

980 Isabella Way, San Luis Obispo, CA 93405-6186, San Luis Obispo County

APN: 053-501-007 CLIP: 6122812966

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	4	2	N/A	\$1,080,000	07/05/2013
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	3,700	8,222	2005	SFR	

OWNER INFORMATION

Owner Name	Bachmann Melissa G (Te)	Tax Billing Zip	93405
Mail Owner Name	Melissa G Bachmann	Tax Billing Zip+4	6186
Tax Billing Address	980 Isabella Way	Owner Occupied	Yes
Tax Billing City & State	San Luis Obispo, CA		

LOCATION INFORMATION

Zip Code	93405	School District	San Luis Coastal
Carrier Route	R001	Comm College District Code	San Luis Obispo
Zoning	R1	Census Tract	113.00
Tract Number	2193	Topography	Type Unknown

TAX INFORMATION

APN	053-501-007	Tax Area	003017
Exemption(s)	Homeowner	Tax Appraisal Area	003
% Improved	58%	Lot	7
Legal Description	CY SLO TR 2193 LT 7		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$1,247,563	\$1,223,102	\$1,210,562
Assessed Value - Land	\$519,818	\$509,626	\$504,401
Assessed Value - Improved	\$727,745	\$713,476	\$706,161
YOY Assessed Change (\$)	\$24,461	\$12,540	
YOY Assessed Change (%)	2%	1.04%	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$12,785		
2021	\$12,918	\$133	1.04%
2022	\$13,128	\$210	1.63%

CHARACTERISTICS

County Land Use	Single Family	Full Baths	Tax: 4 MLS: 2
Universal Land Use	SFR	Fireplaces	1
Lot Acres	0.1888	Quality	Good
Lot Area	8,222	Heat Type	Forced Air
Building Sq Ft	Tax: 3,346 MLS: 3,700	Cooling Type	Yes
Gross Area	3,346	Garage Type	Garage
Stories	2	Parking Type	Undefined Type - 2 Car Garage
Total Rooms	9	Parking Spaces	MLS: 3
Bedrooms	4	Construction Type	Wood
Total Baths	4	Year Built	2005
MLS Total Baths	4	# of Buildings	1

SELL SCORE

Rating	Moderate	Value As Of	2023-02-19 04:32:51
Sell Score	526		

ESTIMATED VALUE

RealAVM™	\$1,506,200	Confidence Score	75
RealAVM™ Range	\$1,329,100 - \$1,683,300	Forecast Standard Deviation	12
Value As Of	02/06/2023		

(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.

LISTING INFORMATION			
MLS Listing Number	PR196807	Closing Date	07/05/2013
MLS Status	Closed	MLS Sale Price	\$1,080,000
MLS Area	SLO - SAN LUIS OBISPO	MLS Listing Agent	Prculverm-Mitchell Culver
MLS Status Change Date	07/08/2013	MLS Listing Broker	RE/MAX PARKSIDE REAL ESTATE
MLS Current List Price	\$1,150,000	MLS Source	CRM
MLS Original List Price	\$1,150,000		

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/26/2005	Sale Type	Full
Sale Date	Tax: 04/21/2005 MLS: 07/05/2013	Deed Type	Grant Deed
Sale Price	\$1,216,500	Owner Name	Bachmann Melissa G (Te)
Price Per Square Feet	\$363.57	Seller	Larwin
Document Number	43086		

Recording Date	09/30/2013	09/24/2013	07/05/2013	05/16/2012	05/08/2012
Sale Date	09/26/2013	09/23/2013	06/05/2013	04/30/2012	04/30/2012
Nominal	Y	Y	Y	Y	Y
Buyer Name	Bachmann Melissa	Bachmann Melissa G Family Trust	Bachmann Melissa	Markwith Candace L Trust	Markwith Candace
Seller Name	Bachmann Rudolph C	Bachmann Melissa	Markwith Candace L Trust	Markwith Candace	Markwith Robert
Document Number	55609	54504	38746	26363	24934
Document Type	Interspousal Deed Transfer	Trustee's Deed(Transfer)	Grant Deed	Grant Deed	Interspousal Deed Transfer

Recording Date	05/08/2012	03/06/2009	05/26/2005
Sale Date	04/30/2012	01/15/2009	05/16/2005
Nominal	Y	Y	Y
Buyer Name	Markwith Candace	Markwith Candace L Trust	Markwith Candace L
Seller Name	Markwith Candace L Trust	Markwith Candace L	Markwith Robert F
Document Number	24933	11062	43087
Document Type	Grant Deed	Grant Deed	Interspousal Deed Transfer

MORTGAGE HISTORY					
Mortgage Date	05/08/2012	05/08/2012	02/19/2009	02/19/2009	05/26/2005
Mortgage Amount	\$539,000	\$173,000	\$245,000	\$561,200	\$841,000
Mortgage Lender	Wells Fargo Bk Na	Wells Fargo Bk Na	Tenet Fcu	Metrocities Mtg LLC	Bank Of America
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	03/16/2004
Mortgage Amount	\$6,380,000
Mortgage Lender	Housing Cap Co
Mortgage Code	

PROPERTY MAP



*Lot Dimensions are Estimated

