SELLER'S REPORT

320 Anza Way, San Leandro, CA 94578

Presented by

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RPR®

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Sat, May 20, 2017

For: Mr. Kenneth Janke

Page one: Explanation of this report for 320 Anza Way, San Leandro, Ca

Dear Mr. Anderson:

This report is software generated so it provides a general estimate of value of your property on the date created.

When you are ready for a more precise valuation let me know because an on site visit is necessary to reveal important features of your particular property that affect value.

I offer this as part of my free consultations along with a detailed, written estimate of the costs of selling. This valuable, professional help you may use to make decisions that are best for you as my estimate also includes net seller gains.

Scroll down when viewing report on web page. Also, you may download it to your computer.

Regards,
Sharon Medairy
Realtor® Ca. Bre #01885305

Education is a key strategy in my success and ability to provide exceptional service to my clients. As a member of my local Board of Realtors I list and sell properties in the EBRD MLS (East Bay Regional Data) which hosts property listings cities in Alameda and Contra Costa Counties.

OAKLAND | BERKELEY ASSOCIATION OF REALTORS®
CALIFORNIA ASSOCIATION OF REALTORS®
MLS

NATIONAL ASSOCIATION of REALTORS® Official Designation | SRES
Senior Real Estate Specialist

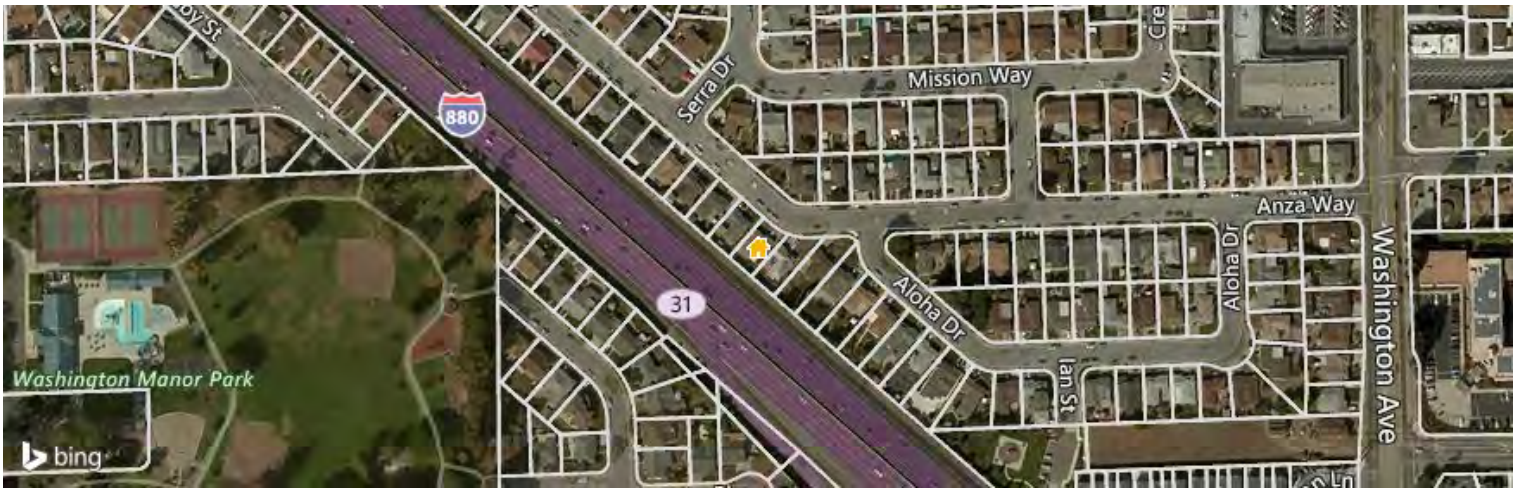
SRS SELLER REPRESENTATIVE SPECIALIST
Seller Representative Specialist

PSA
Pricing Strategy Advisor

CNE
Certified Negotiation Expert

INSTITUTE for LUXURY HOME MARKETING MEMBER
Institute for Luxury Home Marketing

320 Anza Way, San Leandro, CA 94578



Legend: Subject Property

OFF MARKET

- *Sold Date: 3/30/2009*
- *Public Record*

Current Estimated Value

$592,880

Last RVM® Update: 5/2/2017

RVM® Est. Range: $545,450 – $640,310

RVM® Confidence: ★★★★★

RVM® Change - Last 1 Month: $25,640

RVM® Change - Last 12 Months: 19.14%

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I offer this as part of my free consultations along with a detailed, written estimate of the costs of selling.

Valuable, professional helps you make the decisions that are best for you. My sellers' estimates contain much more information than most Realtors' provide.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

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Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	**Single Family Residence**	**Single Family Residence**	–
Property Subtype	**Single Family**	**Detached**	–
Bedrooms	**3**	**2**	–
Total Baths	**2**	**2**	–
Full Baths	**1**	**2**	–
Partial Baths	**1**	–	–
Living Area (sq ft)	**1,078**	**1,078**	–
Lot Size	**5,167 sq ft**	**5,167 sq ft**	–
Lot Dimensions	**5167 SF**	–	–
Garage	**Yes**	–	–
Garage (spaces)	–	**2**	–
Pool	–	**None**	–
Year Built	**1954**	**1954**	–
Total Rooms	**5**	**5**	–
Roofing	–	**Composition Shingle**	–
Heating	–	**Wall Furnace**	–
Cooling	–	**Ceiling Fans**	–
Fireplaces	–	**1**	–
Construction	**Frame**	–	–
Exterior Walls	–	**Composition Shingle, Dual Pane Windows, Stucco**	–
Number of Buildings	**1**	–	–
Number of Units	**1**	–	–
Number of Stories	**1**	**One Story**	–

Homeowner Facts

Owner Name (Public)	**Janke David & Kenneth**
Mailing Address	**3943 Carmel Way San Leandro CA 94578-4255**
Vesting	**Et al (and others)**

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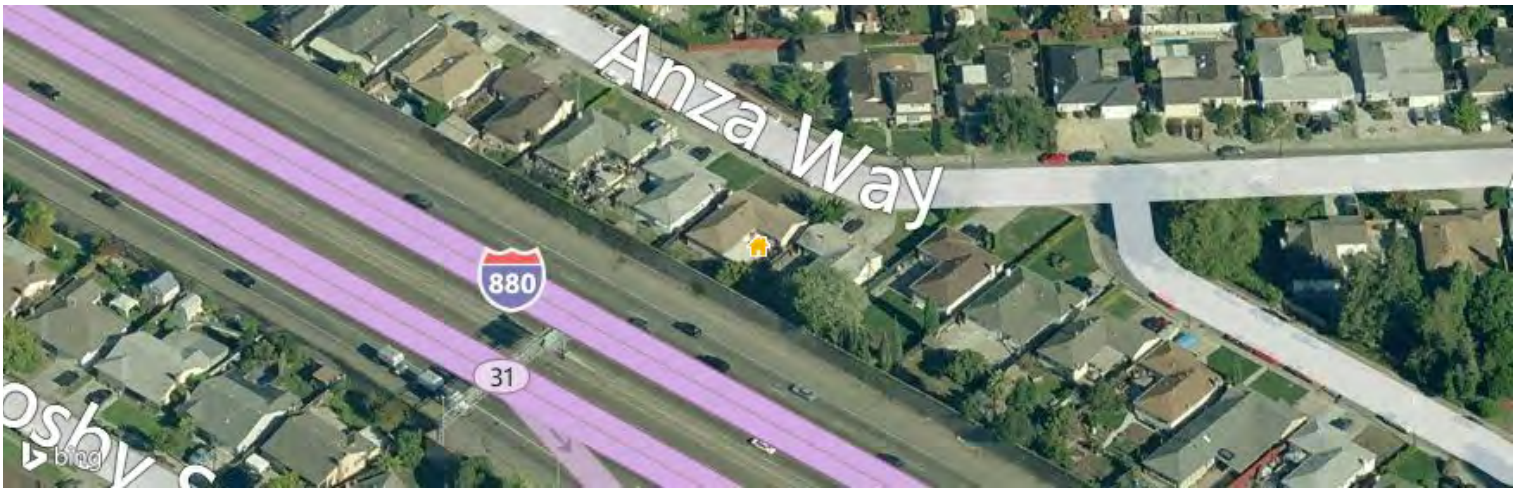
Extended Home Facts



Legend: Subject Property

Exterior Details

Lot Size - Square Feet	5167 sq ft
Lot Size - Acres	0.119 ac

Location Details

Walkability Score (out of 5)	Overall: 2.3 | Amenity: 2.3 | Leisure: 2.1

Other Details

Effective Year Built	1955
Building Quality	C

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Property History

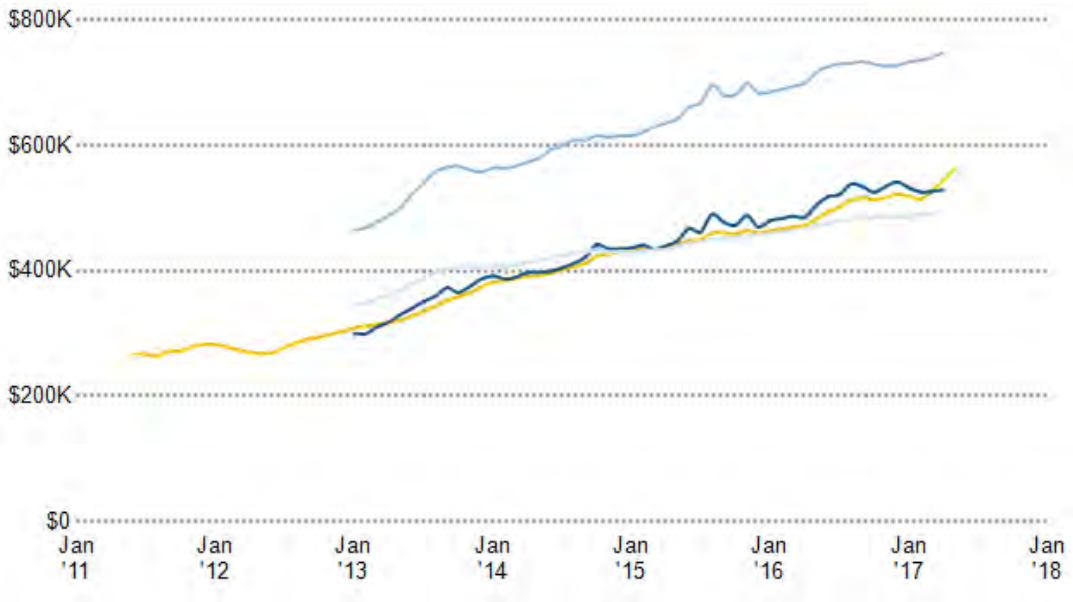
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 94578
- Alameda County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
3/30/2009	$286,000	$265
11/17/2008	$284,025	$263
7/7/2004	$450,000	$417
10/31/2001	$280,000	$260
10/29/1993	$184,000	$171

Assessed Values

Date	Improvements	Land	Total	Tax
2016	$217,775	$93,332	$311,107	$4,357
2015	$214,506	$91,931	$306,437	$4,271
2014	$210,306	$90,131	$300,437	$4,233
2013	$209,357	$89,724	$299,081	$4,168
2012	$205,253	$87,965	$293,218	$3,967
2011	$201,229	$86,241	$287,470	$3,904
2010	–	–	–	$3,914

Legal Description

Parcel Number: 77B-1122-4

Zoning: –

Census Tract: 060014332.001009

Abbreviated Description: –

City/Municipality/Township: San Leandro, CA 94578

Mortgage Records

Recording Date	**3/30/2009**	**11/10/2005**	**11/10/2005**
Borrower Name	KENNETH JANKE, DAVID JANKE	ANTHONY KAMAI, JESSICA DEMAR	ANTHONY KAMAI, JESSICA DEMAR
Vesting Type	Joint Tenants	–	–
Lender Name	BANK OF AMERICA NA	GREENPOINT MORTGAGE FUNDING INC	GREENPOINT MORTGAGE FUNDING INC
Lender Type	Bank	Mortgage company	Mortgage company
Loan Amount	$280,721	$456,000	$57,000
Document Number	2009091641	2005485962	2005485963
Loan Type	FHA	Negative Amortization	Credit Line (Revolving)
Contract Date	3/24/2009	11/2/2005	11/2/2005
TD Due Date	4/1/2039	12/1/2045	11/15/2020
Finance Type	–	Adjustable Rate	–
Interest Rate	–	1%	–

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Deed Records

Recording Date	**3/30/2009**
Document Type	Grant Deed
Sales Price	$286,000
Sales Price Code	Full amount computed from Transfer Tax or Excise Tax.
Buyer Name	KENNETH JANKE, DAVID JANKE
Buyer ID	Single or unmarried man
Seller Name	WELLS FARGO BANK NATIONAL ASSOCIATION
Seller ID	Trustee
Document #	2009091640
City Transfer Tax	$1,716
County Transfer Tax	$315
Total Transfer Tax	–
Contract Date	2/17/2009
Inter-family Transfer	–

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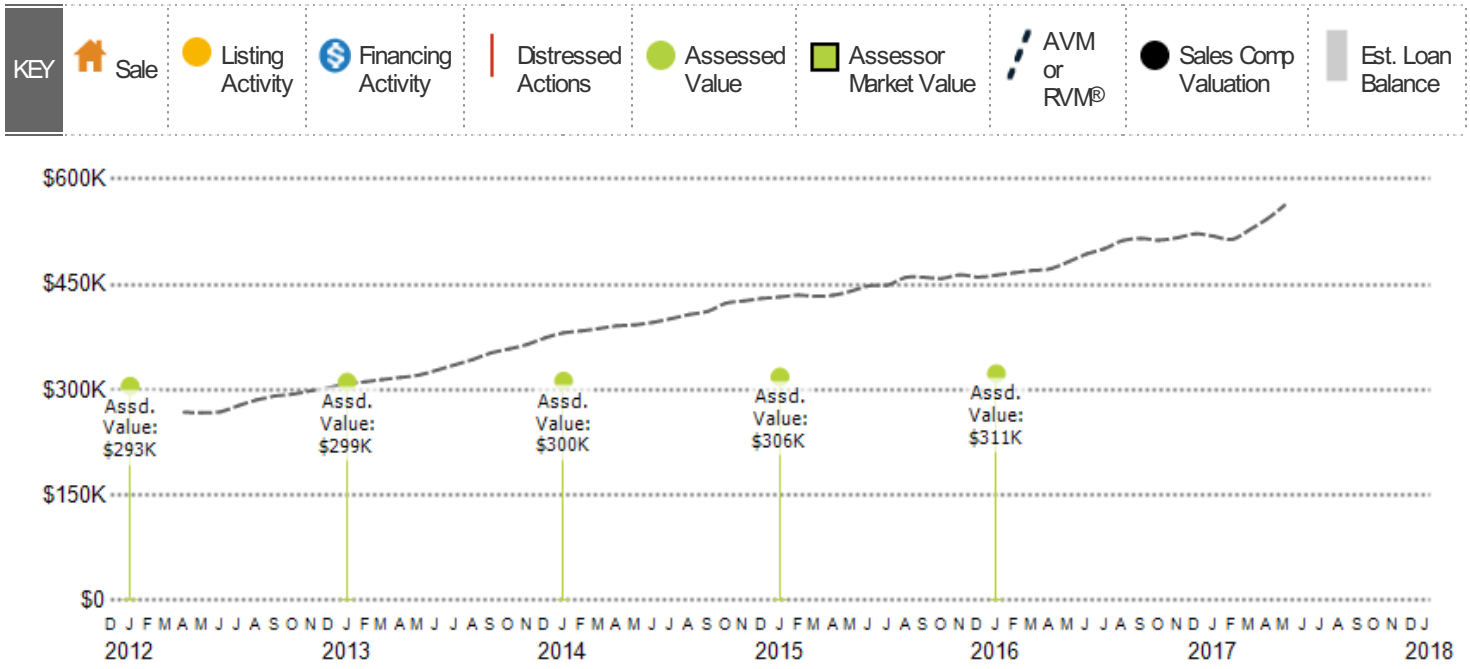
Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

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