HOME LOANS INC
Transaction Type	Refinance or Equity	Title Co	FIRST AMERICAN TITLE
Value	N/A	1st Loan Amt	\$653,000
Doc Type	Deed of Trust	2nd Loan Amt	N/A
Doc #	22345678	Loan Type	Veterans Administration (VA)
Seller	N/A	Rate Type	N/A
Buyer/Borrower	SMITH, JOHN	Loan Doc #	22345678

#### 01/27/2010 Resale

Recording Date	01/27/2010	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Quitclaim	2nd Loan Amt	N/A
Doc #	12345677	Loan Type	N/A
Seller	SMITH, JANE	Rate Type	N/A
Buyer/Borrower	SMITH, JOHN	Loan Doc #	N/A

#### 11/14/2006 Refinance or Equity

Recording Date	11/14/2006	Lender	MORTGAGE INVESTMENT LENDING ASSOC INC
Transaction Type	Refinance or Equity	Title Co	NEW CENTURY TITLE COMPANY
Value	N/A	1st Loan Amt	\$600,000
Doc Type	Deed of Trust	2nd Loan Amt	N/A
Doc #	12345676	Loan Type	N/A
Seller	N/A	Rate Type	Variable
Buyer/Borrower	SMITH, JOHN & JANE	Loan Doc #	12345676


**09/19/2005 Resale**


Recording Date	09/19/2005	Lender	HERITAGE PLAZA MORTGAGE INC
Transaction Type	Resale	Title Co	COMMONWEALTH LAND TITLE
Value	\$652,500	1st Loan Amt	\$522,000
Doc Type	Grant Deed	2nd Loan Amt	N/A
Doc #	12345678	Loan Type	N/A
Seller	WILLIAMS, JOE & JONES, ANNE	Rate Type	Variable
Buyer/Borrower	SMITH, JOHN & JANE	Loan Doc #	12345675


**04/16/2004 Refinance or Equity**


Recording Date	04/16/2004	Lender	LOANCITY.COM
Transaction Type	Refinance or Equity	Title Co	ALLIANCE TITLE COMPANY
Value	N/A	1st Loan Amt	\$358,000
Doc Type	Quitclaim	2nd Loan Amt	N/A
Doc #	12345672	Loan Type	N/A
Seller	WILLIAMS, JOE	Rate Type	N/A
Buyer/Borrower	WILLIAMS, JOE & JONES, ANNE	Loan Doc #	12345673


**12/04/2002 Refinance or Equity**

Recording Date	12/04/2002	Lender	REUNION MTG INC
Transaction Type	Refinance or Equity	Title Co	STEWART TITLE OF CALIFORNIA
Value	N/A	1st Loan Amt	\$360,000
Doc Type	Quitclaim	2nd Loan Amt	N/A
Doc #	12345670	Loan Type	N/A
Seller	JONES, ANNE	Rate Type	N/A
Buyer/Borrower	WILLIAMS, JOE	Loan Doc #	12345671


**12/14/2000 Resale**

Recording Date	12/14/2000	Lender	LOANCITY.COM
Transaction Type	Resale	Title Co	CHICAGO TITLE CO
Value	\$428,000	1st Loan Amt	\$342,400
Doc Type	Grant Deed	2nd Loan Amt	N/A
Doc #	12345668	Loan Type	N/A
Seller	BROWN, DAVID	Rate Type	N/A
Buyer/Borrower	WILLIAMS, JOE & JONES, ANNE	Loan Doc #	12345669


**09/19/1997 Resale**

Recording Date	09/19/1997	Lender	HOME SAVINGS OF AMERICA
Transaction Type	Resale	Title Co	OLD REPUBLIC TITLE COMPANY
Value	\$255,000	1st Loan Amt	\$200,000
Doc Type	Grant Deed	2nd Loan Amt	N/A
Doc #	12345667	Loan Type	N/A
Seller	BAKER, SUE	Rate Type	N/A
Buyer/Borrower	BROWN, DAVID	Loan Doc #	N/A





**04/09/1997 Refinance or Equity**

Recording Date	04/09/1997	Lender	BANK OF AMERICA
Transaction Type	Refinance or Equity	Title Co	N/A
Value	N/A	1st Loan Amt	\$32,000
Doc Type	Deed of Trust	2nd Loan Amt	N/A
Doc #	12345665	Loan Type	N/A
Seller	N/A	Rate Type	N/A
Buyer/Borrower	BAKER, SUE	Loan Doc #	12345665

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## PRICE AND LISTING HISTORY

Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Source
 Sold	09/19/2005	\$652,500	Public Records
 Sold	12/14/2000	\$428,000	Public Records
 Sold	09/19/1997	\$255,000	Public Records

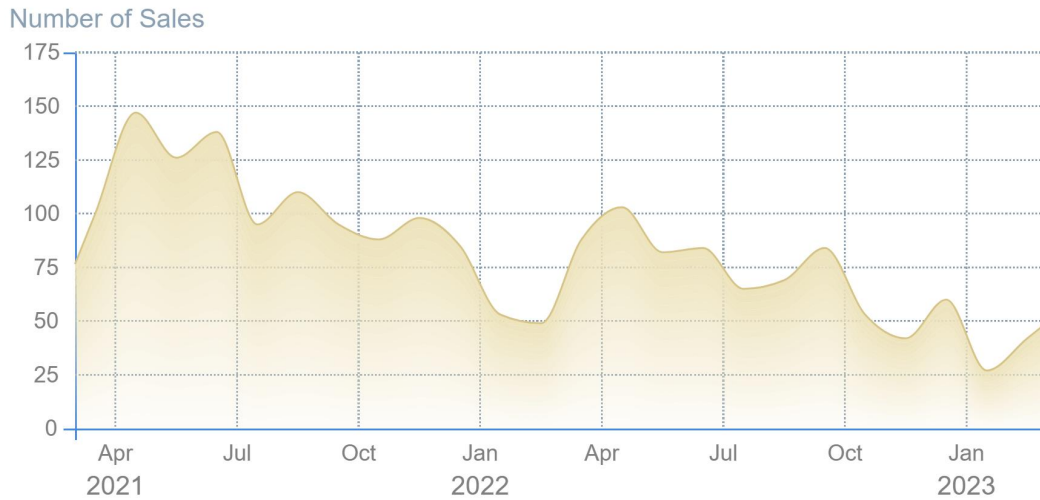
Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 05/01/2023.



**ZIP-CODE DATA**

**NUMBER OF PROPERTIES SOLD in 95123**

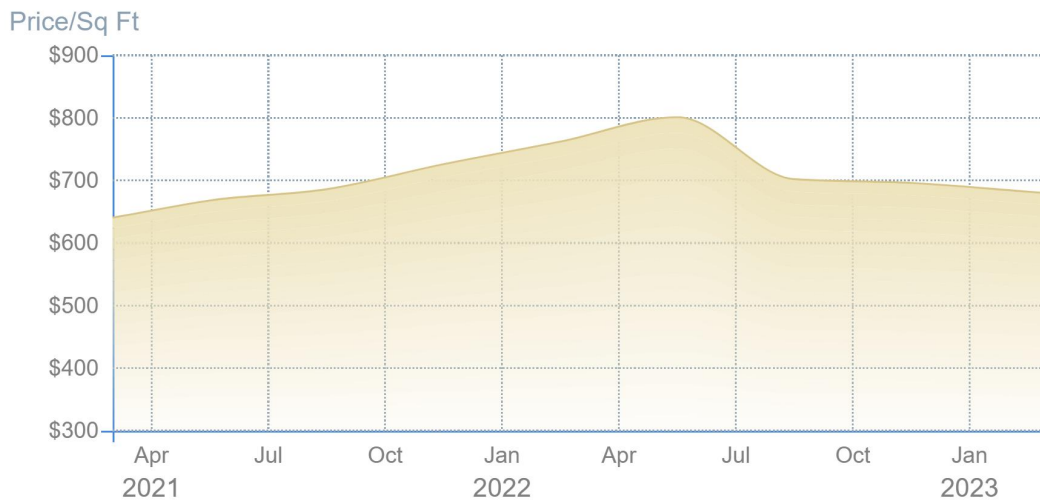
This chart tells you how many properties have sold in the selected area over time.



Data through 02/28/2023

**MEDIAN SALE PRICE/SQ.FT. (quarterly) in 95123**

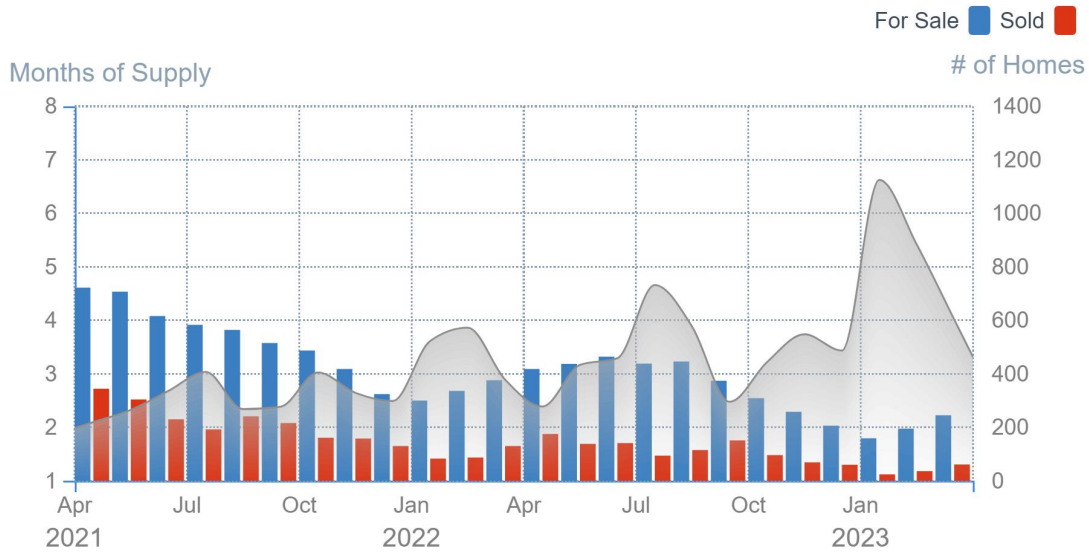
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.



Data through 2023 Q1

MONTHS OF SUPPLY in 95123

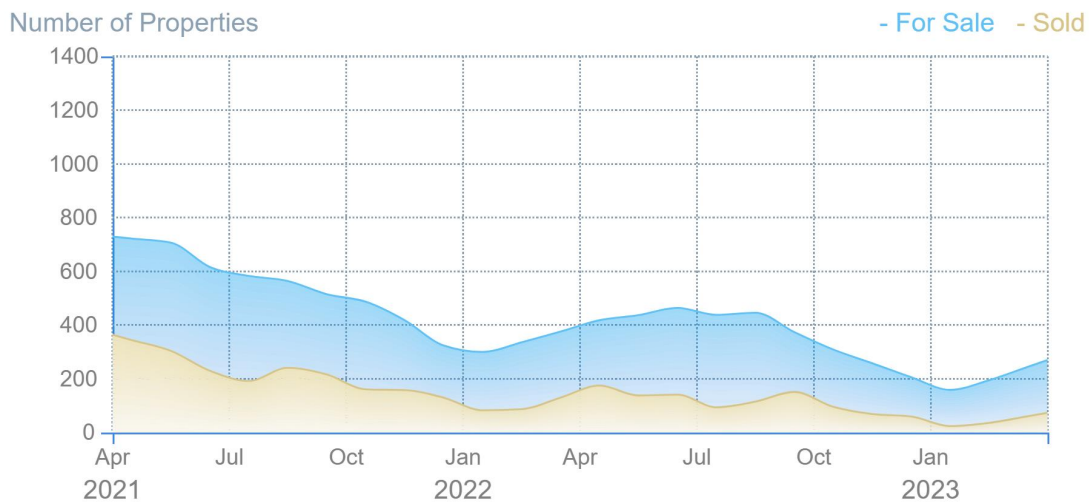
This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.



Data through 03/31/2023

SUPPLY / DEMAND in 95123

The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.



Data through 03/31/2023

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Report created on 5/2/2023