

**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

Realist Map



☐ Measure ☐ Parcel ☐ Boundary

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

	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

Courtesy of Lamy 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.