



PROPERTY REPORT

923 Walnut St, Alameda, CA 94501



Presented by

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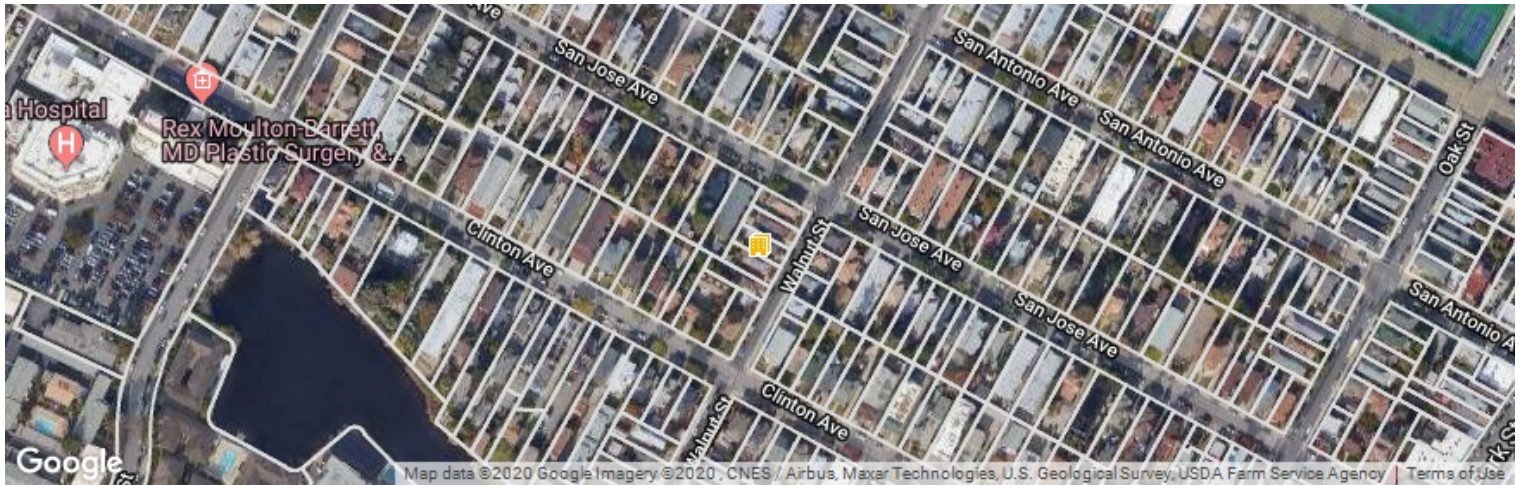
Other 1: centralca@exprealty.com

eXp Realty

2603 Camino Ramon, Suite 200

San Ramon, CA 94583

923 Walnut St, Alameda, CA 94501



Legend: Subject Property

OFF MARKET

• Public Record

Current Estimated Value

\$1,240,000

Last AVM Update: 12/17/2019

AVM Est. Range: \$967,200 – \$1,512,800

AVM Confidence: ★★☆☆☆

↑ AVM Change - Last 1 Month: \$3,000

↑ AVM Change - Last 12 Months: 4.99%

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Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Multifamily/Multiplex	-	-
Property Subtype	Duplex	-	-
Bedrooms	3	-	-
Total Baths	2	-	-
Full Baths	2	-	-
Partial Baths	-	-	-
Living Area (sq ft)	1,960	-	-
Lot Size	3,750 sq ft	-	-
Lot Dimensions	3750 SF	-	-
Year Built	1912	-	-
Total Rooms	7	-	-
Construction	Frame	-	-
Number of Buildings	1	-	-
Number of Units	2	-	-
Number of Stories	1	-	-

Homeowner Facts

Owner Name (Public)	Irlanda Antonio E & Remedios L
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Extended Home Facts



Legend: Subject Property

Exterior Details

Lot Size - Square Feet 3750 sq ft
Lot Size - Acres 0.086 ac

Location Details

Walkability Score (out of 5) Overall: 4 | Amenity: 4 | Leisure: 4

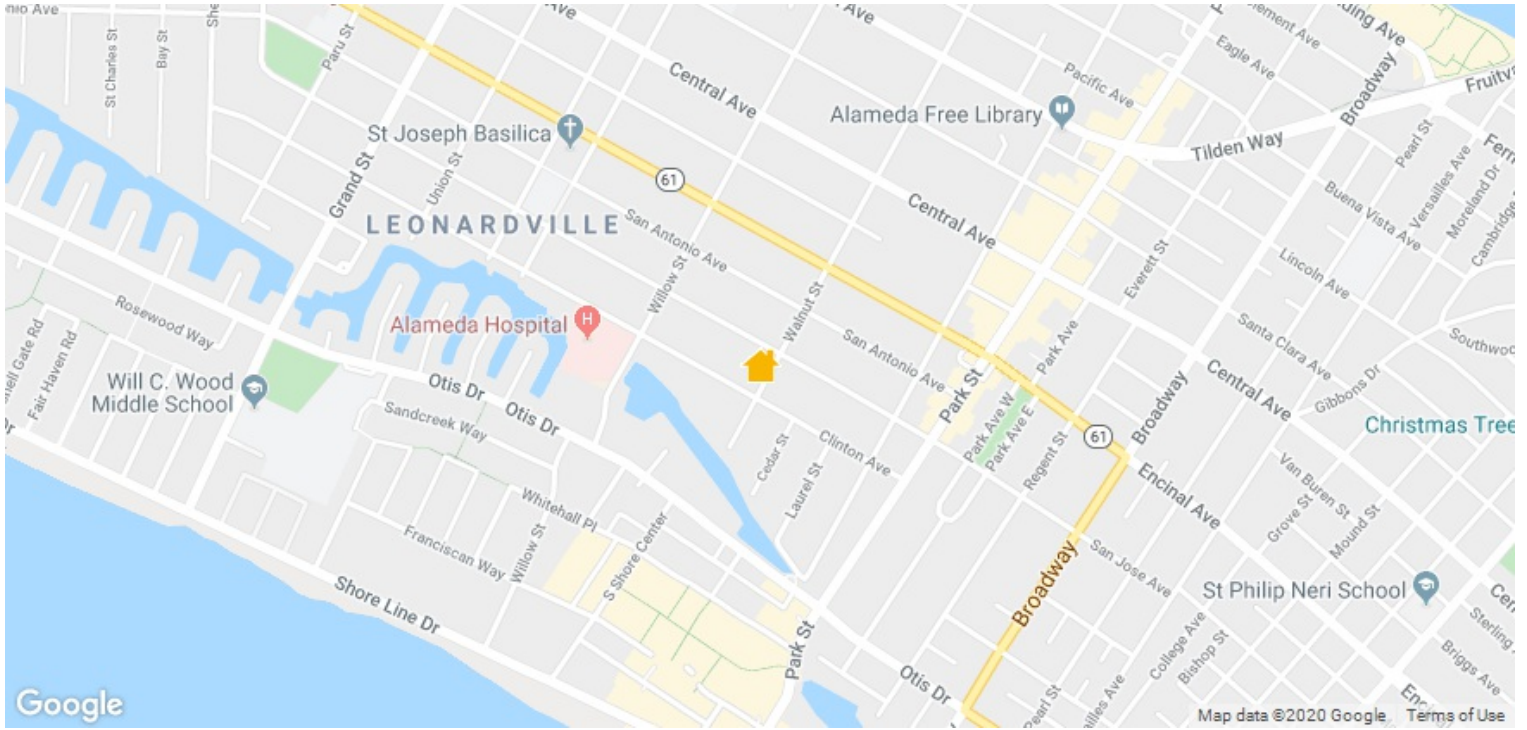
Other Details

Building Quality C

Schools (based on location)

Elementary School Donald D. Lum Elementary School
Middle School Will C. Wood Middle School
High School Alameda High School
School District Alameda Unified School District

Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



OFF MARKET
 923 Walnut St
 Alameda, CA 94501

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$633	1,960 sq ft	3,750 sq ft	3	2	1912

No comps have been selected for this property.

Property History

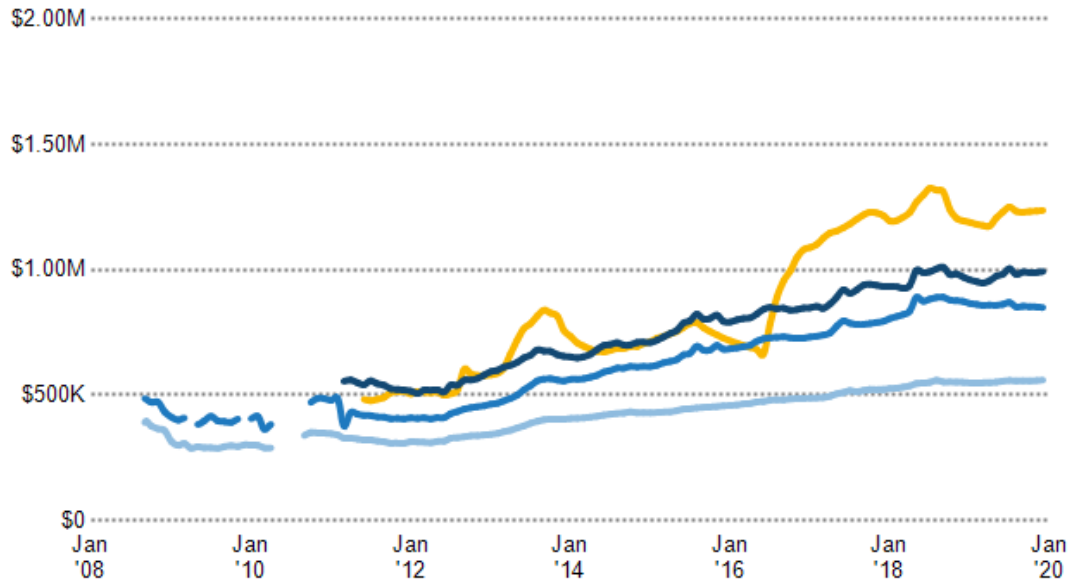
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 94501
- Alameda County
- California



Assessed Values

Date	Improvements	Land	Total	Tax
2019	\$266,310	\$114,132	\$380,442	\$6,464
2018	\$261,088	\$111,895	\$372,983	\$6,315
2017	\$255,969	\$109,701	\$365,670	\$6,062
2016	\$250,951	\$107,550	\$358,501	\$6,050
2015	\$247,183	\$105,935	\$353,118	\$6,022
2014	\$242,341	\$103,860	\$346,201	\$5,873
2013	\$241,248	\$103,392	\$344,640	\$5,839
2012	\$236,518	\$101,365	\$337,883	\$5,727
2011	\$231,882	\$99,378	\$331,260	—
2010	—	—	—	\$5,064

Legal Description

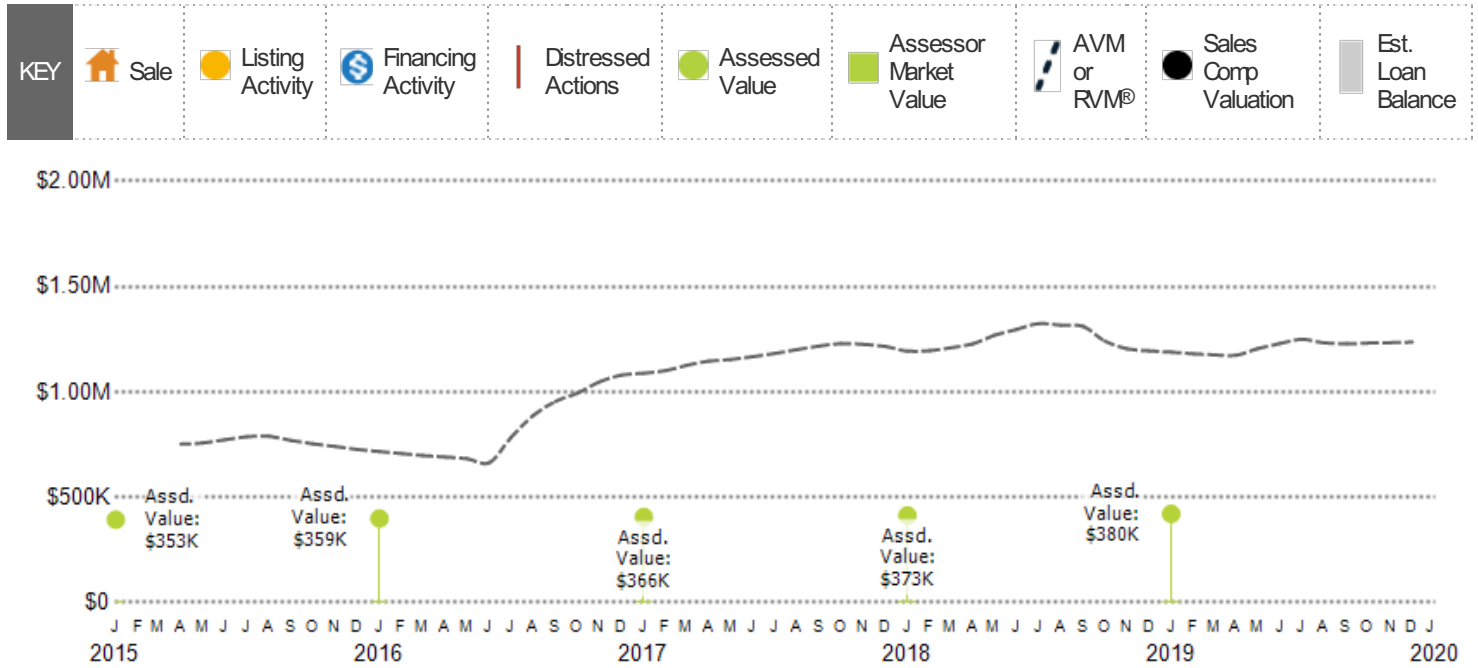
APN: 71-240-3	Tax ID: —	Zoning: —	Census Tract: 060014284.003004	Abbreviated Description: —	City/Municipality/Township: Alameda, CA 94501
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Mortgage Records

Recording Date	6/27/2012	2/29/2008	2/29/2008	3/1/2007
Borrower Name	ANTONIO E IRLANDA, REMEDIOS L IRLANDA	ANTONIO E IRLANDA, REMEDIOS L IRLANDA	ANTONIO E IRLANDA, REMEDIOS L IRLANDA	ANTONIO E IRLANDA, REMEDIOS L IRLANDA
Vesting Type	–	–	Joint Tenants	Joint Tenants
Lender Name	WELLS FARGO BANK NA	WELLS FARGO BANK NA	WELLS FARGO BANK NA	WELLS FARGO BANK NA
Lender Type	Bank	Bank	Bank	Bank
Loan Amount	\$505,800	\$533,850	\$55,000	\$576,000
Document Number	2012206218	2008077931	2008077932	2007089633
Loan Type	New Conventional	Unknown (DEFAULT)	Credit Line (Revolving)	Unknown (DEFAULT)
Contract Date	6/18/2012	2/21/2008	2/21/2008	2/26/2007
Due Date	7/1/2037	3/1/2038	3/21/2048	3/1/2037
Finance Type	–	–	–	Adjustable Rate
Interest Rate	–	–	–	7%

Sales and Financing Activity

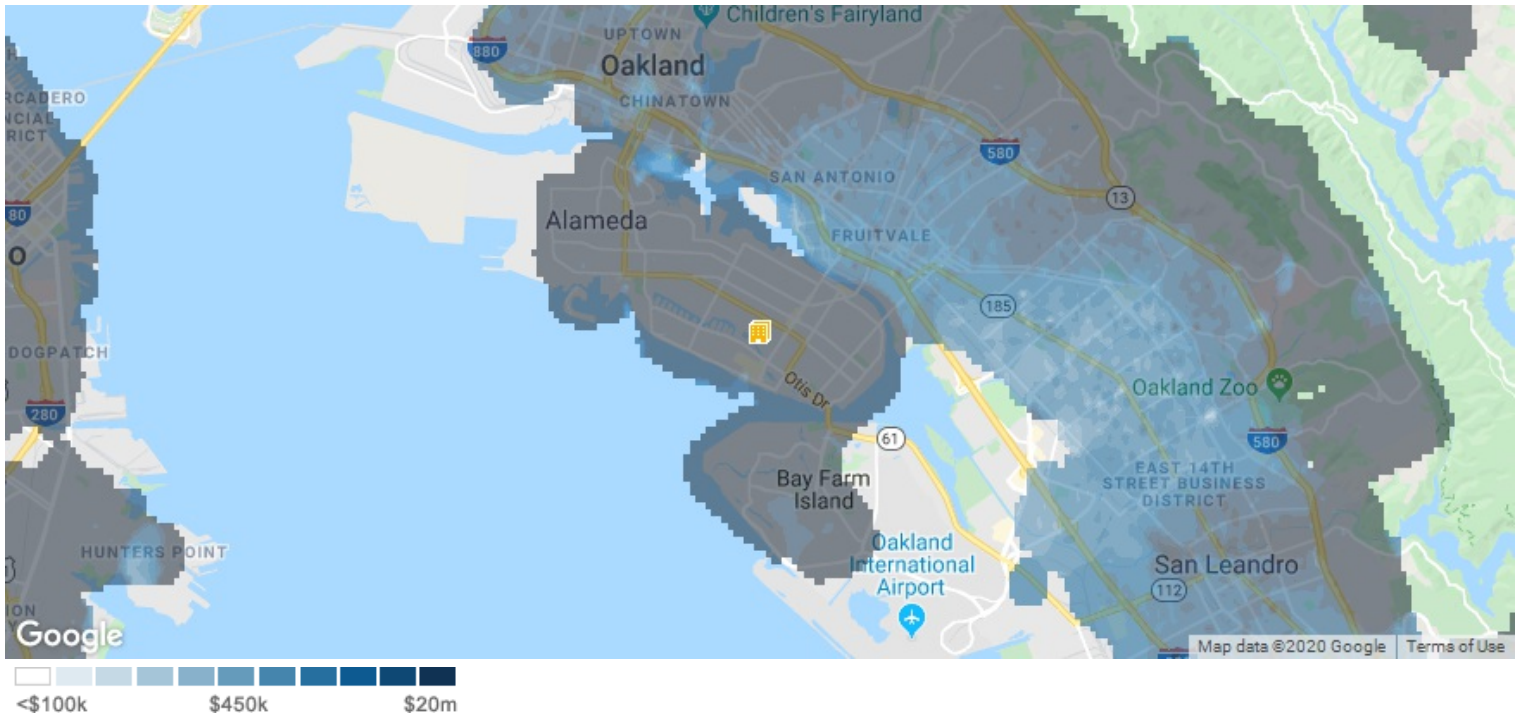
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

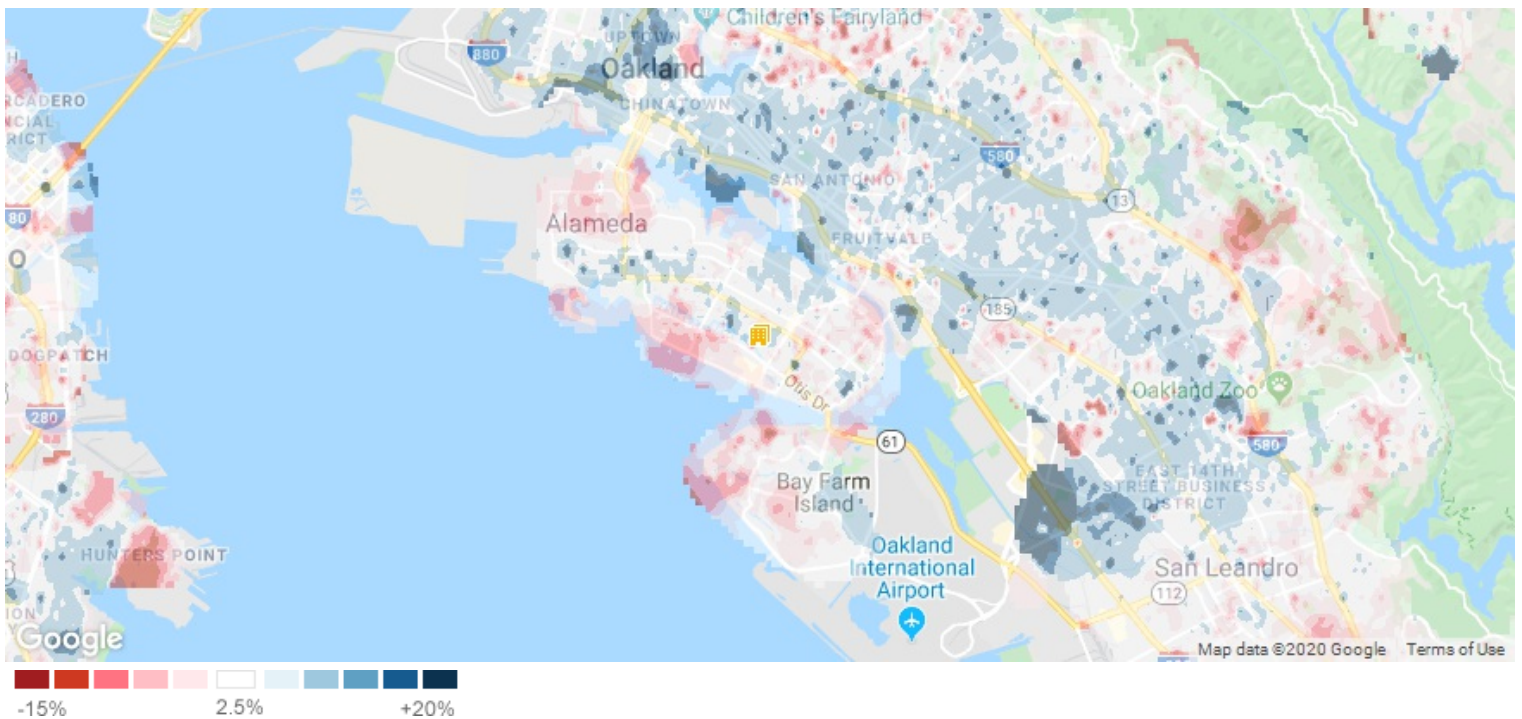
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



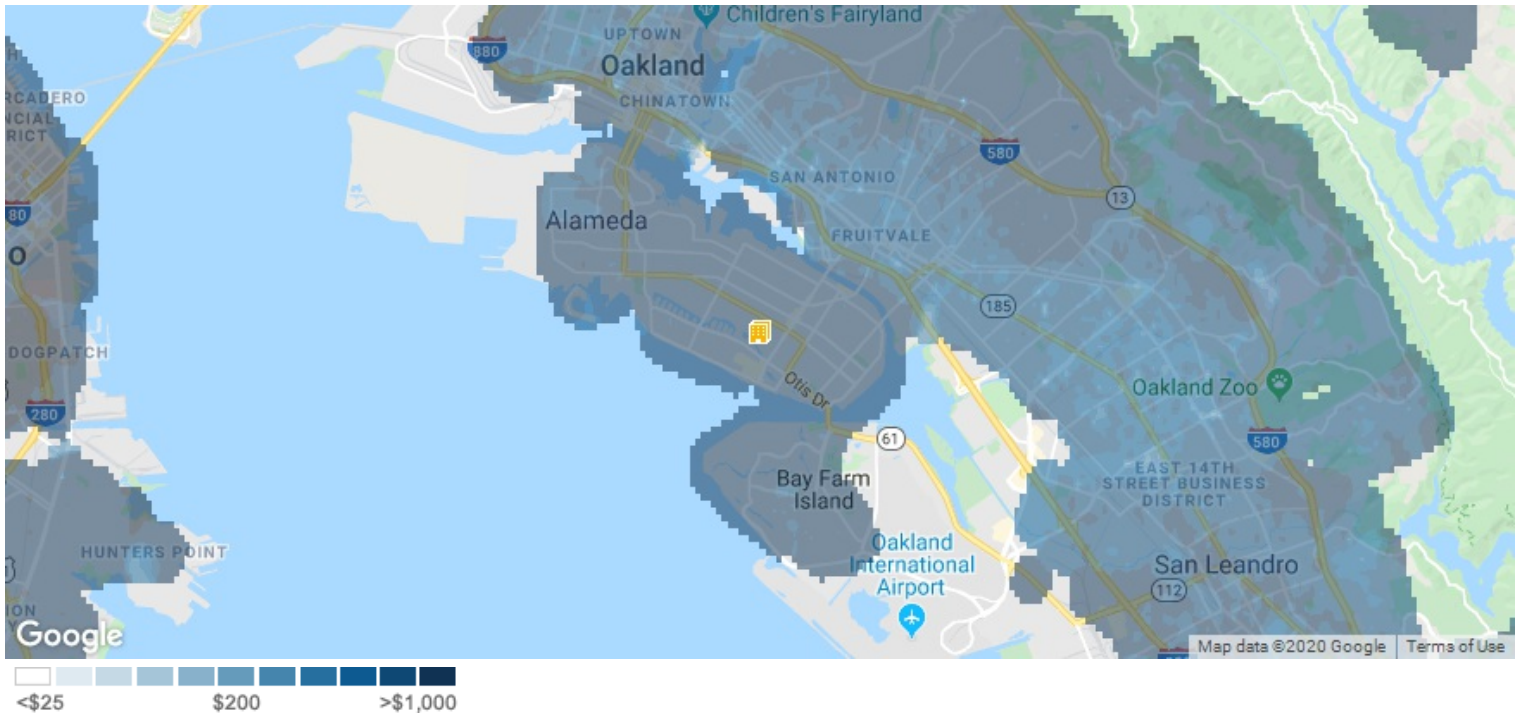
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot

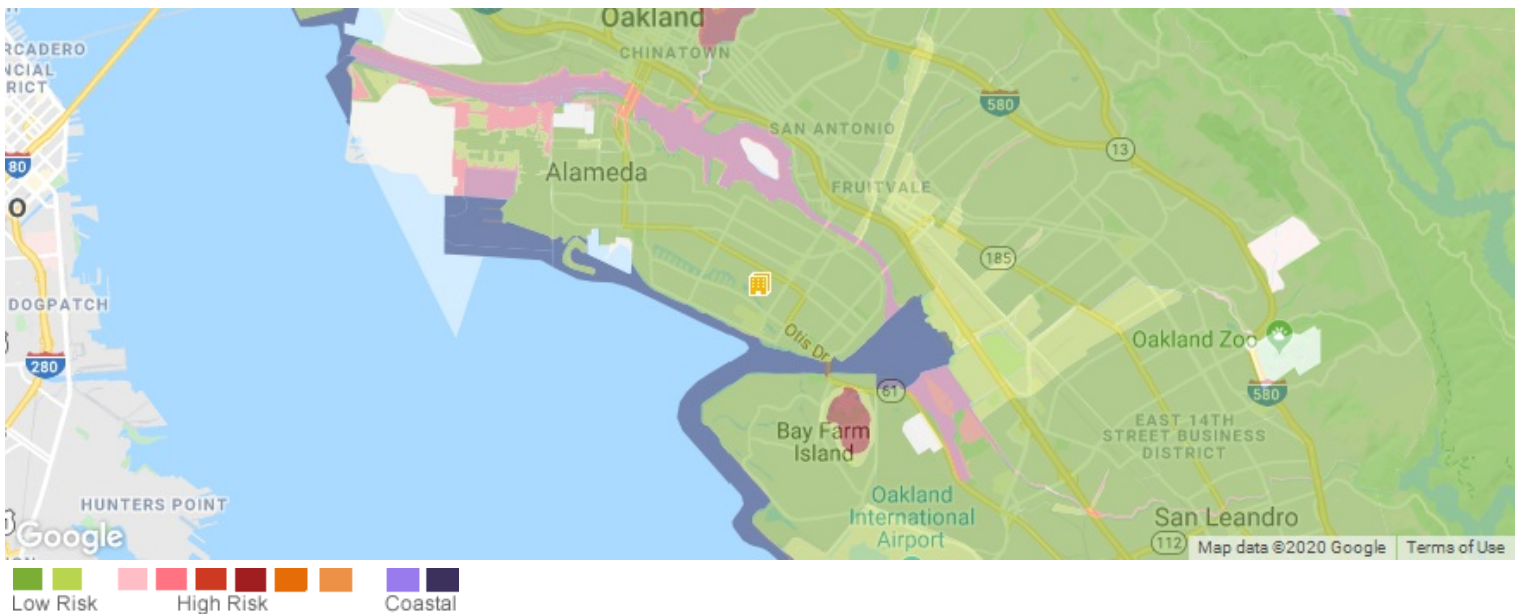


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Neighborhood: Housing Stats and Charts

	94501	Alameda	Alameda County	California	USA
Median Estimated Home Value	\$993K	\$993K	\$850K	\$561K	\$244K
Estimated Home Value 12-Month Change	+2.3%	+1.6%	-2.8%	+1.6%	+0.4%
Median List Price	\$915K	\$950K	\$799K	\$550K	\$115K
List Price 1-Month Change	-7.4%	-3.1%	-0.1%	-1.7%	-4.1%
List Price 12-Month Change	+7.6%	+11.8%	+14.5%	+3.3%	+9.5%
Median Home Age	74	63	54	45	41
Own	41%	47%	53%	55%	64%
Rent	59%	53%	47%	46%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$2.03B	\$27.8B	\$271B
% Change in Permits for All Buildings	-	-	-24%	+3%	+4%
% Change in \$ Value for All Buildings	-	-	-13%	0%	+5%

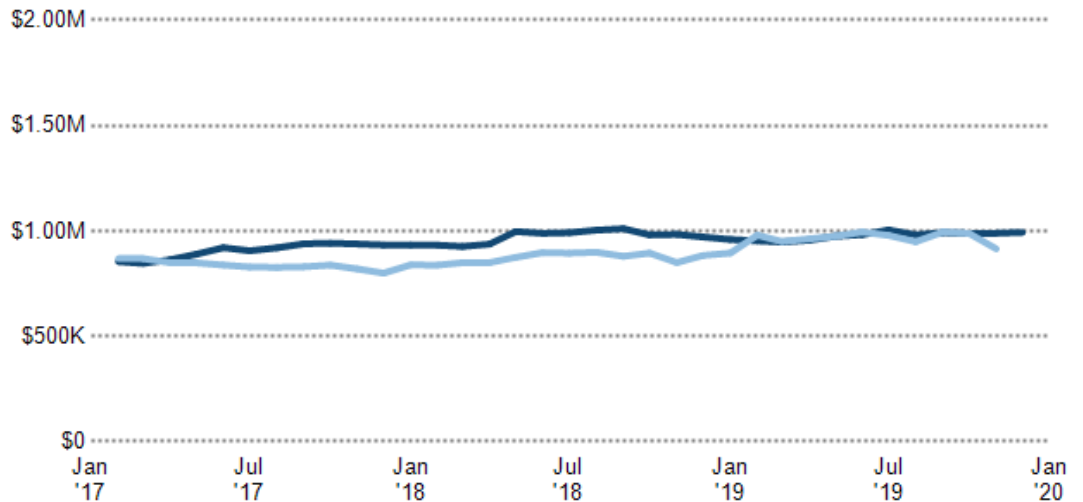
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

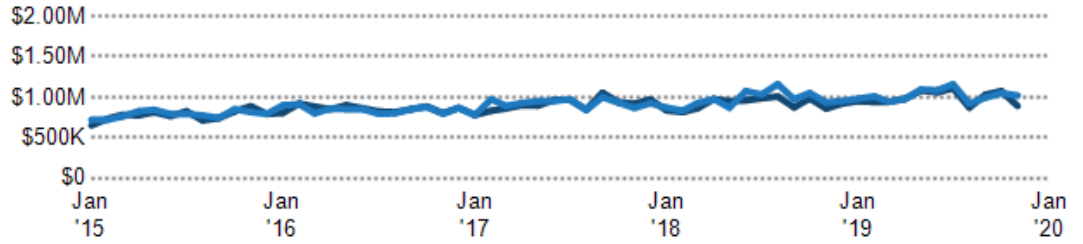
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

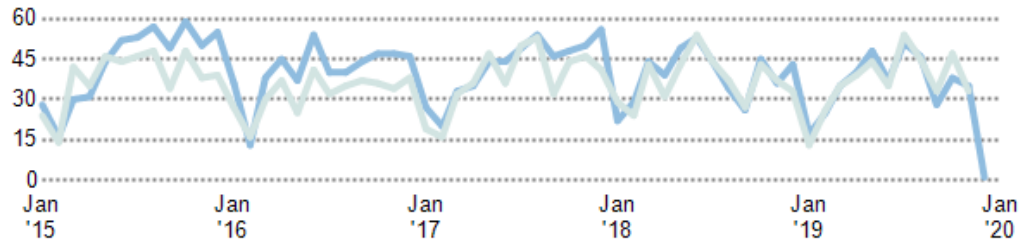
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

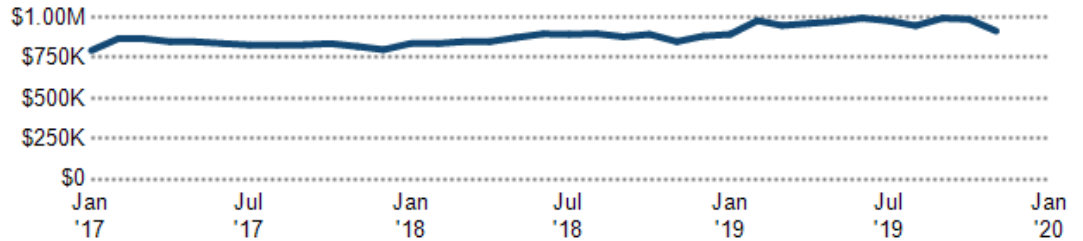
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

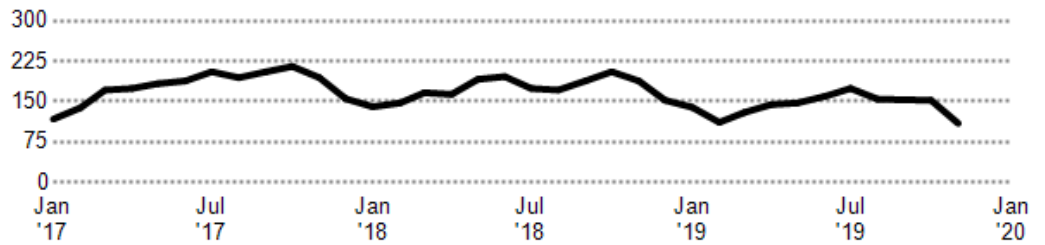
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

1,960 sq. ft. \$1,240,000

Comps

1,600 - 1,800 sq. ft. \$1,430,000

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

\$413K 1

Comps

\$350K - \$400K 1

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

\$632 1

Comps

\$800 - \$850 1

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

\$1.2M 1

Comps

\$1.3M - \$1.5M 1

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House

108 yrs 1

Comps

70 - 80 yrs 1

Neighborhood: People Stats and Charts

	94501	Alameda	Alameda County	California	USA
Population	61.8K	78.2K	1.63M	39M	321M
Population Density per Sq Mi	7.99K	7.37K	2.21K	250	–
Population Change since 2010	+6.5%	+6.3%	+8.9%	+6.9%	+6.9%
Median Age	39	41	37	36	38
Male / Female Ratio	49%	49%	49%	50%	49%

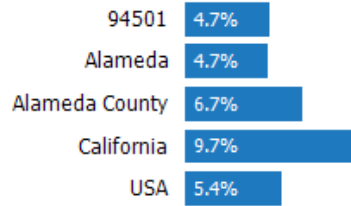
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

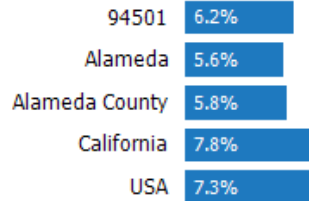
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

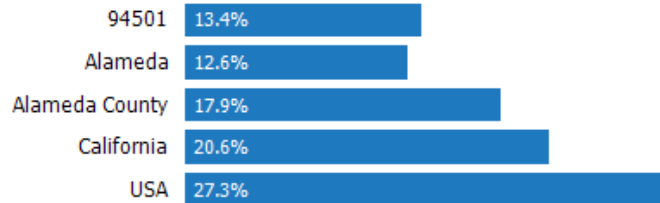
Less Than 9th Grade



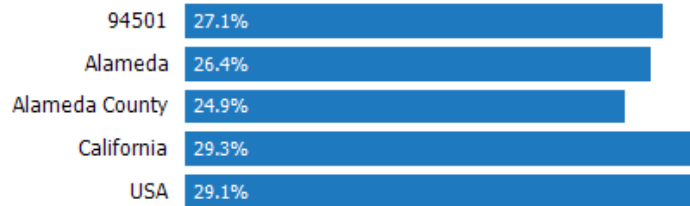
9-12th Grade/No Diploma



High School Graduate



Associate Degree



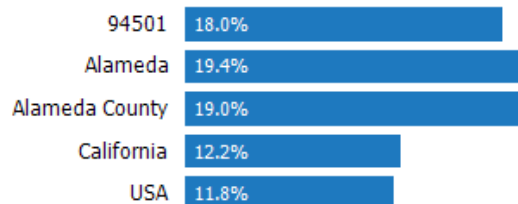
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94501



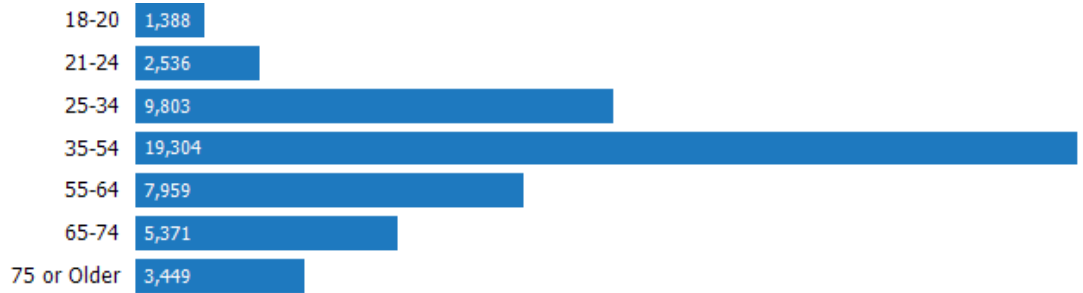
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94501



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94501



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 94501



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	94501	Alameda	Alameda County	California	USA
Income Per Capita	\$45,266	\$47,229	\$41,363	\$33,128	\$31,177
Median Household Income	\$82,294	\$89,045	\$85,743	\$67,169	\$57,652
Unemployment Rate	–	2.4%	2.6%	3.7%	3.6%
Unemployment Number	–	1.04K	22.4K	718K	5.86M
Employment Number	–	41.7K	838K	18.9M	159M
Labor Force Number	–	42.7K	860K	19.6M	164M

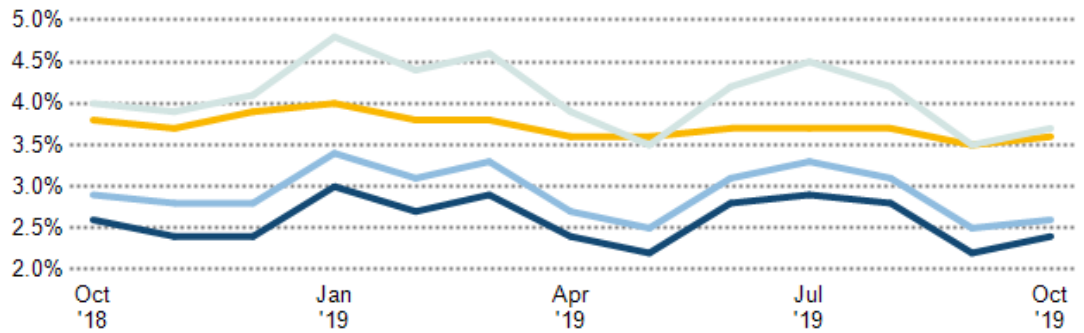
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Alameda
- Alameda County
- California
- USA



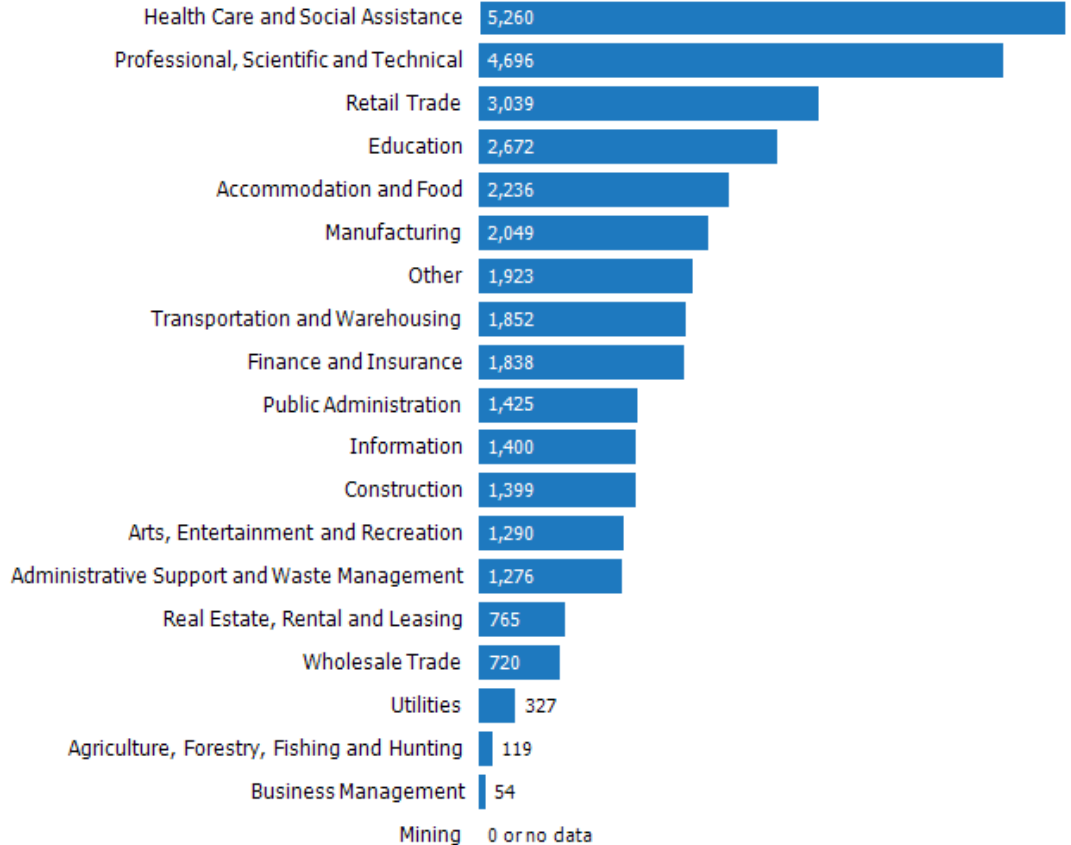
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 94501



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 94501

	94501	Alameda	Alameda County	California	USA
Elevation (in feet)	18	53	932	2,810	–
Annual Rainfall (in inches)	25.01	25.01	19.17	23.4	–
Annual Snowfall (in inches)	0	0	2.56	19.1	–
Days of Full Sun (per year)	165	165	165	159	–
Travel Time to Work (in minutes)	32	33	32	29	26
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	1	1	5	150	2,370
Brownfield Sites	Yes	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 94501



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



School: Donald D. Lum Elementary School

School Details

Name
Donald D. Lum Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Alameda Unified School District

Address
Address not available

Phone
(510) 748-4009

School Facts

	Donald D. Lum Elementary School	Alameda Unified School District
Overall Grade	A	A
Total Enrollment	498	11,159
Students per Teacher	23:1	22:1
Students in Free Lunch Program	26%	29%
Academic Grade	A	A
Average GPA	—	3.58 (out of 1834 responses)
Math Proficiency	73%	56%
Reading Proficiency	67%	64%
Gifted Students	2%	—
AP Enrollments	—	—
Graduation Rate	—	89%
Average ACT Score	—	29 (out of 189 responses)
Average SAT Score	—	1,230 (out of 672 responses)
Teacher Grade	A	A
Average Teacher Salary	\$73,219	\$73,219
Teachers in 1st or 2nd Year	12%	9%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

School: Will C. Wood Middle School

School Details

Name
Will C. Wood Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Alameda Unified School District

Address
Address not available

Phone
(510) 748-4015

School Facts

Will C. Wood Middle School

Alameda Unified School District

Overall Grade	A-	A
Total Enrollment	510	11,159
Students per Teacher	20:1	22:1
Students in Free Lunch Program	45%	29%
Academic Grade	B+	A
Average GPA	-	3.58 (out of 1834 responses)
Math Proficiency	41%	56%
Reading Proficiency	49%	64%
Gifted Students	6%	-
AP Enrollments	-	-
Graduation Rate	-	89%
Average ACT Score	-	29 (out of 189 responses)
Average SAT Score	-	1,230 (out of 672 responses)
Teacher Grade	A-	A
Average Teacher Salary	\$73,219	\$73,219
Teachers in 1st or 2nd Year	18%	9%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 10/25/2017 by Parent

Wood Middle School has been an excellent experience for both of my children. The variety of subjects, professionalism of the administration and teachers, and the support of the students and their families has provided for a well-rounded adventure that has suitably prepared High School students.

Posted: 2/22/2016 by Niche User

Some classes are really engaging to my children at this school, but that mainly applies to the great 7th grade Language Arts teacher Mr. Ponsaran that all my kids have had. He is challenging and yet fun. The electives and Life Skill classes are also much better nowadays with Art, Band, and Drama being the ones I heard praised the most. Technology is also a strong elective that isn't to every child's taste, however the amazing things they learn in that class seems to be a great leap towards future courses. That being said, minus the rare exceptional academic teachers, the best courses that kids like are the electives only. It seems the required academics are rarely pulling the grade with the students.

Posted: 2/22/2016 by Niche User

Some of the teachers genuinely care about the students and their progress. Some go above and beyond to actually want to help. However the Administration spends more time worrying about their image, rather than the children in their care which does not provide the teachers with the information they need to help their students.

Posted: 2/22/2016 by Niche User

It has always been a school kids go to because it's their district. It has never been a first choice school in Alameda.

Posted: 6/25/2015 by Niche User

For the most part great teachers

School: Alameda High School

School Details

Name
Alameda High School

Level
High

Type
Public

Grades Served
9-12

School District
Alameda Unified School District

Address
Address not available

Phone
(510) 337-7022

School Facts

Alameda High School

Alameda Unified School District

Overall Grade	A+	A
Total Enrollment	1,746	11,159
Students per Teacher	23:1	22:1
Students in Free Lunch Program	19%	29%
Academic Grade	A	A
Average GPA	3.61 (out of 1012 responses)	3.58 (out of 1834 responses)
Math Proficiency	58%	56%
Reading Proficiency	75%	64%
Gifted Students	15%	–
AP Enrollments	676	–
Graduation Rate	95%	89%
Average ACT Score	29 (out of 131 responses)	29 (out of 189 responses)
Average SAT Score	1,250 (out of 420 responses)	1,230 (out of 672 responses)
Teacher Grade	A	A
Average Teacher Salary	\$73,219	\$73,219
Teachers in 1st or 2nd Year	10%	9%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 5/24/2019 by Alum

I went to Alameda High school for four years and it was a great high school! I liked how they prepared us for college and helped us with our college applications. There were many helpful resources at this school. This school was next to park st so it was perfect for off campus lunch!

Posted: 4/22/2019 by Alum

Good variety of AP classes; can get extremely competitive. Some non-AP classes can be very unchallenging. Depends on teacher.

Posted: 3/16/2019 by Senior

Alameda high school is so diversified that you learn about cultures of different people from all around the world. Not only are the students so diverse, but the teachers come from so many different type of backgrounds. And with this level of diversity, we feel very comfortable in discussing and trying to solve real world issues. It's a great school in a great community you and any teenager who is lucky enough to attend alameda high should take advantage of the academics, but also the real life environment it provides.

Posted: 9/7/2018 by Senior

Alameda High School is an amazing campus, full of diversity and school spirit. The community is very open and welcoming of all students and staff, no matter their differences. In fact, those differences are exactly what makes the school such an open-minded and progressive campus. The education provided at Alameda High is also one of the greatest curriculums as the school offers a wide variety of subjects and electives, including Advanced Placement courses. The teachers are experienced and understanding, and truly take the student into consideration. As a result, Alameda High truly prepares its students for their future college and career pursuits. Alameda High School is simply one of the greatest high schools one could possibly attend. My time at Alameda High has been four of the greatest years of my life.

Posted: 1/26/2018 by Alum

Alameda High school welcomes all walks of life. With the diversity within, the students have a chance at mixing and learning culture. The teachers and staff have all been there for a while which makes for great relationships among the campus wide. The sports program that Alameda High offers allows everyone to try something new if they would like. Great High School!

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- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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