

**Comparable Sales For
2 N Avena Ave, Lodi, CA 95240-2808**

Projected Values Calculated by:

Sq Footage

\$231,656.04

Comparable Statistics:

	Subject Property	High	Low	Median	Average
Sq Footage	1,233	1,304	1,304	1,304	1,304
Sale Price	\$0.00	\$245,000.00	\$245,000.00	\$245,000.00	\$245,000.00
Price/Sq Footage	\$0.00	\$187.88	\$187.88	\$187.88	\$187.88

Summary

Address	City State Zip	Recording Date	Sale Price	Building Sq Ft	Price Per Sq Ft	Bedrooms	Total Baths	Dist (miles)
1.718 W Pine St	Lodi CA 95240	10/16/2014	\$245,000	1,304	\$187.88	2	2	.075251

Realist Map



☐ Measure ☐ Parcel ☐ Boundary

Details

	Subject	Comp#1
Address	2 N Avena Ave	718 W Pine St
Tax ID	037-160-03	037-203-02
Recording Date	09/09/1998	10/16/2014
Settle Date		10/14/2014
Sale Price		\$245,000
Building Sq Ft	1,233	1,304
Style	Unknown	L-Shape
Stories	1	1
Bedrooms	2	2
Total Baths	1	2
Full Baths	1	2
Fireplaces	1	1
Garage Type	Garage	Garage
Garage Capacity	2	2
Cooling Type	Yes	
Lot Acres	.1742	.123
Lot Sq Ft	7,590	5,360
Annual Tax	\$661	\$1,159
County Use Code	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR
Quality	Average	Average
School District	Lodi	Lodi
Subdivision	Better Homes	Hutchins Oak Street Add Lodi
Dist (miles)		.075251
Old Map	37-16	37-20
Map Page/Grid	284-G2	284-G2

Courtesy of Larry Underhill
Metrolist Services

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

	Subject	Comp#4	Comp#5
Address	2 N Avena Ave	143 N Wellington Way	142 S Pacific Ave
Tax ID	037-160-03	035-370-07	035-370-03
Recording Date	09/09/1998	12/17/2014	07/09/2014
Settle Date		12/08/2014	06/19/2014
Sale Price		\$175,000	\$226,000
Building Sq Ft	1,233	1,112	1,112
Style	Unknown	L-Shape	L-Shape
Stories	1	1	1
Total Rooms		5	
Bedrooms	2	3	3
Total Baths	1	2	2
Full Baths	1	2	2
Fireplaces	1	1	1
Floor Cover		Carpet	
Exterior		Stucco	
Garage Type	Garage	Garage	Garage
Garage Capacity	2	2	2
Foundation		Raised	
Roof Material		Composition Shingle	
Water		Public	
Sewer		Public Service	
Heat Type		Forced Air	
Cooling Type	Yes	Window	
Lot Acres	.1742	.1993	.124
Lot Sq Ft	7,590	8,680	5,400
Annual Tax	\$661	\$1,547	\$633
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Condition		Average	
Quality	Average	Average	Average
School District	Lodi	Lodi	Lodi
Subdivision	Better Homes	West Terrace	West Terrace
Dist (miles)		.357114	.372066
Old Map	37-16	30-C3	35-37
Map Page/Grid	284-G2	284-G2	284-G3

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Details

	Subject	Comp#1	Comp#2	Comp#3
Address	2 N Avena Ave	718 W Pine St	32 N Wellington Way	139 S Wellington Way
Tax ID	037-160-03	037-203-02	035-360-16	035-370-08
Recording Date	09/09/1998	10/16/2014	01/28/2015	12/22/2014
Settle Date		10/14/2014	01/23/2015	12/17/2014
Sale Price		\$245,000	\$220,000	\$225,000
Building Sq Ft	1,233	1,304	1,348	1,112
Style	Unknown	L-Shape	Unknown	L-Shape
Stories	1	1	1	1
Total Rooms				5
Bedrooms	2	2	3	3
Total Baths	1	2	2	2
Full Baths	1	2	2	2
Fireplaces	1	1	1	1
Floor Cover				Carpet/Tile
Exterior				Stucco
Garage Type	Garage	Garage	Garage	Garage
Garage Capacity	2	2	2	2
Foundation				Raised
Roof Material				Composition Shingle
Water				Public
Sewer				Public Service
Heat Type				Wall Furnace
Cooling Type	Yes		Yes	Wall
Lot Acres	.1742	.123	.1548	.1791
Lot Sq Ft	7,590	5,360	6,741	7,800
Annual Tax	\$661	\$1,159	\$1,792	\$1,800
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR	SFR
Condition				
Quality	Average	Average	Average	Average
School District	Lodi	Lodi	Lodi	Lodi
Subdivision	Better Homes	Hutchins Oak Street Add Lodi	Wellington Park	West Terrace
Dist (miles)		.075251	.2727	.356832
Old Map	37-16	37-20	35-36	30-C3
Map Page/Grid	284-G2	284-G2	284-G2	284-G3

Realist Map



<input type="checkbox"/> Measure	<input type="checkbox"/> Parcel	<input type="checkbox"/> Boundary
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**Comparable Sales For
2 N Avena Ave, Lodi, CA 95240-2808**

Projected Values Calculated by:

Sq Footage

\$225,404.73

Comparable Statistics:

	Subject Property	High	Low	Median	Average
Sq Footage	1,233	1,348	1,112	1,112	1,198
Sale Price	\$0.00	\$245,000.00	\$175,000.00	\$225,000.00	\$218,200.00
Price/Sq Footage	\$0.00	\$203.24	\$157.37	\$187.88	\$182.81

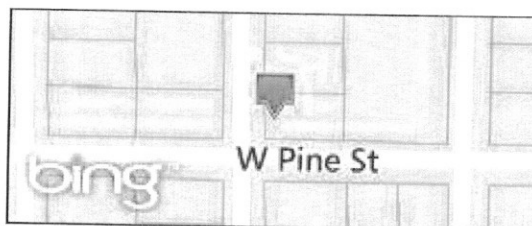
Summary

Address	City State Zip	Recording Date	Sale Price	Building Sq Ft	Price Per Sq Ft	Bedrooms	Total Baths	Dist (miles)
1. 718 W Pine St	Lodi CA 95240	10/16/2014	\$245,000	1,304	\$187.88	2	2	.075251
2. 32 N Wellington Way	Lodi CA 95242	01/28/2015	\$220,000	1,348	\$163.20	3	2	.2727
3. 139 S Wellington Way	Lodi CA 95242	12/22/2014	\$225,000	1,112	\$202.34	3	2	.356832
4. 143 N Wellington Way	Lodi CA 95242	12/17/2014	\$175,000	1,112	\$157.37	3	2	.357114
5. 142 S Pacific Ave	Lodi CA 95242	07/09/2014	\$226,000	1,112	\$203.24	3	2	.372066

Property Detail Report

Subject Property

**2 N Avena Ave
Lodi, CA 95240-2808
San Joaquin County**



Owner Info:

Owner Name : Parvin Mary Jean	Recording Date : 09/09/1998
Tax Billing Address : 2 N Avena Ave	Annual Tax : \$661
Tax Billing City & State : Lodi CA	County Use Code : Single Family Resid
Tax Billing Zip : 95240	Universal Land Use : SFR
Tax Billing Zip+4 : 2808	

Location Info:

School District : Lodi	Panel Date : 06/18/1987
Subdivision : Better Homes	Flood Zone Code : X500
Census Tract : 42.04	Old Map : 37-16
Carrier Route : C021	Map Page/Grid : 284-G2
Flood Zone Panel : 0603000001E	

Tax Info:

Tax ID : 037-160-03	Improved Assessment : \$49,184
Tax Year : 2014	Total Assessment : \$67,382
Annual Tax : \$661	% Improv : 73%
Exemption : Homeowner	Tax Area : 001001
Assessment Year : 2014	Legal Description : Better Homes Map C3 30-34 Lot 3
Land Assessment : \$18,198	Lot Number : 3

Characteristics:

Cooling Type : Yes	Lot Acres : .1742
Garage Type : Garage	Style : Unknown
Garage Capacity : 2	Building Sq Ft : 1,233
Construction : Wood	Stories : 1
Quality : Average	Bedrooms : 2
Year Built : 1947	Total Baths : 1
Full Baths : 1	Fireplaces : 1

Last Market Sale:

Recording Date : 09/09/1998	Owner Name : Parvin Mary Jean
Document No : 106461	Seller : Schauer Ruby L Trust
Deed Type : Affidavit	

Sales History:

Recording Date : 06/03/2002	12/22/1998	12/22/1998	09/09/1998
Nominal : Y	Y		
Buyer Name : Parvin Trust	Parvin Edward Eugene	Parvin Mary Jean	Johnson Hazel

[More History](#)

& Mary Jean Schauer Schauer

Lorraine Hughes
TrusteeSeller Name : **Parvin Edward E &
Mary J S**Parvin Mary Jean
Schauer

Johnson Hazel

Schauer Ruby L

Document No : **95465****152772**

Lorraine Hughes Trust Trust

152771**106461**Document Type : **Grant Deed**Interspousal Deed
Transfer

Grant Deed

Affidavit

Mortgage History:

Mortgage Date : 11/04/2005	01/19/2005	04/26/2001	12/31/1998
Mortgage Amt : \$170,000	\$200,000	\$130,000	\$70,000
Mortgage Lender : Washington Mutual Bk Fa	Washington Mutual Bk Fa	North American Mtg Co	North American Mtg Co
Mortgage Type : Conventional	Conventional	Conventional	Conventional
Borrower 1 : Parvin Trust	Parvin Trust	Parvin Edward E	Parvin Edward Eugene
Borrower 2 :		Parvin Mary J S	Mary Jean Scha

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150