

SELLER'S REPORT

3912 Grand Canyon Ct, Pleasanton, CA 94588



Presented by

NAR Member

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Anywhere, CA 92677

3912 Grand Canyon Ct, Pleasanton, CA 94588



Legend: 🏠 Subject Property

OFF MARKET

• Sold Date: 8/21/1998
• Public Record

Current Estimated Value

\$1,020,600

Last RVM® Update: 9/11/2018

RVM® Est. Range: \$918,540 – \$1,122,660

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$3,020

📈 RVM® Change - Last 12 Months: 16.23%

Your Comp Analysis

\$985,768

Last Edited: 10/12/2018

\$623 Price per Sq. Ft.

Your Comp Analysis Range

\$684,254 – \$1,272,461

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.

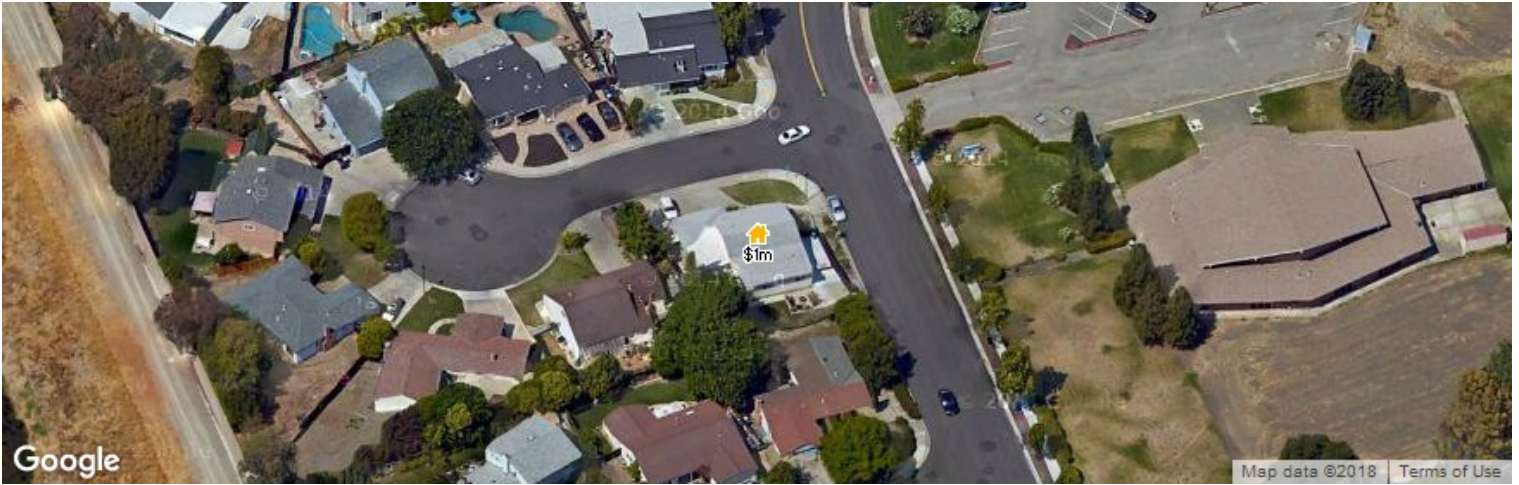
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	-
Property Subtype	Single Family	-	-
Bedrooms	4	-	-
Total Baths	2	-	-
Full Baths	2	-	-
Partial Baths	-	-	-
Living Area (sq ft)	1,582	-	-
Lot Size	6,528 sq ft	-	-
Lot Dimensions	6528 SF	-	-
Garage	Yes	-	-
Year Built	1970	-	-
Total Rooms	8	-	-
Construction	Frame	-	-
Number of Buildings	1	-	-
Number of Units	1	-	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	Codey Curtis C & Kimberly A Trs
Mailing Address	3658 Edinburgh Dr Livermore CA 94551-1709
Vesting	Trustee/Conservator

Extended Home Facts



Legend: 🏠 Subject Property

Exterior Details

Lot Size - Square Feet 6528 sq ft
Lot Size - Acres 0.150 ac

Location Details

Walkability Score (out of 5) Overall: 1.5 | Amenity: 1.5 | Leisure: 1.3

Other Details

Building Quality C

Schools (based on location)

Elementary School Donlon Elementary School
Middle School Thomas S. Hart Middle School
High School Foothill High School
School District Pleasanton Unified School District

Property History

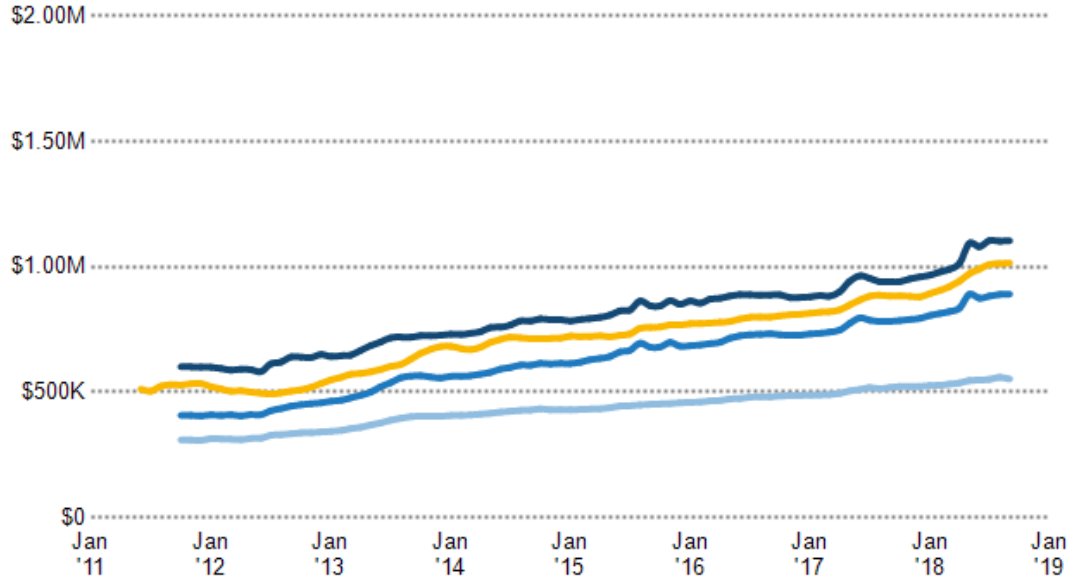
Median Estimated Home Value

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
- 94588
- Alameda County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
8/28/1998	\$85,000	\$54
8/4/1994	\$220,000	\$139

Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$227,331	\$97,427	\$324,758	-
2017	\$222,874	\$95,517	\$318,391	\$3,773
2016	\$218,505	\$93,645	\$312,150	\$3,480
2015	\$215,224	\$92,238	\$307,462	\$3,416
2014	\$211,009	\$90,432	\$301,441	\$3,476
2013	\$210,056	\$90,024	\$300,080	\$3,525
2012	\$205,938	\$88,259	\$294,197	\$3,446
2011	\$201,900	\$86,528	\$288,428	\$3,389
2010	-	-	-	\$3,343

Legal Description

APN: 941-904-33	Tax ID: -	Zoning: -	Census Tract: 060014506.034037	Abbreviated Description: -	City/Municipality/Township: Pleasanton, CA 94588
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Mortgage Records

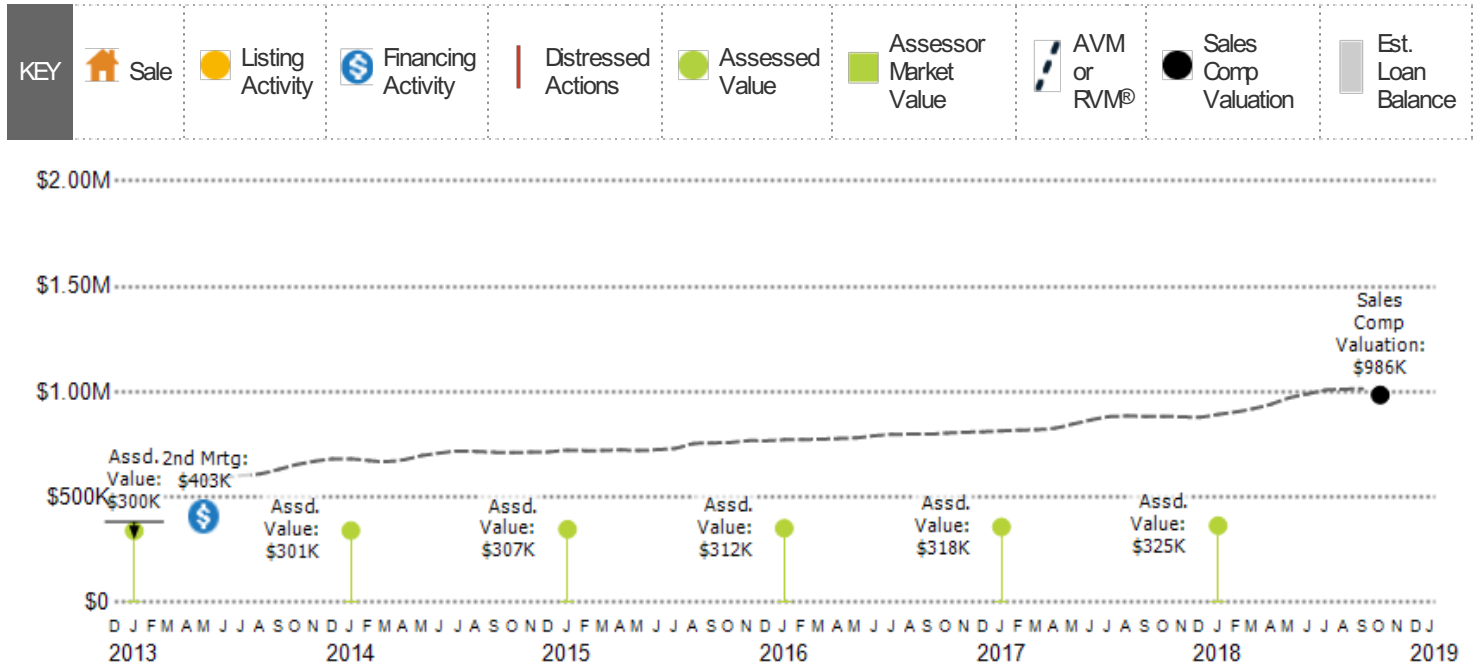
Recording Date	6/6/2013	10/11/2002	6/21/2001
Borrower Name	KIMBERLY ANN CODEY, CURTIS CLAYTON CODEY	GREGORY KINNEY, KIMBERLY KINNEY	KIMBERLY KINNEY, GREGORY KINNEY
Vesting Type	Family Trust	-	-
Lender Name	BANK OF AMERICA NA	SIB MTG CORP	BANK OF AMERICA
Lender Type	Bank	Mortgage company	Bank
Loan Amount	\$402,500	\$229,000	\$25,000
Document Number	2013200507	2002461745	2001217890
Loan Type	New Conventional	Unknown	Credit Line (Revolving)
Contract Date	5/20/2013	-	-
Due Date	6/1/2043	11/1/2032	-
Finance Type	-	-	Variable

Deed Records

Recording Date	1/26/2016	1/26/2016	10/5/2012	11/19/2010	7/8/2004	11/24/2003	8/28/1998
Document Type	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Grant Deed
Sales Price	-	-	-	-	-	-	\$85,000
Sales Price Code	Document states price as "0", "None", "No Consideration".	Document states price as "0", "None", "No Consideration".	Transfer Tax on document indicated as EXEMPT.	Non-arms length transaction.	Non-arms length transaction.	Non-arms length transaction.	Price Unconfirmed
Buyer Name	CODEY FAMILY TRUST, KIMBERLY ANN CODEY	CURTIS CLAYTON CODEY, KIMBERLY ANN CODEY	CURTIS CLAYTON CODEY, KIMBERLY ANN CODEY	KIMBERLY CODEY, CURTIS CODEY	KIMBERLY KINNEY	KIMBERLY KINNEY	GREGORY KINNEY, KIMBERLY KINNEY
Buyer ID	Family Trust	Husband and Wife	Trustee	Husband and Wife	Single or unmarried woman	Married women as her sole and separate property	Husband and Wife
Seller Name	CURTIS CLAYTON CODEY, KIMBERLY ANN CODEY	CURTIS CLAYTON CODEY, KIMBERLY ANN CODEY	CURTIS CODEY, KIMBERLY CODEY	KIMBERLY CODEY, CURTIS CODEY	KIMBERLY KINNEY	GREGORY KINNEY	, MARY AN GONSALVE
Seller ID	Husband and Wife	Trustee	Husband and Wife	Husband and Wife	Married women as her sole and separate property	Married man as his sole and separate property	Seller is owner on current Assessment File
Document #	2016017930	2016017928	2012329659	2010341749	2004310391	2003691780	98299113
County Transfer Tax	-	-	-	-	-	-	\$94
Contract Date	1/20/2016	1/20/2016	9/18/2012	11/10/2010	6/30/2004	11/10/2003	8/21/1998
Inter-family Transfer	1	1	1	1	1	1	-

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.

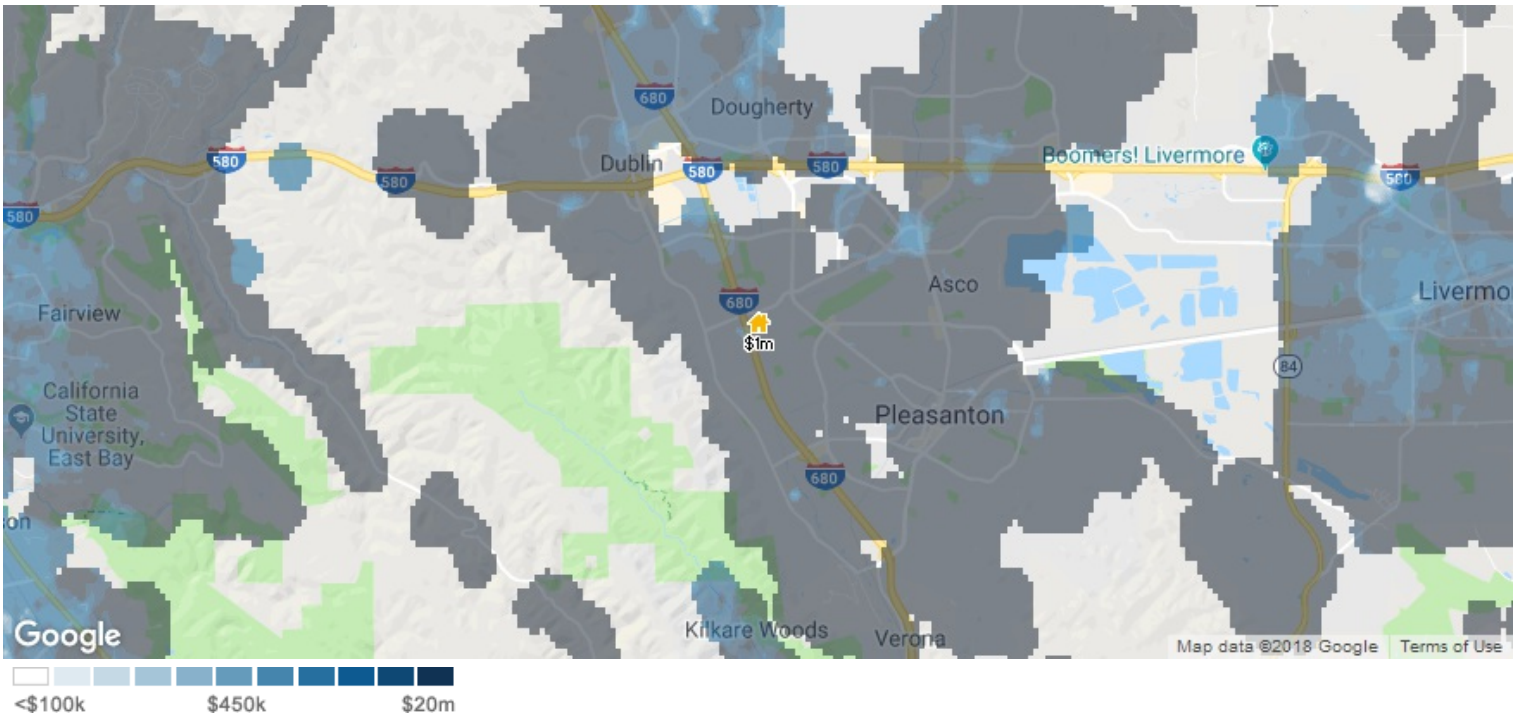


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

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

Market Activity for 94588

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: October 15, 2017 vs. October 15, 2018

Median Est. Home Value

\$1.10M

Up 17.4%

Median Listing Price

\$1.09M

Up 13.1%

Median Days in RPR

35

Down -14.6%

Sales Volume

46

Up 31.4%

Listing Price vs. Sales Price

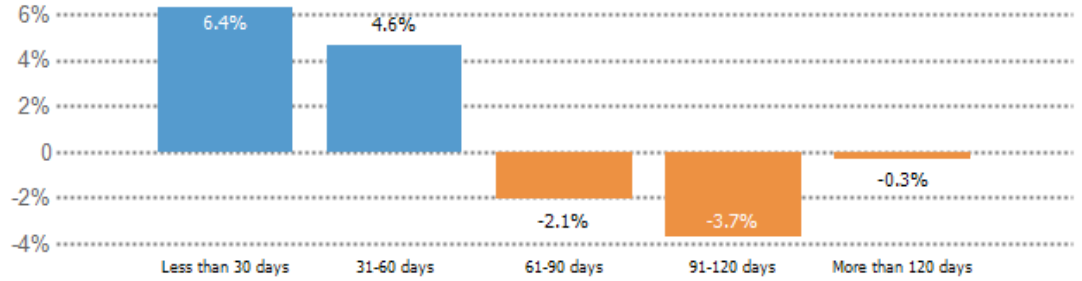
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

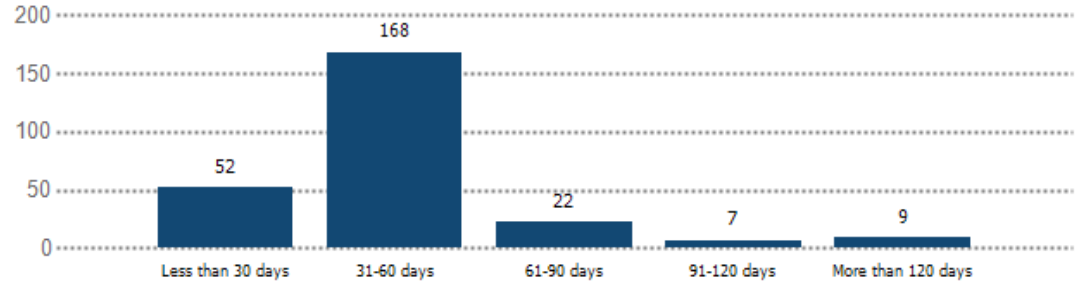
Update Frequency: Monthly

- Above Listing Price
- Below Listing Price
- Number of Sales

Percentage Difference in Price



Number of Sales



Average Price Adjustments

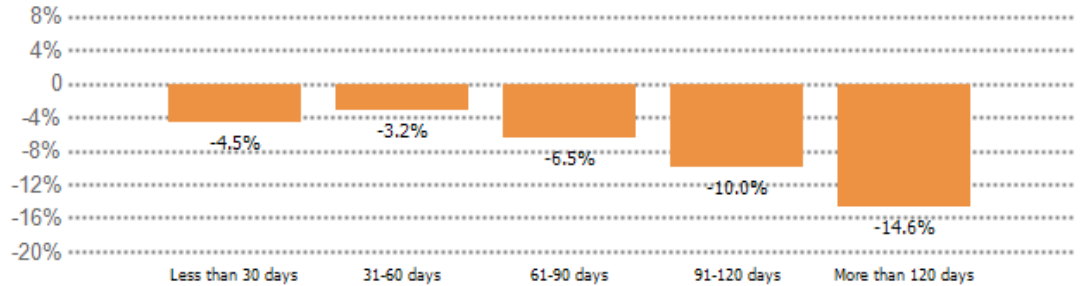
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

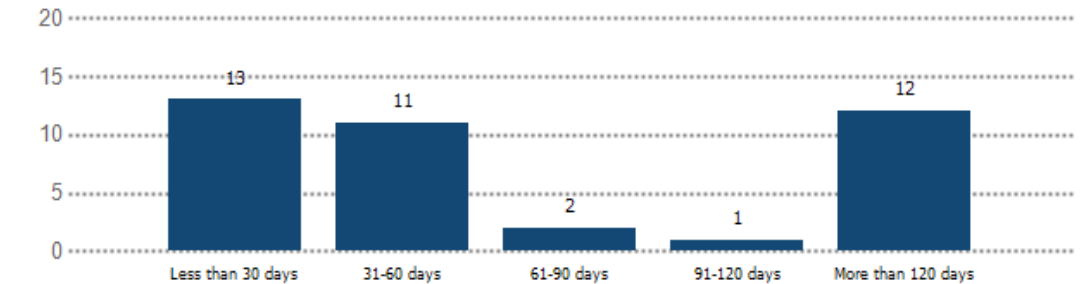
Update Frequency: Monthly

- Price Adjustments (-)
- Number of Price Adjustments - All Listings

Percentage Change in Listing Price



Number of Price Adjustments - All



Market Health Charts and Comparisons

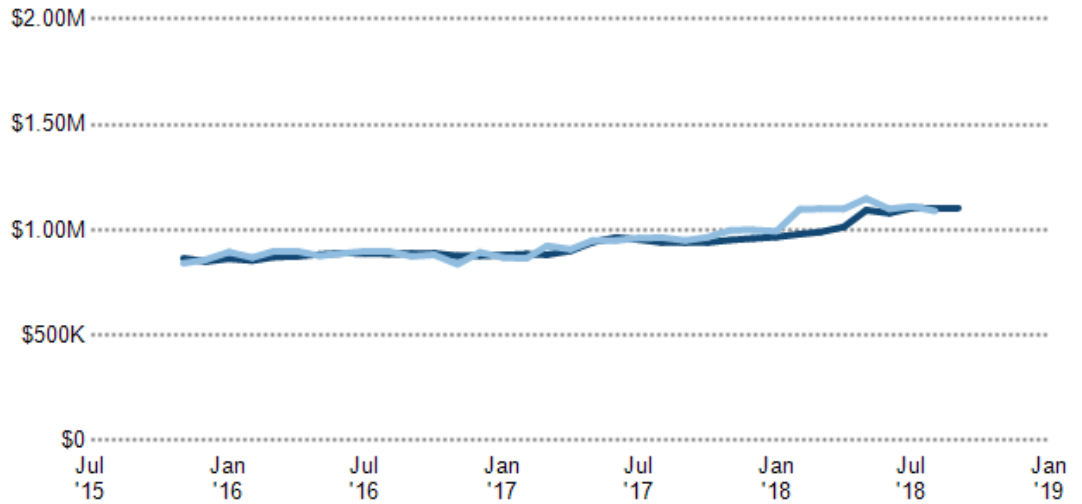
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

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

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

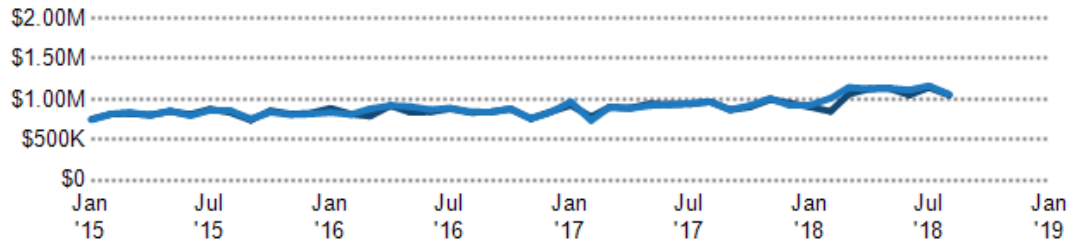
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

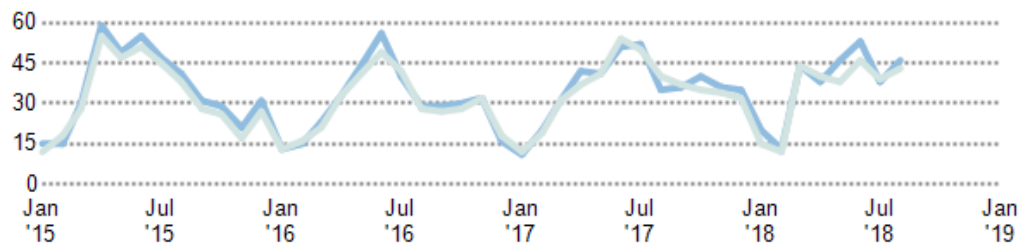
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

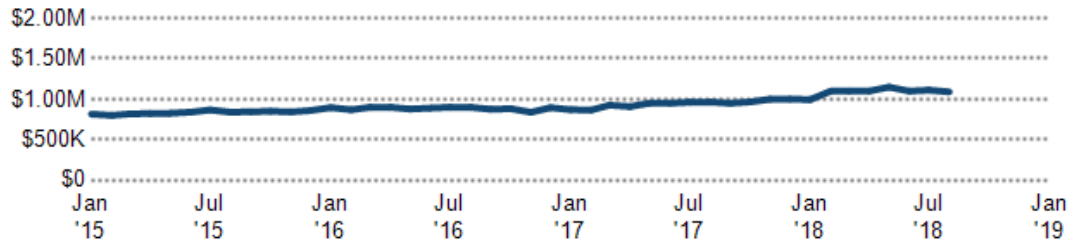
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

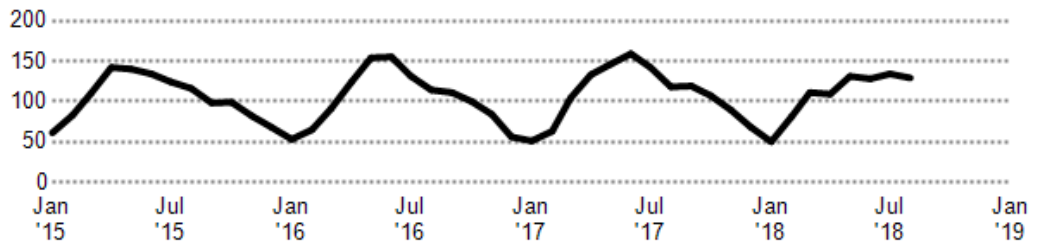
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type



Price per Bedroom of Homes Sold

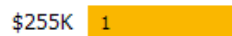
This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House



Comps

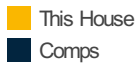


Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



This House

1,582 sq. ft. **\$1,020,600**

Comps

2,000 - 2,200 sq. ft.	\$248,500
1,800 - 2,000 sq. ft.	\$1,004,990
1,600 - 1,800 sq. ft.	\$1,001,333
1,400 - 1,600 sq. ft.	\$953,603
1,200 - 1,400 sq. ft.	\$923,666

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



This House

\$1M **1**

Comps

\$1.1M - \$1.2M	3
\$1M - \$1.1M	3
\$900K - \$1M	7
\$800K - \$900K	6
\$700K - \$800K	1
< \$600K	1

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



This House

\$645 **1**

Comps

\$750 - \$800	1
\$700 - \$750	1
\$650 - \$700	2
\$600 - \$650	7
\$550 - \$600	5
\$500 - \$550	2
\$450 - \$500	1
< \$450	2

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

48 yrs 1

Comps

50 - 55 yrs 7

45 - 50 yrs 12

30 - 35 yrs 2

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom



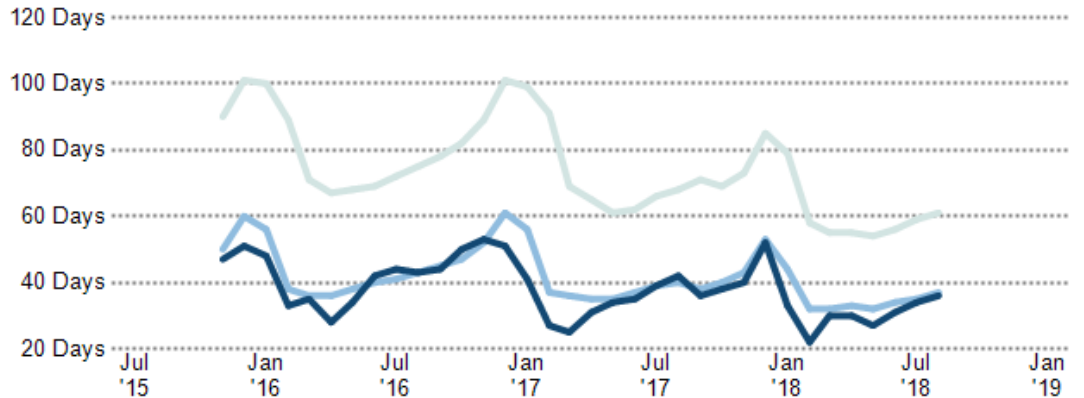
Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

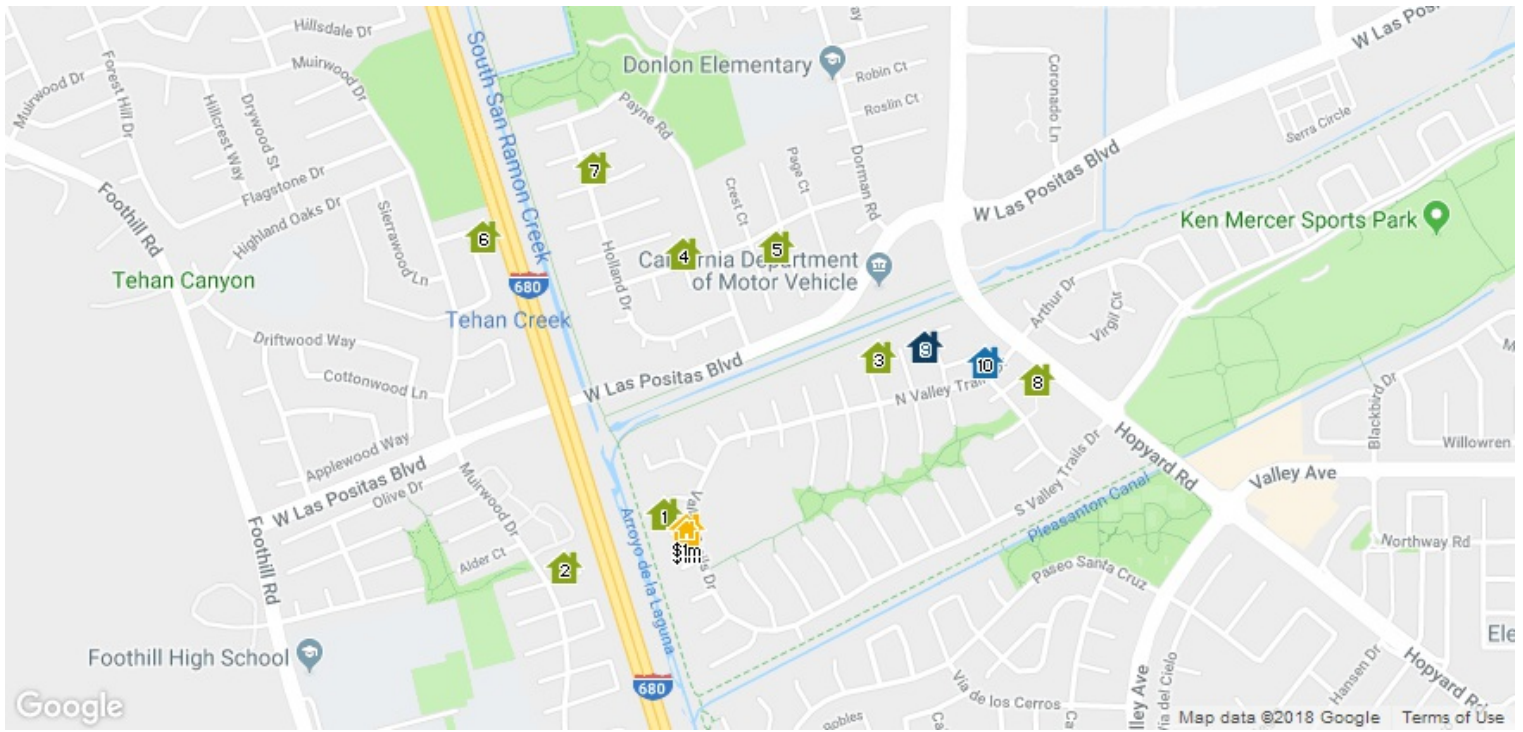
Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ 94588
■ Alameda County
■ California



Comps Map



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

Comps Selected by Agent



Address	3912 Grand Canyon Ct Pleasanton, CA 94588	3868 Mesa Verde Ct Pleasanton, CA 94588	7333 Linwood Ct Pleasanton, CA 94588	3657 Olympic Ct N Pleasanton, CA 94588	6665 Singletree Way Pleasanton, CA 94588
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$1,020,600 Est. Value	\$1,030,000 Sold Price	\$930,000 Sold Price	\$835,000 Sold Price	\$1,175,000 Sold Price
Recording Date	8/21/1998	9/5/2018	7/6/2018	8/27/2018	5/30/2018
Days in RPR	–	35	50	44	34
Price Per Sq. Ft.	\$645	\$591	\$617	\$455	\$647
Bedrooms	4	3	3	4	4
Total Baths	2	3	3	3	2
Partial Baths	–	1	–	1	–
Total Rooms	8	7	5	8	9
Living Area	1,582	1,744	1,507	1,834	1,816
Lot Size	6,528 sq ft	6,541 sq ft	4,500 sq ft	6,067 sq ft	6,500 sq ft
Year Built	1970	1970	1986	1968	1971
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached	Detached	Detached
Proximity	–	– Mi.	– Mi.	– Mi.	– Mi.
MLS ID	–	40832692	40822251	40830256	40819207
Listing Broker	–	Courtesy of Alain PineL, Realtors®	Courtesy of Re/Max Accord	Courtesy of Re/Max Accord	Courtesy of Keller Williams Tri-Valley
Description		Renovated throughout and located on a wonderful court with views of the pleasanton ridge. This lovely home features many newer amenities such as a large granite kitchen with newer appliances, newer tile and granite baths, dual pane windows, laminate flooring, hvac system and steel tile roof & gutters, the backyard has a gated, sparkling pool and spa with new redwood fencing and a large plot for gardening. Close to award winning schools parks and shopping. Don't miss the opportunity. *living room drapes do not stay	Broker's tour friday 25 may, 10 am - 1 pm; open houses sat & sun, 26 & 27 may, 1 - 4 pm. This beautifully maintained home in a highly desirable school district provides easy access to the 580/680 freeways as well as pleasanton's west bart station. Located on a court near oak hill park this three-bed three-bath home includes two spacious bedrooms upstairs as well as one downstairs bedroom with full bath; which makes for an amazing guest room or fantastic home office. Built in 1986 this two-story home has newer central heat and air conditioning, indoor laundry, paved patio, f...	To be sold 'asis! this is a 'contractor special' with foundation and structural issues; the seller is looking for non-contingent offers w/quick close. We have a termite report from april of this year. No other reports/inspections have been performed. *note - 3727 platt ct., located 2 courts away, sold for \$1,200,000 on 4/4/18 with 1626 sq ft.	Beautiful views of pleasanton ridge from this one level home. Marble entry with step down living room and gleaming hardwood floors. Maple kitchen with center island and breakfast bar. Family room with cozy fireplace and plantation shutters to backyard. 4 spacious bedrooms all with hardwood floors. Beautifully remodeled bathrooms. Indoor laundry room with lots of cabinetry. Newer composition roof and dual pane windows. Beautifully landscaped yard with flowering garden, patio and side yard access. Walk to all three award winning schools, parks and shopping. Close to histori...

Highlighted fields were changed by agent to reflect knowledge of this property.

Comps Selected by Agent






Address	3912 Grand Canyon Ct Pleasanton, CA 94588	3976 Empire Ct Pleasanton, CA 94588	4429 Clovewood Ln Pleasanton, CA 94588	4661 Holland Dr Pleasanton, CA 94588	5931 Bryce Canyon Ct Pleasanton, CA 94588
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$1,020,600 Est. Value	\$1,051,000 Sold Price	\$1,025,000 Sold Price	\$1,050,000 Sold Price	\$1,020,000 Sold Price
Recording Date	8/21/1998	7/10/2018	6/27/2018	7/27/2018	10/1/2018
Days in RPR	–	33	41	42	31
Price Per Sq. Ft.	\$645	\$766	\$643	\$665	\$658
Bedrooms	4	3	4	3	4
Total Baths	2	2	2	2	2
Partial Baths	–	–	–	–	–
Total Rooms	8	7	7	7	7
Living Area	1,582	1,372	1,593	1,579	1,549
Lot Size	6,528 sq ft	6,200 sq ft	7,419 sq ft	6,500 sq ft	7,080 sq ft
Year Built	1970	1970	1966	1973	1971
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached	Detached	Detached
Proximity	–	– Mi.	– Mi.	– Mi.	– Mi.
MLS ID	–	40825015	40822230	40826451	40836611
Listing Broker	–	Courtesy of Re/Max Accord	Courtesy of Keller Williams Tri-Valley	Courtesy of Exp Realty Of Ca, Inc	Courtesy of Bhg Tri-Valley Realty
Description		Gorgeous 3 bedrooms, 2 bath home with a prime court location in the val vista neighborhood. Walking distance to k-12 schools, shopping & transportation. Granite kitchen w/ stainless steel appliances, gas stove & tile floors. Granite hall bath counters & granite shower over tub. 2 yr old central heat/air w/air purifier, living room w/hardwood floors & plantation shutters, tankless water heater, dual paned windows plus much more!	Open house sun. 5/27 1-4pm. Bright & charming home in the heart of pleasanton's desirable highland oaks neighborhood! gorgeous floors make for an entrance with a statement & lead you into the plush carpeted formal living area, with a big window framed by the outdoor bougainvillea tree. The kitchen boasts beautiful granite counters with a huge island and lot's of storage. Spacious bedrooms feature mirrored closet doors & offer plenty of natural light through the vinyl dual pane windows. Newly added sun tube brightens up the hallway that has a big closet with plenty of stora...	Wow!! honey, stop the car! val vista at its finest, shimmering pool, refinished deck, and gorgeous yards, both front and back. Laminate floors, large spacious living room. Step down family room with fireplace with wood mantel. Amazing kitchen with granite and upgraded cabinetry and incredible wolf range with 4 gas burners, plus a griddle, plus a grill. Microwave, fridge, dishwasher, and stainless sink, too. New air conditioning, ceiling fan, inside laundry room and gorgeous upgraded bathrooms, both master and hallway bath. Slider from master outside to pool. ***get this...	Open house 9/8 & 9/9 1-4pm this fresh and super clean newly renovated single-story court location single family home is the best value in pleasanton. Close to k-12 schools, parks, shopping, bart, ace and even downtown! brand new plush carpet and paint. Newer vinyl double pane windows. The kitchen, dining and family room are blended together to make a fabulous open social space. The kitchen counter has room to seat 4-5 people. Huge backyard with roses, large lawn, trees and play area. Covered front porch to enjoy sitting and watching children play in the quiet court. Wo...

Highlighted fields were changed by agent to reflect knowledge of this property.

Comps Selected by Agent



Address	3912 Grand Canyon Ct Pleasanton, CA 94588	3670 Carlsbad Way Pleasanton, CA 94588	6132 Crater Lake Ct Pleasanton, CA 94588
Status	 Subject Property	 Pending	 For Sale
Amount	\$1,020,600 Est. Value	\$899,500 List Price	\$899,950 List Price
Recording Date	8/21/1998	-	-
Days in RPR	-	18	54
Price Per Sq. Ft.	\$645	\$571	\$571
Bedrooms	4	4	4
Total Baths	2	2	2
Partial Baths	-	-	-
Total Rooms	8	7	7
Living Area	1,582	1,576	1,576
Lot Size	6,528 sq ft	6,700 sq ft	7,530 sq ft
Year Built	1970	1968	1968
Living Area Range (low)	-	-	-
Living Area Range (high)	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached	Detached
Proximity	-	- Mi.	- Mi.
MLS ID	-	40840406	40835538
Listing Broker	-	<i>Listing Courtesy of Intero Real Estate Services</i>	<i>Listing Courtesy of Legacy Real Estate & Assoc.</i>
Description		<p>Come take a look at this beauty! located in the heart of pleasanton, this lovely 3 bed 2 bath features, hardwood floors throughout, recessed lighting, crown molding, a remodeled kitchen with stainless steel appliances and double oven featuring a micro/convection combo oven and breakfast bar. You can enjoy a separate dining area and plus a family room with fireplace. On top of all that you also get a 450 sq ft bonus room perfect for a home office, entertaining, or you choose, come take a look before its gone!</p>	<p>Open great room concept with high ceiling family room/kitchen combo. Gorgeous kitchen with warm wood cabinets, huge island, granite slab counters, breakfast bar, stainless-steel appliances, gas cooktop, and built in oven and microwave. The office is ready for business with built-in wood desk counters and shelving - all overlooking the shady front yard. Master bedroom with two closets, separate sink vanity area and slider onto back deck.</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

3868 Mesa Verde Ct, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 9/5/2018
• MLS Listing 40832692: 8/1/2018

Sold Price

\$1,030,000

Sold Date: 9/5/2018
Days in RPR: 35

Current Estimated Value

\$1,004,170

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$953,962 – \$1,054,378

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$3,500**

📈 RVM® Change
Last 12 Months: **16.83%**

Renovated throughout and located on a wonderful court with views of the Pleasanton Ridge. This lovely home features many newer amenities such as a large granite kitchen with newer appliances, newer tile and granite baths, dual pane windows, laminate flooring, HVAC system and steel tile roof & gutt...

Home Facts

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,744	1,744
Lot Size	6,541 sq ft	6,541 sq ft
Lot Dimensions	6541 SF	-
Garage	Yes	-
Garage (spaces)	-	2
Pool	Yes	Yes
Year Built	1970	1970
Total Rooms	7	7
Roofing	-	Metal, Tile
Heating	-	Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Foundation	-	Crawl Space, Raised
Construction	Frame	-
Exterior Walls	-	Stucco
Number of Buildings	1	-
Number of Units	1	-
Number of Stories	2	Tri Level

Courtesy of Alain Pinel, Realtors®

7333 Linwood Ct, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 7/6/2018
• MLS Listing 40822251: 5/17/2018

Sold Price

\$930,000

Sold Date: 7/6/2018
Days in RPR: 50

Current Estimated Value

\$956,490

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$908,666 – \$1,004,314

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$520**

📈 RVM® Change
Last 12 Months: **11.72%**

BROKER'S TOUR Friday 25 May, 10 am - 1 pm; **OPEN HOUSES** Sat & Sun, 26 & 27 May, 1 - 4 pm. This beautifully maintained home in a highly desirable school district provides easy access to the 580/680 freeways as well as Pleasanton's West BART Station. Located on a court near Oak Hill Park this three-bed...

Home Facts

Public Facts

Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	3	3
Partial Baths	-	-
Living Area (sq ft)	1,507	1,507
Lot Size	4,500 sq ft	4,500 sq ft
Lot Dimensions	4500 SF	-
Garage	Yes	-
Garage (spaces)	-	2
Pool	-	None
Year Built	1986	1986
Total Rooms	5	5
Roofing	-	Composition Shingle
Heating	-	Forced Air, Gas
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Dual Pane Windows, Stucco, Wood Siding
Number of Buildings	1	-
Number of Units	1	-
Number of Stories	2	Two Story

Courtesy of Re/Max Accord

3657 Olympic Ct N, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 8/27/2018
• MLS Listing 40830256: 7/14/2018

Sold Price
\$835,000

Sold Date: 8/27/2018
Days in RPR: 44

Current Estimated Value
\$908,170

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$862,762 – \$953,578

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$29,200**

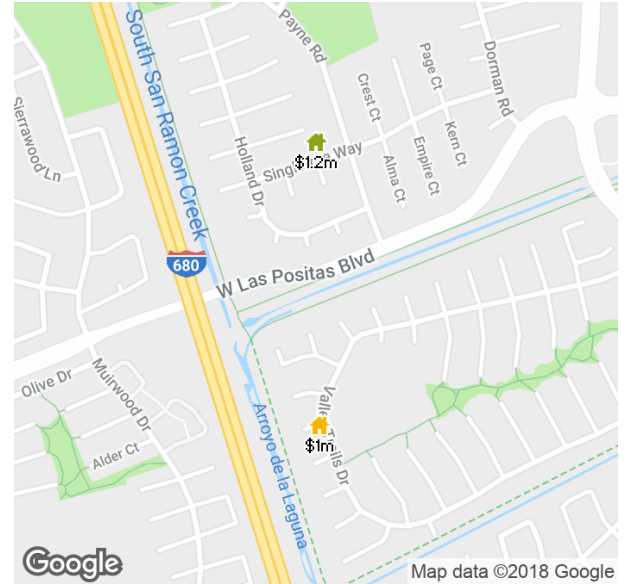
📉 RVM® Change
Last 12 Months: **-0.97%**

To be sold 'AS-IS!' This is a 'Contractor Special' with foundation and structural issues. The seller is looking for non-contingent offers w/quick close. We have a termite report from April of this year. No other reports/inspections have been performed. *Note - 3727 Platt Ct., located 2 courts away...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	4	4
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,834	1,834
Lot Size	6,067 sq ft	6,067 sq ft
Lot Dimensions	6067 SF	-
Garage	Yes	-
Garage (spaces)	-	2
Pool	Yes	Yes
Year Built	1968	1968
Total Rooms	8	8
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Ceiling Fans, Central Air Conditioning
Fireplaces	-	1
Foundation	-	Raised
Construction	Frame	-
Exterior Walls	-	Stucco
Number of Buildings	1	-
Number of Units	1	-
Number of Stories	2	Two Story

Courtesy of Re/Max Accord

6665 Singletree Way, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 5/30/2018
- MLS Listing 40819207: 4/26/2018

Sold Price

\$1,175,000

Sold Date: 5/30/2018
Days in RPR: 34

Current Estimated Value

\$1,113,570

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$1,057,892 – \$1,169,248

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$1,270**

📈 RVM® Change
Last 12 Months: **22.15%**

Beautiful views of Pleasanton Ridge from this one level home. Marble entry with step down living room and gleaming hardwood floors. Maple kitchen with center island and breakfast bar. Family room with cozy fireplace and plantation shutters to backyard. 4 spacious bedrooms all with hardwood floors...

Home Facts

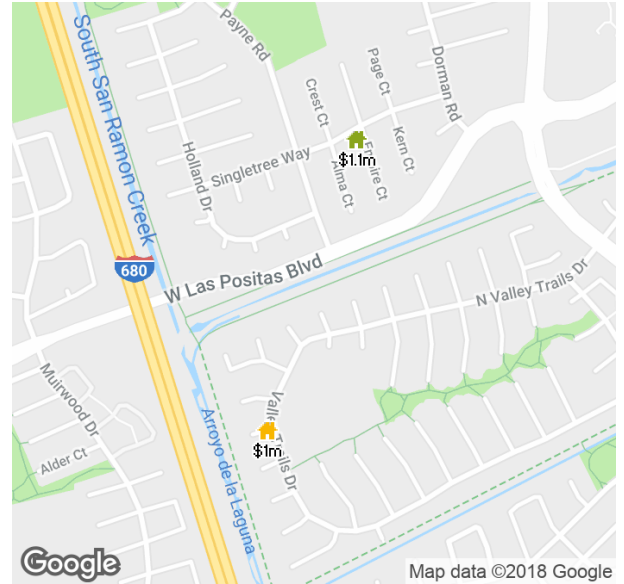
Public Facts

Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	4	4
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,816	1,816
Lot Size	6,500 sq ft	6,500 sq ft
Lot Dimensions	6500 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	–	None
Year Built	1971	1971
Total Rooms	8	9
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Central Air Conditioning, Whole House Fan
Fireplaces	–	1
Foundation	–	Crawl Space, Raised
Construction	Frame	–
Exterior Walls	–	Brick, Stucco, Wood Siding
Number of Buildings	1	–
Number of Units	1	–
Number of Stories	1	One Story

Courtesy of Keller Williams Tri-Valley

3976 Empire Ct, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 7/10/2018
• MLS Listing 40825015: 6/7/2018

Sold Price

\$1,051,000

Sold Date: 7/10/2018
Days in RPR: 33

Current Estimated Value

\$1,020,190

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$969,181 – \$1,071,199

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$3,340**

📈 RVM® Change
Last 12 Months: **20.3%**

Gorgeous 3 Bedrooms, 2 Bath
Home with a Prime Court Location
in the Val Vista Neighborhood.
Walking distance to K-12 Schools,
Shopping & Transportation.
Granite Kitchen w/ Stainless Steel
Appliances, Gas Stove & Tile
Floors. Granite Hall Bath Counters
& Granite Shower over Tub. 2 Yr
Old Central H...

Home Facts

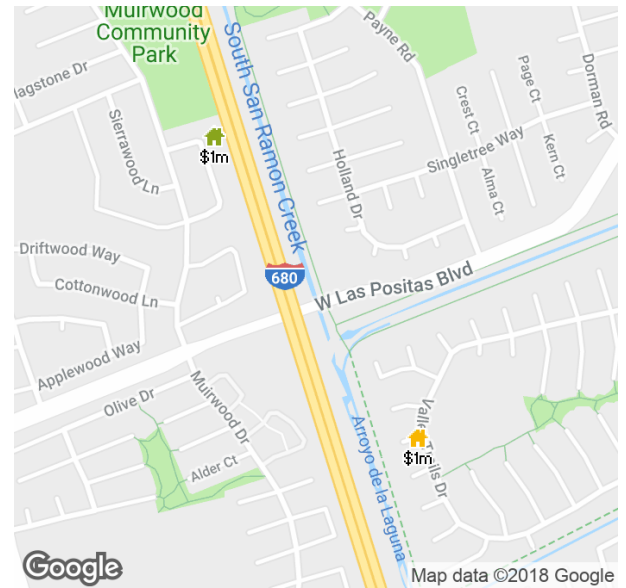
Public Facts

Listing Facts

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,372	1,372
Lot Size	6,200 sq ft	6,200 sq ft
Lot Dimensions	6200 SF	–
Garage	Yes	–
Garage (spaces)	2	2
Pool	–	None
Year Built	1970	1970
Total Rooms	7	7
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Ceiling Fans, Central Air Conditioning
Fireplaces	–	1
Foundation	–	Crawl Space
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	1	–
Number of Stories	1	One Story

Courtesy of Re/Max Accord

4429 Clovewood Ln, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 6/27/2018
• MLS Listing 40822230: 5/17/2018

Sold Price

\$1,025,000

Sold Date: 6/27/2018
Days in RPR: 41

Current Estimated Value

\$1,034,750

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$983,013 – \$1,086,487

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$2,110**

📈 RVM® Change
Last 12 Months: **14.53%**

Open House Sun. 5/27 1-4pm.
Bright & Charming Home in The
Heart of Pleasanton's Desirable
Highland Oaks Neighborhood!
Gorgeous Floors Make for an
Entrance With a Statement & Lead
You into the Plush Carpeted
Formal Living Area, with a Big
Window Framed by The Outdoor
Bougainvillea Tree. The
Kitchen...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Pool
Year Built
Total Rooms
Roofing
Heating
Cooling
Fireplaces
Foundation
Construction
Exterior Walls
Number of Buildings
Number of Units
Number of Stories

Public Facts

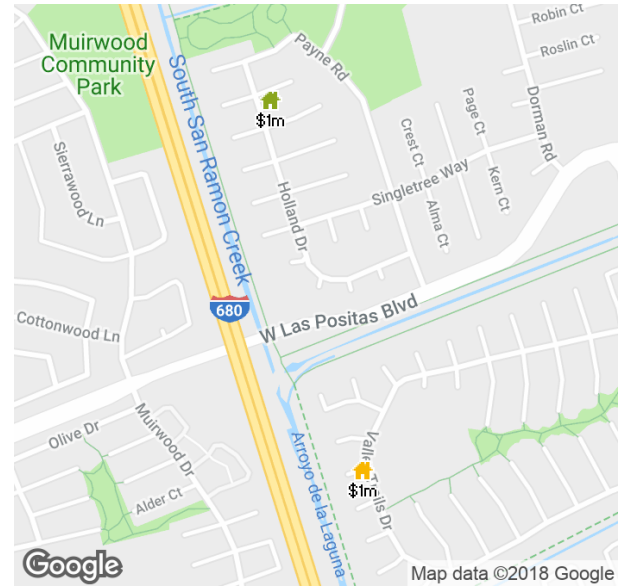
Single Family Residence
Single Family
4
2
2
-
1,593
7,419 sq ft
7419 SF
Yes
-
-
1966
7
-
-
-
-
-
Frame
-
1
1
1

Listing Facts

Single Family Residence
Detached
4
2
2
-
1,593
7,419 sq ft
-
-
None
1966
7
Composition Shingle
Forced Air
Central Air Conditioning
1
Crawl Space
-
Dual Pane Windows, Wood Siding
-
-
One Story

Courtesy of Keller Williams Tri-Valley

4661 Holland Dr, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 7/27/2018
• MLS Listing 40826451: 6/15/2018

Sold Price

\$1,050,000

Sold Date: 7/27/2018
Days in RPR: 42

Current Estimated Value

\$1,038,040

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$986,138 – \$1,089,942

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$6,480**

📈 RVM® Change
Last 12 Months: **23.08%**

WOW! HONEY, STOP THE CAR! VAL VISTA AT ITS FINEST, SHIMMERING POOL, REFINISHED DECK, AND GORGEOUS YARDS, BOTH FRONT AND BACK. LAMINATE FLOORS, LARGE SPACIOUS LIVING ROOM. STEP DOWN FAMILY ROOM WITH FIREPLACE WITH WOOD MANTEL. AMAZING KITCHEN WITH GRANITE AND UPGRADED CABINETRY and INCREDIBLE WOL...

Home Facts

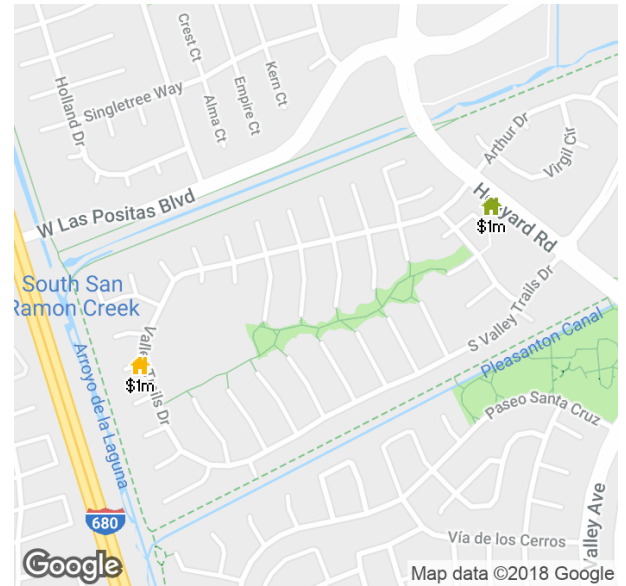
Public Facts

Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,579	1,579
Lot Size	6,500 sq ft	6,500 sq ft
Lot Dimensions	6500 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	Yes	Yes
Year Built	1973	1973
Total Rooms	7	7
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Ceiling Fans, Central Air Conditioning
Fireplaces	–	1
Foundation	–	Crawl Space
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	1	–
Number of Stories	1	One Story

Courtesy of Exp Realty Of Ca, Inc

5931 Bryce Canyon Ct, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

• Sold Date: 10/1/2018
• MLS Listing 40836611: 8/31/2018

Sold Price
\$1,020,000

Sold Date: 10/1/2018
Days in RPR: 31

Current Estimated Value
\$973,200

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$924,540 – \$1,021,860

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$27,290**

📈 RVM® Change
Last 12 Months: **11.65%**

OPEN HOUSE 9/8 & 9/9 1-4pm
This fresh and super clean newly renovated single-story court location single family home is the best value in Pleasanton. Close to K-12 schools, parks, shopping, BART, ACE and even downtown! Brand new plush carpet and paint. Newer vinyl double pane windows. The kitchen,...

Home Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	4
Total Baths	2
Full Baths	2
Partial Baths	—
Living Area (sq ft)	1,549
Lot Size	7,080 sq ft
Lot Dimensions	7080 SF
Garage	Yes
Garage (spaces)	—
Pool	—
Year Built	1971
Total Rooms	7
Roofing	—
Heating	—
Cooling	—
Fireplaces	—
Construction	Frame
Exterior Walls	—
Number of Buildings	1
Number of Units	1
Number of Stories	1

Public Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	4
Total Baths	2
Full Baths	2
Partial Baths	—
Living Area (sq ft)	1,549
Lot Size	7,080 sq ft
Lot Dimensions	7080 SF
Garage	Yes
Garage (spaces)	—
Pool	—
Year Built	1971
Total Rooms	7
Roofing	—
Heating	—
Cooling	—
Fireplaces	—
Construction	Frame
Exterior Walls	—
Number of Buildings	1
Number of Units	1
Number of Stories	1

Listing Facts

Property Type	Single Family Residence
Property Subtype	Detached
Bedrooms	4
Total Baths	2
Full Baths	2
Partial Baths	—
Living Area (sq ft)	1,549
Lot Size	7,080 sq ft
Lot Dimensions	—
Garage	—
Garage (spaces)	2
Pool	None
Year Built	1971
Total Rooms	7
Roofing	Composition Shingle
Heating	Forced Air
Cooling	Central Air Conditioning
Fireplaces	1
Construction	—
Exterior Walls	Stucco
Number of Buildings	—
Number of Units	—
Number of Stories	One Story

Courtesy of Bhg Tri-Valley Realty

3670 Carlsbad Way, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 10/8/2018

List Price

\$899,500

List Date: 9/27/2018

Days in RPR: 18

Current Estimated Value

\$1,000,340

Last RVM® Update: 9/11/2018

RVM® Est. Range:

\$950,323 – \$1,050,357

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$2,180**

📈 RVM® Change

Last 12 Months: **18.38%**

Come take a look at this beauty! Located in the heart of Pleasanton, This lovely 3 bed 2 bath features, hardwood floors throughout, Recessed lighting, crown molding, a remodeled kitchen with stainless steel appliances and double oven featuring a micro/convection combo oven and breakfast bar. You ca...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Pool
Year Built
Total Rooms
Roofing
Heating
Cooling
Fireplaces
Foundation
Construction
Exterior Walls
Number of Buildings
Number of Units
Number of Stories

Public Facts

Single Family Residence
Single Family
3
2
2
—
1,576
6,700 sq ft
6700 SF
Yes
—
1968
7
—
—
—
—
—
Frame
—
1
1
1

Listing Facts

Single Family Residence
Detached
4
2
2
—
1,576
6,700 sq ft
—
2
None
1968
7
Composition Shingle
Forced Air
Ceiling Fans
1
Raised
—
Stucco & Stone
—
—
One Story

Listing Courtesy of Intero Real Estate Services

6132 Crater Lake Ct, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE
Active: 8/22/2018

List Price
\$899,950

List Date: 8/22/2018
Days in RPR: 54
Last Price Update: 10/3/2018

Current Estimated Value
\$970,030

Last RVM® Update: 9/11/2018

RVM® Est. Range:
\$921,529 – \$1,018,531

RVM® Confidence:
★★★★★

📉 RVM® Change
Last 1 Month: **-\$6,730**

📈 RVM® Change
Last 12 Months: **11.9%**

Open great room concept with high ceiling family room/kitchen combo. Gorgeous kitchen with warm wood cabinets, huge island, granite slab counters, breakfast bar, stainless-steel appliances, gas cooktop, and built in oven and microwave. The office is ready for business with built-in wood desk count...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Pool
Year Built
Total Rooms
Roofing
Heating
Cooling
Fireplaces
Foundation
Construction
Exterior Walls
Number of Buildings
Number of Units
Number of Stories

Public Facts

Single Family Residence
Single Family
3
2
2
—
1,576
7,530 sq ft
7530 SF
Yes
2
—
1968
7
—
—
—
—
—
—
Frame
—
1
1
1

Listing Facts

Single Family Residence
Detached
4
2
2
—
1,576
7,530 sq ft
—
—
None
1968
7
Composition Shingle
Forced Air
Central Air Conditioning
1
Raised
—
Stucco
—
—
One Story

Listing Courtesy of Legacy Real Estate & Assoc.

Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

	User Selected Comps	Market Activity For Sale Listings	Market Activity Distressed	Market Activity Expired Listings	Market Activity Pending Sales	Market Activity Sold
Lowest Price	\$835,000	\$980,000	\$962,380	\$998,500	\$899,500	\$965,000
Median Price	\$1,022,500	\$1,149,500	\$1,194,280	\$2,293,850	\$1,056,500	\$1,100,000
Highest Price	\$1,175,000	\$2,200,000	\$3,760,870	\$6,999,000	\$1,740,000	\$1,240,000
Median Price Per Sq. Ft.	\$630	\$588	\$627	\$636	\$610	\$632
Median Days in RPR	38	4.5	–	82	25	42.5

Sold Price Comparison

This section compares prices for properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$700,000	\$358
Median Price	\$1,050,000	\$652
High Price	\$1,399,000	\$570

Details of Comparative Analysis

Average of Comps **\$978,429**

Adjustments **+\$7,339**

Adjusted Value **\$985,768**
(or \$623 per sq. ft.)

Sellers

Signature Date

Signature Date

Broker / Agent

Signature Date

Seller's Proceeds

	Low	High
Price	\$ <input type="text"/>	\$ <input type="text"/>
Encumbrances		
First Loan	\$ <input type="text"/>	\$ <input type="text"/>
Second Loan	\$ <input type="text"/>	\$ <input type="text"/>
Estimated Closing Costs		
Commissions	\$ <input type="text"/>	\$ <input type="text"/>
Escrow Items	\$ <input type="text"/>	\$ <input type="text"/>
Escrow Fees	\$ <input type="text"/>	\$ <input type="text"/>
Home Warranty	\$ <input type="text"/>	\$ <input type="text"/>
Other Work	\$ <input type="text"/>	\$ <input type="text"/>
Pest Inspection	\$ <input type="text"/>	\$ <input type="text"/>
Tax Stamp	\$ <input type="text"/>	\$ <input type="text"/>
Termite Work	\$ <input type="text"/>	\$ <input type="text"/>
Title Insurance	\$ <input type="text"/>	\$ <input type="text"/>
Seller Concessions	\$ <input type="text"/>	\$ <input type="text"/>
Seller Conveyances	\$ <input type="text"/>	\$ <input type="text"/>
Other	\$ <input type="text"/>	\$ <input type="text"/>
Net Cash to Seller	\$ <input type="text"/>	\$ <input type="text"/>

I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.

Seller _____

date _____

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

