

Property Detail Report

For Property Located At

**1655 BEACH PARK BLVD, FOSTER CITY CA 94404-1438****Owner Information:**

Owner Name: **MONTENEGRO ANGELA ARROYO**
 Mailing Address: **1655 BEACH PARK BLVD, FOSTER CITY CA 94404-1438 C006**
 Phone Number: Vesting Codes: **MW // SE**

Location Information:

Legal Description: **LOT 710 FOSTER CITY NEIGHBORHOOD NO 3 UNIT NO 2 RSM 62/43 50**
 County: **SAN MATEO, CA** APN: **094-211-420**
 Census Tract / Block: **6,082.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **FOSTER CITY NBRHD 03**
 Legal Book/Page: Map Reference: **29-D4 / 749-H1**
 Legal Lot: **710** Tract #:
 Legal Block: School District: **SAN MATEO UN**
 Market Area: **397** Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: **08/23/2006 / 08/18/2006** Deed Type: **INTERSPOUSAL DEED TRANSFER**
 Sale Price: 1st Mtg Document #:
 Document #: **126985**

Last Market Sale Information:

Recording/Sale Date: **08/23/2006 / 08/10/2006** 1st Mtg Amount/Type: **\$858,000 / CONV**
 Sale Price: **\$1,320,000** 1st Mtg Int. Rate/Type: **6.88 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **126986**
 Document #: **126984** 2nd Mtg Amount/Type: **\$198,000 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$490.71**
 New Construction: Multi/Split Sale:
 Title Company: **ALLIANCE TITLE CO**
 Lender: **RESIDENTIAL MTG CAP**
 Seller Name: **SKYLLAS GEORGE**

Prior Sale Information:

Prior Rec/Sale Date: **03/10/2006 / 02/22/2006** Prior Lender: **FIRST NAT'L BK/AZ**
 Prior Sale Price: **\$925,000** Prior 1st Mtg Amt/Type: **\$740,000 / CONV**
 Prior Doc Number: **35184** Prior 1st Mtg Rate/Type: **7.38 / ADJ**
 Prior Deed Type: **GRANT DEED**

Property Characteristics:

Gross Area: 3,130	Parking Type: ATTACHED GARAGE	Construction:
Living Area: 2,690	Garage Area: 440	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity: 2	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 9	Basement Area:	Patio Type:
Bedrooms: 5	Finish Bsmnt Area:	Pool: POOL
Bath(F/H): 3 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff: 1969 /	Roof Type:	Style:
Fireplace: Y / 1	Foundation:	Quality: GOOD
# of Stories: 2.00	Roof Material: WOOD SHAKE	Condition: EXCELLENT
Other Improvements:		

Site Information:

Zoning: **R10006** Acres: **0.15** County Use: **1 FAMILY RESIDENCE (01)**
 Flood Zone: **AE** Lot Area: **6,336** State Use:
 Flood Panel: **0603180010C** Lot Width/Depth: **66 x 96** Site Influence:

Flood Panel Date:	01/19/1995	Res/Comm Units:	/	Sewer Type:	
Land Use:	SFR			Water Type:	
<i>Tax Information:</i>					
Total Value:	\$1,346,400	Assessed Year:	2008	Property Tax:	\$14,694.06
Land Value:	\$673,200	Improved %:	50%	Tax Area:	020003
Improvement Value:	\$673,200	Tax Year:	2008	Tax Exemption:	
Total Taxable Value:	\$1,346,400				

Comparable Sales Report

For Property Located At



1655 BEACH PARK BLVD, FOSTER CITY CA 94404-1438

Comp #:	1	Distance From Subject:	0.02 (miles)
Address:	285 DUCK CT, FOSTER CITY CA 94404-1408		
Owner Name:	ARUMUGAM FAMILY TRUST		
Seller Name:	CLEANER MURRAY A & ANDREA R		
APN:	094-211-140	Map Reference:	29-D4 / 749-H1
County:	SAN MATEO, CA	Census Tract:	6,082.00
Subdivision:	FOSTER CITY	Zoning:	R10006
Rec Date:	08/05/2009	Prior Rec Date:	01/21/1999
Sale Date:	07/31/2009	Prior Sale Date:	12/28/1998
Sale Price:	\$1,080,000	Prior Sale Price:	\$517,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	105431	Acres:	0.12
1st Mtg Amt:	\$729,750	Lot Area:	5,360
Total Value:	\$617,046	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	450 / 2
		Living Area:	2,350
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	2 / 1
		Yr Built/Eff:	1974 /
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	Y /
		Pool:	SPA
		Roof Mat:	TILE
		Parking:	ATTACHED GARAGE

Comp #:	2	Distance From Subject:	0.38 (miles)
Address:	280 PUFFIN CT, FOSTER CITY CA 94404-1319		
Owner Name:	NGO BOBBY Q & NYREE K		
Seller Name:	BELLIVEAU MARY K TRUST		
APN:	094-156-400	Map Reference:	29-D3 / 749-G1
County:	SAN MATEO, CA	Census Tract:	6,082.00
Subdivision:	FOSTER CITY NBRHD 02 01	Zoning:	R10006
Rec Date:	07/15/2009	Prior Rec Date:	06/18/1969
Sale Date:	07/07/2009	Prior Sale Date:	
Sale Price:	\$882,000	Prior Sale Price:	\$37,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	93925	Acres:	0.15
1st Mtg Amt:	\$500,000	Lot Area:	6,375
Total Value:	\$117,008	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	430 / 2
		Living Area:	2,450
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1969 /
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject:	0.53 (miles)
Address:	795 NIAN TIC DR, FOSTER CITY CA 94404-1703		
Owner Name:	RAJ THANIGAIVEL A/SHETTY SHEETAL		
Seller Name:	BACKMAN LYNDA N		
APN:	094-071-090	Map Reference:	29-D4 / 749-G2
County:	SAN MATEO, CA	Census Tract:	6,081.00
Subdivision:	FOSTER CITY NBRHD 01	Zoning:	R10006
Rec Date:	05/27/2009	Prior Rec Date:	05/08/2008
Sale Date:	05/20/2009	Prior Sale Date:	04/24/2008
Sale Price:	\$1,050,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	67394	Acres:	0.14
1st Mtg Amt:	\$800,000	Lot Area:	5,985
Total Value:	\$122,239	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	480 / 2
		Living Area:	2,160
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1964 /
		Air Cond:	CENTRAL
		Style:	TRADITIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	4	Distance From Subject:	0.67 (miles)
Address:	1181 BALCLUTHA DR, FOSTER CITY CA 94404-1747		
Owner Name:	VOSS ERIC P		
Seller Name:	PESSAGNO R L & LARSON C P		
APN:	094-021-190	Map Reference:	29-C4 / 749-G2
County:	SAN MATEO, CA	Census Tract:	6,081.00
Subdivision:	FOSTER CITY NBRHD 01	Zoning:	R10006
Rec Date:	06/19/2009	Prior Rec Date:	12/29/2000
Sale Date:	06/18/2009	Prior Sale Date:	12/22/2000
Sale Price:	\$970,000	Prior Sale Price:	\$800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	80598	Acres:	0.14
		Living Area:	2,200
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	2 / 1
		Yr Built/Eff:	1969 /
		Air Cond:	CENTRAL
		Style:	CONTEMPORARY
		Fireplace:	Y / 1

1st Mtg Amt: **\$417,000**
Total Value: **\$917,746**
Land Use: **SFR**

Lot Area: **6,080**
of Stories: **2.00**
Park Area/Cap#: **510 / 2**

Pool:
Roof Mat: **TAR & GRAVEL**
Parking: **BASEMENT**

Comp #:	5	Distance From Subject:	0.69 (miles)
Address:	377 MULLET CT, FOSTER CITY CA 94404-1934		
Owner Name:	SHAH ABHIJIT A/KAMATH TRIPTHI V		
Seller Name:	CUMMINS ROBERT C & DANIELLE H		
APN:	094-292-210	Map Reference:	29-D5 / 749-H3
County:	SAN MATEO, CA	Census Tract:	6,083.00
Subdivision:	TR 836 FOSTER CITY	Zoning:	R10006
Rec Date:	07/09/2009	Prior Rec Date:	06/03/2003
Sale Date:	07/02/2009	Prior Sale Date:	05/23/2003
Sale Price:	\$1,100,000	Prior Sale Price:	\$800,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	90965	Acres:	0.26
1st Mtg Amt:	\$729,000	Lot Area:	11,200
Total Value:	\$882,110	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	410 / 2
		Living Area:	2,210
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 / 1
		Yr Built/Eff:	1966 /
		Air Cond:	CENTRAL
		Style:	RANCH
		Fireplace:	Y /
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	6	Distance From Subject:	0.72 (miles)
Address:	350 SEA HORSE CT, FOSTER CITY CA 94404-1937		
Owner Name:	LIU YONG/WANG WEI		
Seller Name:	YEN RANDY		
APN:	094-293-030	Map Reference:	29-D5 / 749-H3
County:	SAN MATEO, CA	Census Tract:	6,083.00
Subdivision:	FOSTER CITY NBRHD 03	Zoning:	R10006
Rec Date:	05/29/2009	Prior Rec Date:	08/12/2005
Sale Date:	05/19/2009	Prior Sale Date:	08/08/2005
Sale Price:	\$1,150,000	Prior Sale Price:	\$1,185,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	68563	Acres:	0.13
1st Mtg Amt:	\$729,750	Lot Area:	5,700
Total Value:	\$1,232,874	# of Stories:	2.50
Land Use:	SFR	Park Area/Cap#:	500 / 2
		Living Area:	2,360
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1970 /
		Air Cond:	CENTRAL
		Style:	RAISED RANCH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE