

MINI PROPERTY REPORT

708 San Miguel Way, Sacramento, CA 95819



Presented by

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Mission Viejo, CA 92692

708 San Miguel Way, Sacramento, CA 95819



Legend: Subject Property

Closed • Sold Date: 1/3/2024, Public Record

Closed Price

\$900,000

Closed Date: 1/3/2024

Current Estimated Value

\$900,890

Last RVM® Update: 1/16/2024

RVM® Est. Range: \$883K – \$919K

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$66,790

→ RVM® Change - Last 12 Months: –

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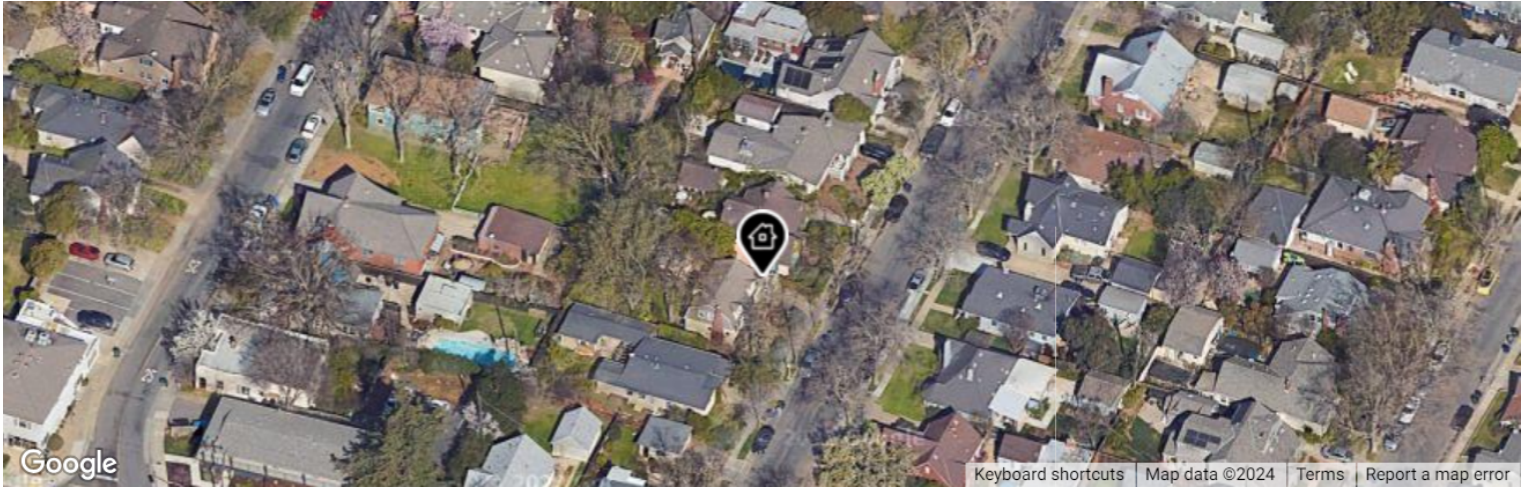
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	3	-	-
Total Baths	1	-	-
Full Baths	1	-	-
Partial Baths	-	-	-
Living Area (sq ft)	1,384	-	-
Building Area (sq ft)	1,384	-	-
Lot Size	5,000 sq ft	-	-
Lot Dimensions	5000 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	-	-
Year Built	1930	-	-
Total Rooms	5	-	-
Roofing	Composition Shingle	-	-
Heating	Central	-	-
Cooling	Central	-	-
Construction	Wood	-	-
Number of Units	0	-	-
Number of Stories	2	-	-

Homeowner Facts

Owner Name (Public)	Barrera, Daniel; Meamar, Golzar
Mailing Address	708 San Miguel Way Sacramento CA 95819-2724

Extended Home Facts



Legend: Subject Property

Interior Details

1st Floor	1164 sq ft
2nd Floor	220 sq ft
Garage	252 sq ft
Other Rooms	Utility Room

Exterior Details

Lot Size - Square Feet	5000 sq ft
Lot Size - Acres	0.115 ac

Location Details

Zoning	R-1
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Other Details

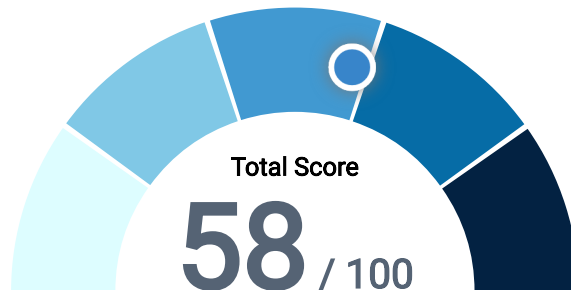
Building Condition	Average
Building Quality	C

AARP Livability™ Index for 95819

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual



A score over 50 is above average

Housing	47
Affordability & Access	
Neighborhood	62
Access to Life, Work & Play	
Transportation	69
Safe & Convenient Options	
Environment	41
Clean Air & Water	
Health	72
Prevention, Access & Quality	
Engagement	59
Civic & Social Involvement	
Opportunity	54
Inclusion & Possibilities	

Property History

Median Estimated Home Value

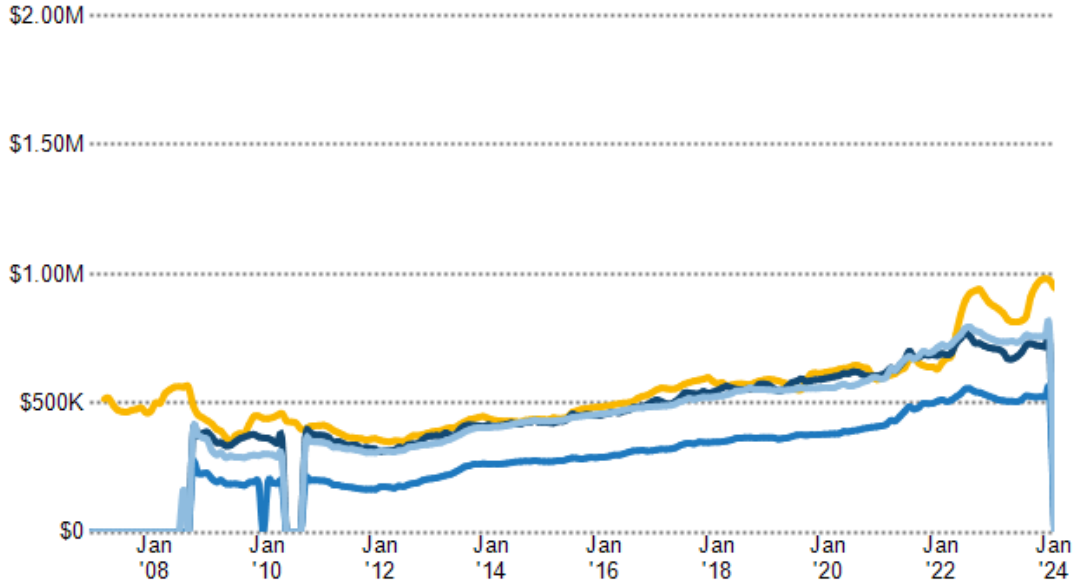
This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Sacramento
- Sacramento County
- California

Estimated Value:
\$900,890



Sales History

Sales Date	Sales Amount	Price per sq. ft.
1/3/2024	\$900,000	\$650
4/8/2022	\$1,100,000	\$794

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$707,638	\$414,362	\$1,122,000	\$13,121
2022	\$123,443	\$39,804	\$163,247	\$2,044
2021	\$121,023	\$39,024	\$160,047	\$1,950
2020	\$119,783	\$38,624	\$158,407	\$1,961
2019	\$117,435	\$37,867	\$155,302	\$1,919
2018	\$115,133	\$37,125	\$152,258	\$1,868
2017	\$112,876	\$36,398	\$149,274	\$1,841
2016	\$110,663	\$35,685	\$146,348	\$1,766
2015	\$109,001	\$35,149	\$144,150	\$1,739
2014	\$106,866	\$34,461	\$141,327	\$1,693
2013	\$106,384	\$34,306	\$140,690	\$1,682
2012	\$104,299	\$33,634	\$137,933	\$1,947
2011	\$102,254	\$32,975	\$135,229	\$1,586
2009	\$101,732	\$32,807	\$134,539	—
2008	\$99,738	\$32,164	\$131,902	—
2007	\$97,783	\$31,534	\$129,317	—
2006	\$95,866	\$30,916	\$126,782	—
2005	\$93,987	\$30,310	\$124,297	—

Legal Description

APN	004-0284-011-0000
Zoning	R-1
Census Tract	060670003.002005
Abbreviated Description	TERRACE VILLA, LOT 5
City/Municipality/Township	Sacramento, CA 95819

Mortgage Records

Recording Date	9/1/2016	9/25/2006	12/23/2003	11/18/2003
Borrower Name	LYNETTE KLEINFALL, JOSEPH FORNASERO	JOSEPH FORNASERO, LYNETTE KLEINFALL	JOSEPH M FORNASERO	JOSEPH M FORNASERO
Vesting Type	Married Woman as her sole and separate property	–	Married Man as his sole and separate property	Married Man as his sole and separate property
Lender Name	EVERBANK.COM	JPMORGAN CHASE BANK NA	CHASE MANHATTAN BANK USA NA	MIT LENDING
Lender Type	Bank	Bank	Subprime Lender	Lending institution
Loan Amount	\$388,800	\$180,000	\$60,000	\$255,500
Loan Type	New Conventional	Credit Line (Revolving)	Credit Line (Revolving)	Unknown
Contract Date	7/26/2016	9/14/2006	12/18/2003	11/12/2003
Due Date	8/1/2046	9/14/2036	1/1/2034	12/12/2033
Finance Type	–	Variable	–	–
Interest Rate	–	–	–	–

Deed Records

Recording Date	1/3/2024
Document Type	Grant Deed
Sales Price	\$900,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	DANIEL BARRERA, GOLZAR MEAMAR
Buyer ID	Husband and Wife
Seller Name	DENNIS PIERCE, TONI PIERCE
Seller ID	Husband and Wife
Document #	202401030706
City Transfer Tax	\$2,475
County Transfer Tax	\$990
Contract Date	12/28/2023

Price per Bedroom of Comps 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 Property

\$300K **1**

Comps

\$350K - \$400K **2**

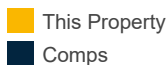
\$250K - \$300K **4**

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 Property

1,384 sq. ft. **\$900,890**

Comps

1,800 - 2,000 sq. ft. **\$971,500**

1,600 - 1,800 sq. ft. **\$825,000**

1,400 - 1,600 sq. ft. **\$843,500**

1,200 - 1,400 sq. ft. **\$750,000**

Neighborhood: Housing Stats and Charts

	95819	Sacramento	Sacramento County	California	USA
Median Estimated Home Value	\$726K	\$486K	\$524K	\$762K	\$360K
Estimated Home Value 12-Month Change	+2.1%	+1.3%	+0.6%	+2.3%	+4.7%
Median List Price	\$844K	\$485K	\$580K	\$699K	—
List Price 1-Month Change	—	+1.2%	+5.5%	-3.6%	—
List Price 12-Month Change	+12.9%	+3.4%	+11.8%	+2%	—
Median Home Age	79	50	43	47	43
Own	66%	50%	58%	56%	65%
Rent	34%	50%	42%	45%	35%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$1.3B	\$25.4B	\$307B
% Change in Permits for All Buildings	—	—	-11%	0%	+13%
% Change in \$ Value for All Buildings	—	—	-2%	-4%	+10%

Median Sales Price vs. Sales Volume

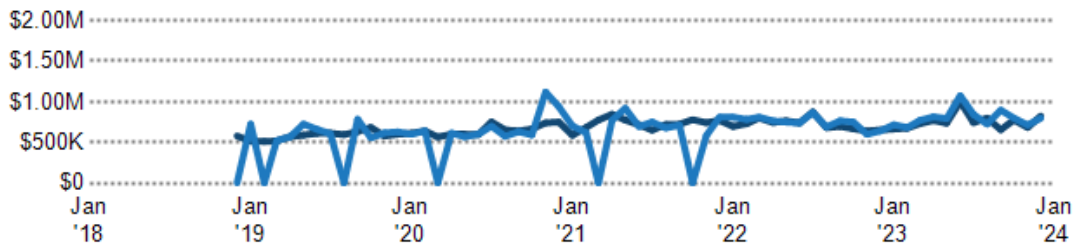
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

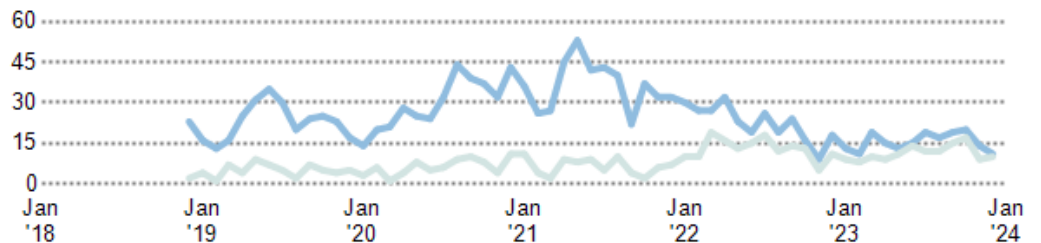
Update Frequency: Monthly

- 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

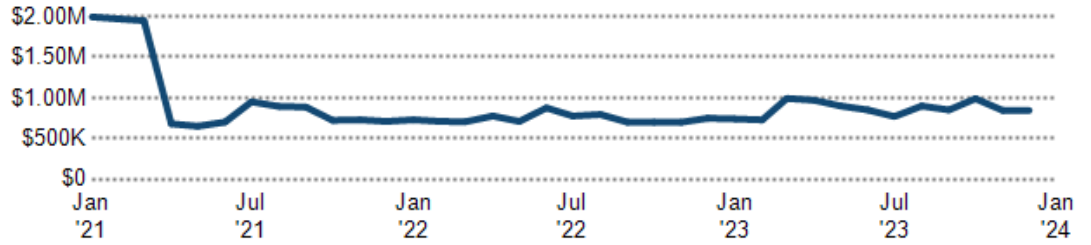
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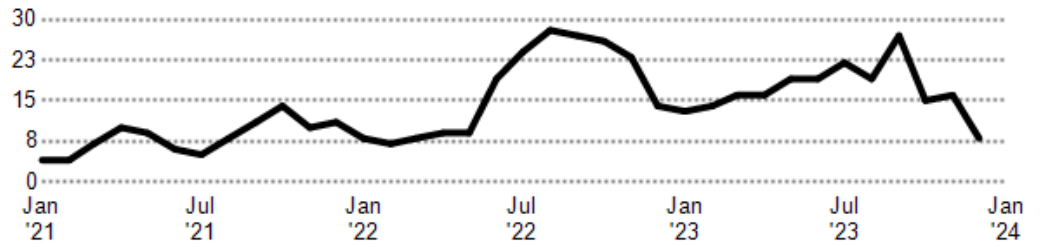
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



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- 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.
- **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: <https://blog.narrpr.com>

