

Comparative Market Analysis

9481 Collier Ave, Live Oak, CA 95953

APN: 06-730-029

Sutter County Data as of: 03/17/2021



Bedrooms: 4 **Year Built:** 2012
Bathrooms: 2 **Square Feet:** 1,599
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: HERNANDEZ MONICA
Mailing Address: 9481 COLLIER AVE
 LIVE OAK, CA 95953

Comparables
Properties: 6
Avg. Sale Price: \$312,833
Days on Market: 37

Opportunity
Estimated Value: \$282,728
Estimated Equity: \$42,796
Mortgage Balance: \$239,932
Monthly Rent: \$2,040
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF CALIFORNIA COUNTY OF SUTTER WITH A SITE ADDRESS OF 9481 COLLIER AVE, LIVE OAK, CA 95953-9623 R003 CURRENTLY OWNED BY HERNANDEZ MONICA HAVING A TAX ASSESSOR NUMBER 06-730-029 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: AND DESCRIBED IN DOCUMENT NUMBER 2016-0015787 DATED 04/21/2016 AND RECORDED 04/28/2016.

SAMPLE

Last Market Sale

Seller: GARCIA LUCINDA
Buyer: HERNANDEZ MONICA
Rec. Date: 04/28/2016
Sale Date: 04/21/2016
Sale Price: \$200,000

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 10,998 Sq. Ft. **Garage:** Attached **Parking Spaces:** 2
Zoning: R1 **Living Area:** 1,599 Sq. Ft. **Pool:** No **Parking Type:** Garage
Year Built: 2012 **Bedrooms:** 4 **Floors:** 1 **Interior Wall:** Drywall
Style: Contemporary **Bathrooms:** 2 **Heating:** Yes **Exterior Wall:** Stucco
Basement: None **Total Rooms:** 6 **Cooling:** Central **Price / Sq.Ft.:** \$125

SAMPLE

Open Liens

Owner 1: HERNANDEZ MONICA **Combined Loan To Value:** 84.86 %
Owner 2: **Estimated Equity:** \$42,796

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
02/22/2019	1st / Trust Deed/Mortgage	\$56,258	Us Bank Na	Hernandez Monica	Conventional	30 Years
04/28/2016	1st / Trust Deed/Mortgage	\$196,377	Finance Of America Mtg Llc	Hernandez Monica	Conventional	30 Years
04/28/2016	2nd / Trust Deed/Mortgage	\$10,000	Finance Of America Mtg LI	Hernandez Monica	Conventional	30 Years

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
11/21/2012	1st / Trust Deed/Mortgage	\$4,637	California Housing Finance Agency	Garcia Lucinda	Conventional	30 Years
09/18/2012	1st / Trust Deed/Mortgage	\$41,778	Summit Funding Inc	Garcia Lucinda	Conventional	30 Years
09/18/2012	1st / Trust Deed/Mortgage	\$4,637	Summit Funding Inc	Garcia Lucinda	Conventional	30 Years

SAMPLE

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
04/21/2016	Grant Deed	Arm's-length Residential transactions (Purchase/Resale)	Garcia Lucinda	Hernandez Monica	\$200,000
08/10/2012	Grant Deed	New Construction Residential transactions	Ko Home Sacramento Inc, Ko Home North Bay inc	Garcia Lucinda	\$155,000

Tax Status

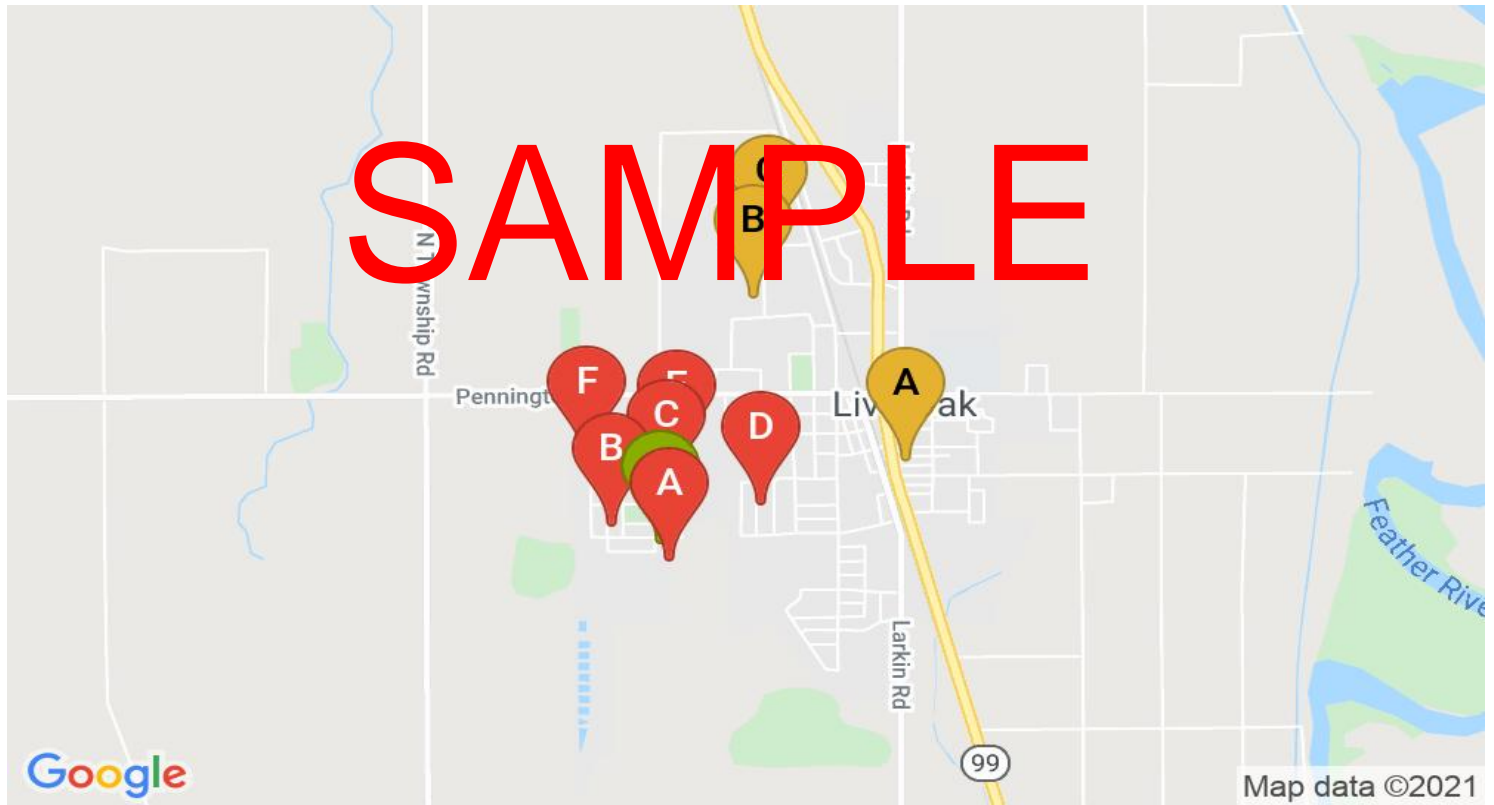
Assessor Parcel #:	06-730-029	Land Value:	\$43,297	Total Taxable Value:	\$216,486
Tax Year:	2020	Improvement Value:	\$173,189	Property Tax:	\$3,505

Listing History

Date	Status	Sub Status	Listed At	Sold	Sold For	\$/Sq. Ft.	Days On Market
08/23/2019	Active		\$295,000			\$184	572

Comparables & Nearby Listings

Subject Property: 9481 Collier Ave, Live Oak, CA 95953-9623



● Subject Property
 ● Comparables
 ● Nearby Listings

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$/Sq. Ft.	Beds	Baths	Lot Size	Age
A	0.1		9404 Poplar Way, Live Oak, Ca 95953	7/21/20	\$320,000			1,721	\$189	3	2	6,534	2
B	0.2		9553 Waterman Ave, Live Oak, Ca 95953	1/14/21	\$320,000			1,581	\$202	4	2	6,534	14
C	0.2		9674 Poplar Way, Live Oak, Ca 95953	7/29/20	\$305,000			1,581	\$193	3	2	6,534	16
D	0.3		9603 Rachel St, Live Oak, Ca 95953	1/14/21	\$277,000			1,403	\$197	3	1	6,098	28
E	0.3		9785 Garnet Ct, Live Oak, Ca 95953	8/26/20	\$310,000			1,581	\$196	4	2	6,969	17
F	0.4		9798 Cannon Way, Live Oak, Ca 95953	11/18/20	\$340,000			1,581	\$215	3	2	7,840	15

L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.8	P	2489 Date St, Live Oak, Ca 95953	12/12/17	\$192,000	2/08/21	\$279,900	1,608	\$174	3	2	7,840	94
B	0.9	P	3025 Corinne Ct, Live Oak, Ca 95953	11/14/16	\$176,000	2/07/21	\$300,000	1,242	\$242	3	2	6,534	25
C	1.1	A	2960 Epperson Way, Live Oak, Ca 95953	8/01/18	\$254,000	2/18/21	\$325,000	1,500	\$217	3	2	6,534	16

A: Active P: Pending C: Contingent

Statistics for Live Oak, CA

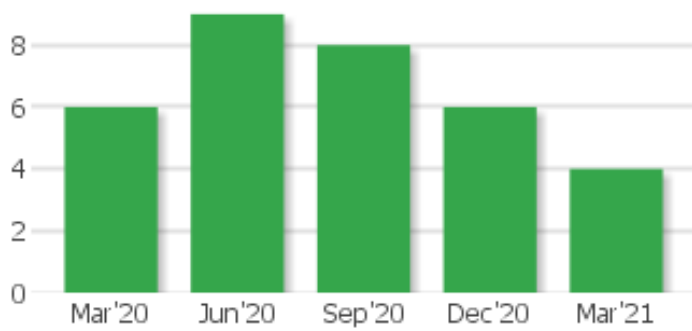


0.61 % Last 30 Days Price Change

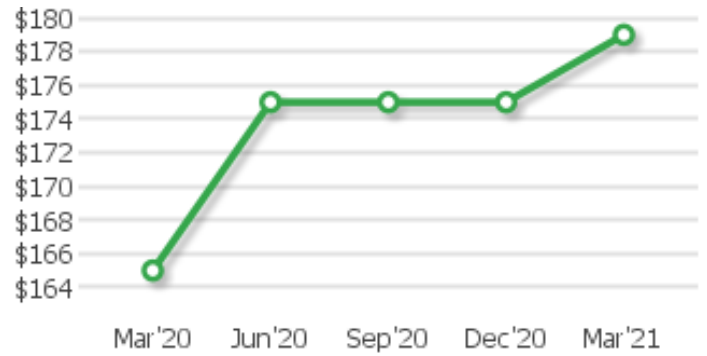


1.19 % Last 30 Days Rent Change

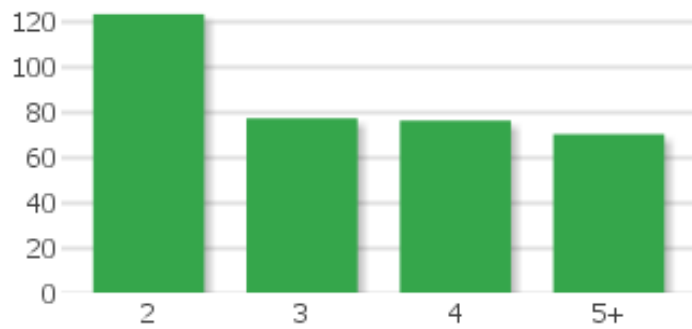
New Pre-Foreclosures



\$ / SqFt



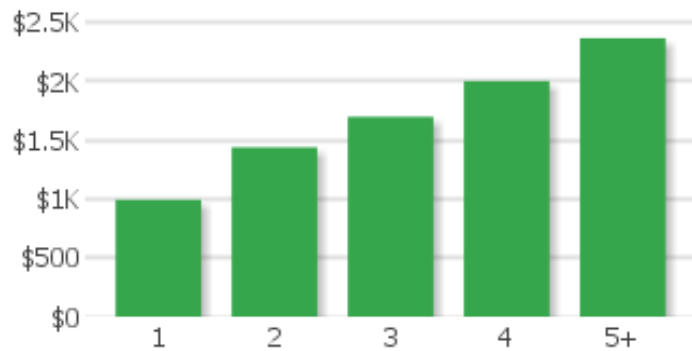
Average Days on Market



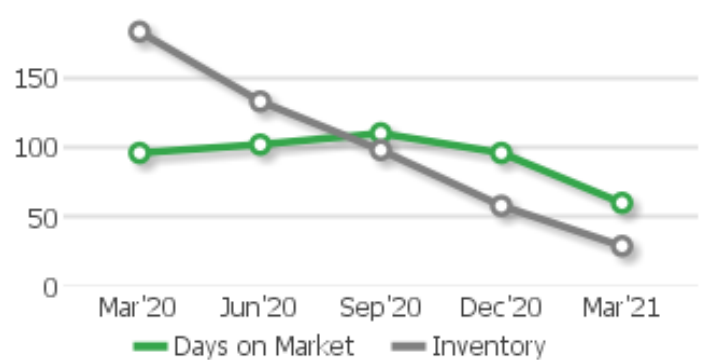
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory



Statistics for Live Oak, CA


Market Trend

 **23.08 %**
16
New Listings

Last 30 Days

 **-85.71 %**
1
Closed Sales


Market Trend

 **-20 %**
92
New Listings


Last 6 Months

 **-18.6 %**
35
Closed Sales


Listing Trend

 **0 %**
29
Homes for Sale


Last 30 Days


 **-13.78 %**
\$293,430
Average List Price


Listing Trend


 **-20.33 %**
98
Homes for Sale


Last 6 Months

 **-1.71 %**
\$350,778
Average List Price

 **-12.11 %**
\$170
Average List \$ / SqFt

 **-38.22 %**
60
Average DOM


 **-8.75 %**
\$211
Average List \$ / SqFt

 **9.66 %**
110
Average DOM

Sales Trend

 **-57.14 %**
3
Homes Sold


Last 30 Days


 **-17.44 %**
\$191,000
Average Sale Price


Sales Trend


 **7.69 %**
42
Homes Sold


Last 6 Months

 **-8.47 %**
\$234,250
Average Sale Price

 **11.35 %**
\$192
Average Sale \$ / SqFt

 **-61.36 %**
51
Average DOM

 **13.76 %**
\$179
Average Sale \$ / SqFt

 **33.67 %**
96
Average DOM