



<b>3</b>	<b>2,774</b>	<b>1,139,094</b>	<b>N/A</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>2</b>	<b>1980</b>	<b>SFR</b>	<b>N/A</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

**Owner Information**

Owner Name:	<b>Hermreck Family Farms LLC</b>	Tax Billing Zip:	<b>93420</b>
Mail Owner Name:	<b>Hermreck Family Farms LLC</b>	Tax Billing Zip+4:	<b>5608</b>
Tax Billing Address:	<b>535 Camino Perillo</b>	Owner Occupied:	<b>No</b>
Tax Billing City & State:	<b>Arroyo Grande, CA</b>		

**Location Information**

Zip Code:	<b>93444</b>	Comm College District Code:	<b>San Luis Obispo</b>
Carrier Route:	<b>R010</b>	Census Tract:	<b>123.02</b>
School District:	<b>Lucia Mar</b>	Topography:	<b>Type Unknown</b>

**Tax Information**

APN :	<b>090-031-024</b>	Tax Area:	<b>052041</b>
% Improved:	<b>61%</b>	Tax Appraisal Area:	<b>052</b>
Legal Description:	<b>PM 28/2 PAR 1</b>		

**Assessment & Tax**

Assessment Year	2018	2017	2016
Assessed Value - Total	\$804,114	\$788,348	\$772,892
Assessed Value - Land	\$312,480	\$306,353	\$300,347
Assessed Value - Improved	\$491,634	\$481,995	\$472,545
YOY Assessed Change (\$)	\$15,766	\$15,456	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$8,217		
2017	\$8,713	\$495	6.03%
2018	\$8,879	\$166	1.91%

**Characteristics**

County Land Use:	<b>SFR 20-39.99 Ac</b>	Total Baths:	<b>2</b>
Universal Land Use:	<b>SFR</b>	Full Baths:	<b>2</b>
Lot Acres:	<b>26.15</b>	Quality:	<b>Good</b>
Lot Area:	<b>1,139,094</b>	Garage Type:	<b>Garage</b>
Building Sq Ft:	<b>2,774</b>	Parking Type:	<b>Undefined Type - 2 Car Garage</b>
Gross Area:	<b>2,774</b>	Construction Type:	<b>Wood</b>
Total Rooms:	<b>8</b>	Year Built:	<b>1980</b>
Bedrooms:	<b>3</b>	# of Buildings:	<b>1</b>

**Estimated Value**

RealAVM™ (1):	<b>\$1,060,300</b>	Confidence Score (2):	<b>50</b>
RealAVM™ Range:	<b>\$911,858 - \$1,208,742</b>	Forecast Standard Deviation (3):	<b>14</b>
Value As Of:	<b>08/15/2019</b>		

(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 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data source, 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.

## Last Market Sale & Sales History

Recording Date:	<b>01/28/1993</b>	Owner Name:	<b>Hermreck Family Farms LLC</b>
Document Number:	<b>5-471</b>	Seller:	<b>Whitefield Hershel F Tre</b>
Deed Type:	<b>Gift Deed</b>		

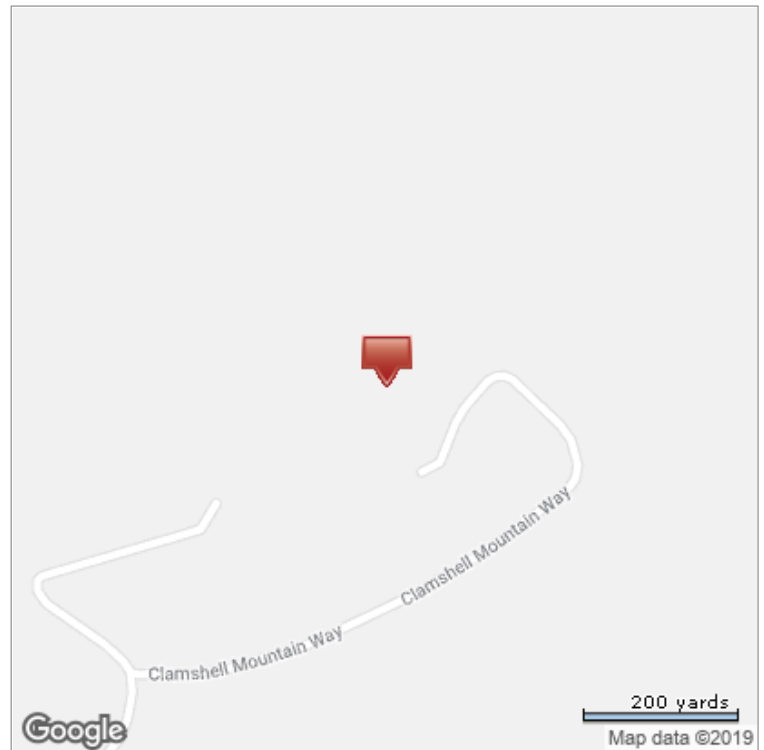
<b>Recording Date</b>	06/25/2014	08/01/2012	03/06/2008	05/17/2004	06/09/2003
<b>Sale Date</b>	06/11/2014	07/18/2012	01/29/2008	05/07/2004	04/08/2003
<b>Nominal</b>	Y	Y	Y	Y	Y
<b>Buyer Name</b>	Hermreck Family Farms LLC	Hermreck Karen	Whitefield H F & M Family	Hermreck Karen L	Whitefield Hershel & Mary
<b>Seller Name</b>	Hermreck Karen	Whitefield Family Trust	Whitefield Hershel F & Mary	Whitefield Family Trust	Whitefield Trust
<b>Document Number</b>	25053	42851	11242	42120	61806
<b>Document Type</b>	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed	Trustee's Deed(Transfer)	Quit Claim Deed

<b>Recording Date</b>	06/09/2003	03/02/2000	03/02/2000
<b>Sale Date</b>	04/08/2002		
<b>Nominal</b>	Y	Y	Y
<b>Buyer Name</b>	Hermbeck Karen L	Hermreck Karen L	Whitefield Sheila D
<b>Seller Name</b>	Whitefield Hershel F & Mary	Whitefield Sheila D	
<b>Document Number</b>	61805	15-67	15-66
<b>Document Type</b>	Gift Deed	Gift Deed	Gift Deed

## Mortgage History

<b>Mortgage Date</b>	08/29/2001
<b>Mortgage Amount</b>	\$250,000
<b>Mortgage Lender</b>	Mid-State Bk&Tr
<b>Mortgage Code</b>	Conventional

## Property Map



\*Lot Dimensions are Estimated

Courtesy of James Outland, Outland and Associates Real Estate, California Regional MLS

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.

## Property Detail

Generated on 08/20/2019

Page 2 of 2