2298 Brant St, Arroyo Grande, CA 93420-6585, San Luis Obispo County

APN: 075-407-001 CLIP: 1010754847



MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
3	**3**	**1**	**$1,160,000**	**05/07/2018**

MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type
4,361	**11,687**	**2003**	**SFR**

OWNER INFORMATION

Owner Name	**Hackmeyer Paul B (Te)**	Tax Billing Zip	**93420**
Mail Owner Name	**Paul B Hackmeyer**	Tax Billing Zip+4	**6585**
Tax Billing Address	**2298 Brant St**	Owner Occupied	**Yes**
Tax Billing City & State	**Arroyo Grande, CA**		

COMMUNITY INSIGHTS

Median Home Value	**$1,133,512**	School District	**LUCIA MAR UNIFIED**
Median Home Value Rating	**9 / 10**	Family Friendly Score	**64 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**72 / 100**	Walkable Score	**5 / 100**
Total Incidents (1 yr)	**50**	Q1 Home Price Forecast	**$1,145,137**
Standardized Test Rank	**51 / 100**	Last 2 Yr Home Appreciation	**0%**

LOCATION INFORMATION

Zip Code	**93420**	Comm College District Code	**San Luis Obispo**
Carrier Route	**R007**	Census Tract	**123.05**
Zoning	**RS**	Topography	**Type Unknown**
Tract Number	**1933**	Within 250 Feet of Multiple Flood Zone	**No**
School District	**Lucia Mar**		

TAX INFORMATION

APN	**075-407-001**	Tax Area	**052002**
Exemption(s)	**Homeowner**	Tax Appraisal Area	**052**
% Improved	**57%**	Lot	**217**
Legal Description	**TR 1933-1 LT 217**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$1,319,878**	**$1,293,999**	**$1,268,627**
Assessed Value - Land	**$568,913**	**$557,758**	**$546,822**
Assessed Value - Improved	**$750,965**	**$736,241**	**$721,805**
YOY Assessed Change ($)	**$25,879**	**$25,372**	
YOY Assessed Change (%)	**2%**	**2%**	

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$13,346**		
2024	**$13,503**	**$156**	**1.17%**
2025	**$13,972**	**$469**	**3.48%**

CHARACTERISTICS

County Land Use	**Single Family**	Full Baths	**3**
Universal Land Use	**SFR**	Half Baths	**1**
Lot Acres	**0.2683**	Fireplaces	**3**
Lot Area	**11,687**	Quality	**Good**
Building Sq Ft	**4,361**	Heat Type	**Forced Air**
Gross Area	**4,361**	Garage Type	**Garage**
Stories	**1**	Parking Type	**Undefined Type - 2 Car Garage**
Total Rooms	**8**	Parking Spaces	**MLS: 3**
Bedrooms	**3**	Construction Type	**Wood**
Total Baths	**4**	Year Built	**2003**
MLS Total Baths	**4**	# of Buildings	**1**

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

SELL SCORE

Rating	**High**	Value As Of	**2026-08-03 09:44:06**
Sell Score	**650**		

ESTIMATED VALUE

RealAVM™	**$2,064,100**	Confidence Score	**87**
RealAVM™ Range	**$1,889,900 - $2,238,200**	Forecast Standard Deviation	**8**
Value As Of	**07/20/2026**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	**5777**	Cap Rate	**1.9%**
Estimated Value High	**7494**	Forecast Standard Deviation (FSD)	**0.3**
Estimated Value Low	**4060**		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	**PI18064154**	MLS Original List Price	**$1,189,000**
MLS Status	**Closed**	Closing Date	**05/07/2018**
MLS Source	**CRM**	MLS Sale Price	**$1,160,000**
MLS Area	**ARRG - ARROYO GRANDE**	MLS Listing Agent	**Pi543475-Jeanne Salter**
MLS Status Change Date	**05/07/2018**	MLS Listing Broker	**HELP U SELL TOWN & COASTAL**
MLS Current List Price	**$1,189,000**		

MLS Listing #	Pi1070768	Pi1039596
MLS Status	**Canceled**	**Expired**
MLS Listing Date	**09/01/2016**	**12/06/2013**
MLS Listing Price	**$1,150,000**	**$1,339,000**
MLS Orig Listing Price	**$1,289,000**	**$1,449,900**
MLS Listing Cancellation Date	**10/06/2017**	
MLS Source History	**CRM**	**CRM**

LAST MARKET SALE & SALES HISTORY

Recording Date	**05/07/2018**	Sale Type	**Full**
Sale Date	**Tax: 04/19/2018 MLS: 05/07/2018**	Deed Type	**Grant Deed**
Sale Price	**$1,160,000**	Owner Name	**Hackmeyer Paul B (Te)**
Price Per Square Feet	**$265.99**	Seller	**Pittacora T & C F/Tr**
Document Number	**18330**		

Recording Date	05/07/2018	07/17/2007	02/22/2001
Sale Date	**04/19/2018**	**06/28/2007**	**02/15/2001**
Sale Price	**$1,160,000**		**$215,000**
Nominal		**Y**	
Buyer Name	**Hackmeyer P B & Maru2015 L Trust**	**Pittacora T & C Family Trust**	**Pittacora Thomas & Charlene L**
Seller Name	**Pittacora T & C F/Tr**	**Pittacora Thomas & Charlene L**	**Cypress Ridge Lp**
Document Number	**18330**	**48272**	**10388**
Document Type	**Grant Deed**	**Quit Claim Deed**	**Grant Deed**

MORTGAGE HISTORY

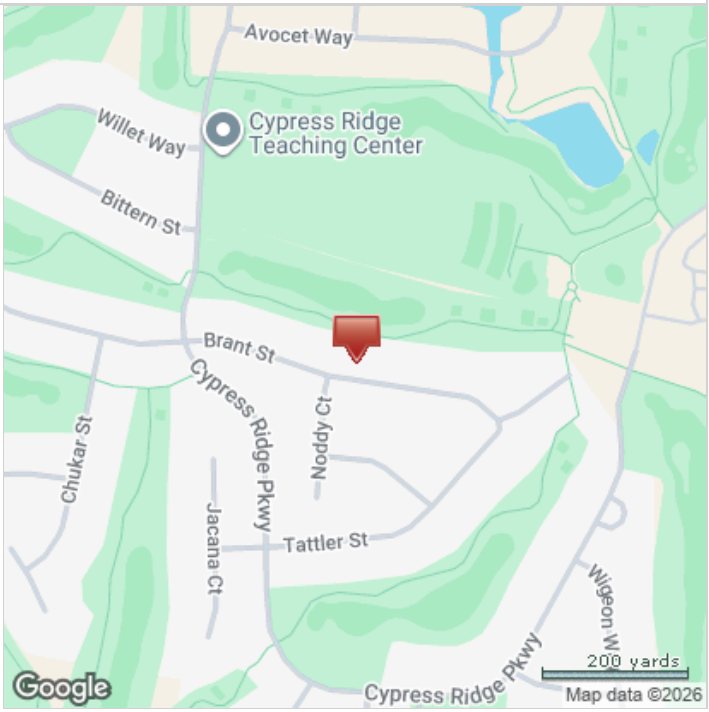
Mortgage Date	07/03/2007	12/13/2005	12/16/2004	12/17/2003	10/04/2002
Mortgage Amount	**$175,000**	**$915,000**	**$840,000**	**$650,000**	**$550,000**
Mortgage Lender	**Washington Mutual Bk Fa**	**Washington Mutual Bk Fa**	**Washington Mutual Bk Fa**	**Washington Mutual Bk Fa**	**Los Padres Bk**
Mortgage Code	**Conventional**	**Conventional**	**Conventional**	**Conventional**	**Conventional**

Mortgage Date	02/22/2001
Mortgage Amount	**$148,400**
Mortgage Lender	**Los Padres Bk Fsb**

Mortgage Code	**Conventional**

PROPERTY MAP





*Lot Dimensions are Estimated

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