

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: John Flaniken	Loan Number: 002288	
Street Address: 44 Spyglass Hill	City: Oakland	State: CA	Zip Code: 94618
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 1,050,000	As Repaired List	\$ 1,050,000	Quick Sale	\$ 895,000	Land	\$ 0
Suggested List Price:	As Is Sale	\$ 1,050,000	As Repaired Sale	\$ 1,050,000	Quick Sale	\$ 895,000	Land	\$ 0

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1	None noted	\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 0

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 0
Explain Required Repairs: No lender required repairs noted			

SUBJECT PROPERTY CHARACTERISTICS

Type: Condominium	Condition: Avg	Square Feet: 1242
Bedroom: 2	Bathroom: 1	Garage: 1 Port
Year Built: 1994	Lot Size: 0 SqFt	Basement: No
APN#: 48H-7585-4	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Urban

SUBJECT PROPERTY COMMENTS

Subject property is a lower level condo built in an area with mostly single family detached properties and townhomes. Most of the homes have sweeping views of the San Francisco Bay while the subject's view is partially blocked by trees and the low elevations. The front door is located down a narrow wood deck and then down stairs to the lower unit. The carport is two levels up at the street. The HOA maintains the exterior and landscaping so the subject is in similar condition as to others in the area. There are no signs of deferred maintenance or damage visible from the street.

Property Status

Vacant:	No	Vandalized:	No	Locked/Secured:	Yes	Winterized:	No
----------------	----	--------------------	----	------------------------	-----	--------------------	----

COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
30 SPY GLASS HILL OAKLAND	FS	Town	Avg	1 Blk	1520	3	2	1314 SqFt	2 Port	No	1994	1,250,000	1,350,000	2023-07-31	888	10
5335 BROADWAY TERRACE #201 OAKLAND	FS	Condo	Avg	1 Mi	1244	2	2	8000 SqFt	1 Det	No	1974	955,000	955,000	2023-08-02	768	0
5878 BIRCH COURT OAKLAND (★)	FS	Condo	Avg	1 Mi	1117	2	1	5053 SqFt	1 Att	No	1941	1,195,000	1,150,000	2023-10-04	1,030	25
1. Comments: Sold above list price. Townhome but built in a similar style as subject and located in the same complex. Bigger with more bathrooms and bedrooms but similar enough to be used as a comp. Superior to subject.													MLS# 41030704	Sale Type: CV		
2. Comments: Sold for the list price on the first day on the market and for all cash. Listed as a condo but includes a lot which is usable outdoor space. No views like subject.													MLS# 41034873	Sale Type: Cash		
3. Comments: Listed as a condo but may be a townhouse due to lot included with home plus attached garage space. Similar in size and number of rooms to subject makes this the best comp selected.													MLS# 41036051	Sale Type: CV		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
5340 BROADWAY TERRACE #408 OAKLAND	FS	Condominium	Avg	1 Mi	1087	3	2	0 SqFt	1 Port	No	1971	948,888	898,888	827	58
200 CALDECOTT LANE OAKLAND	FS	Condo	Avg	.3 Mi	1119	2	2	0 SqFt	2 Port	No	1996	699,000	675,000	603	158
31 WINDWARD HILL OAKLAND (★)	FS	Town	Avg	.1 Mi	1839	3	2	1921 SqFt	2 Att	No	1994	1,489,000	1,400,000	761	76
1. Comments: Condo type unit located on the fourth floor of a building and includes underground and secure parking. High HOA at \$753 per month and on market for nearly 60 days without an offer.													MLS# SF423913487		
2. Comments: On market for 158 days without an offer. Located in a gated community with underground parking beneath each building. Apartment style living but listed as a condo.													MLS# 41033257		
3. Comments: On market for 76 days without an offer. Property is a townhouse with attached garage but built at the same time as the subject and in the same complex which makes this the best comp despite the large size.													MLS# 41040245		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly): \$ 3,000
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 38 Days
Comparable Listing: 68 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: Describe neighborhood factors that would detract from property: Subject is a lower level condo located in an area of mostly detached homes and townhomes. Property does not have a garage though there is ample guest parking locally. This complex is not a gated community.
Number of similar listings within 1 mile:	5-10	Price Range:	\$ 349,000 - \$ 1,895,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 13,162	
Mello-Roos/Special Assesment Property:	Yes	Amount:	\$ 1,637 - Yearly	
Special Assessments/Homeowner Dues:	Yes	Amount:	\$ 498 - Monthly	

LISTING AGENT INFORMATION

Name: N/A	Firm Name: N/A	Phone Number: N/A	Subject MLS: N/A
------------------	-----------------------	--------------------------	-------------------------

BPO PREPARATION

Broker Firm Name: Compass	Preparer: Michael Delehanty	Phone Number: 510-697-3900
Broker Tax ID#: on file	Inspection Date: 2023-12-19	Report Date: 2023-12-19
Office proximity to subject: 13 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



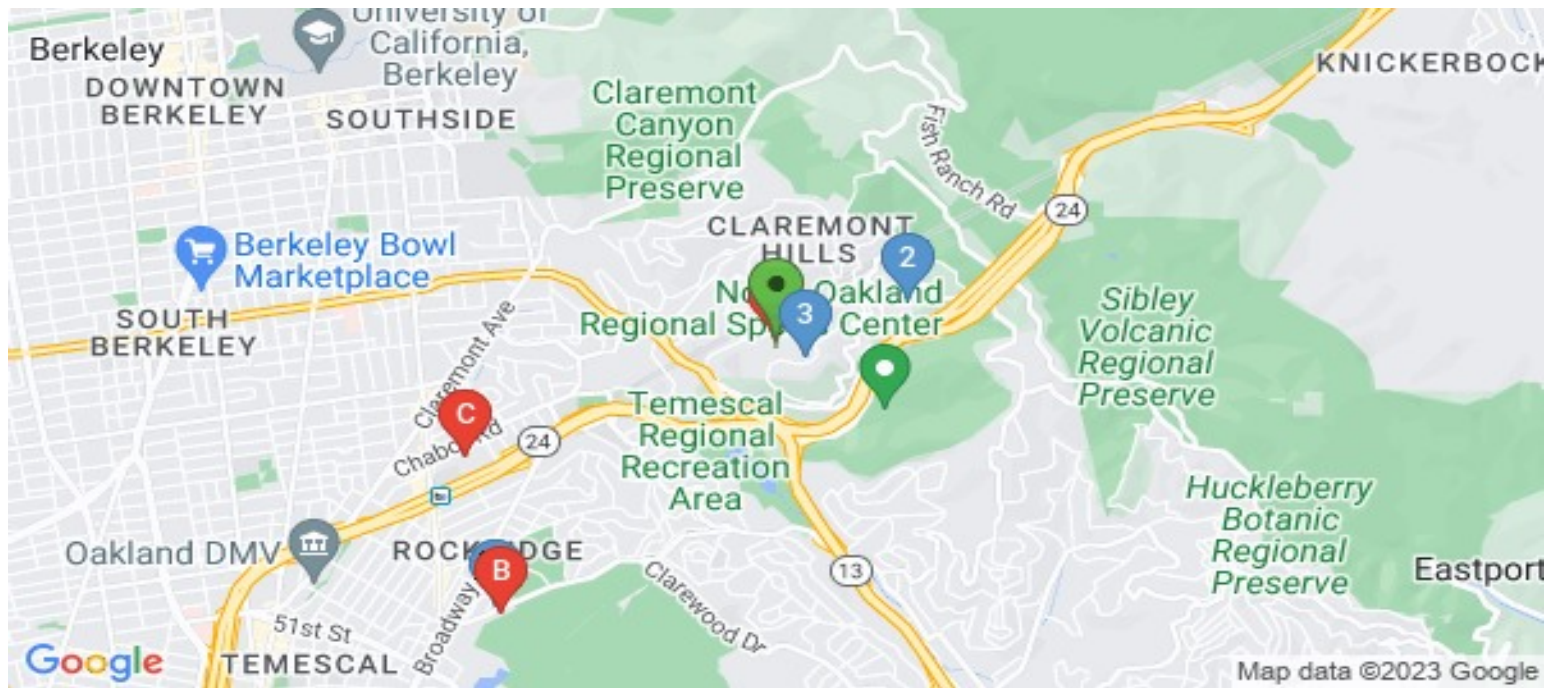
Listing 2










Listing 3

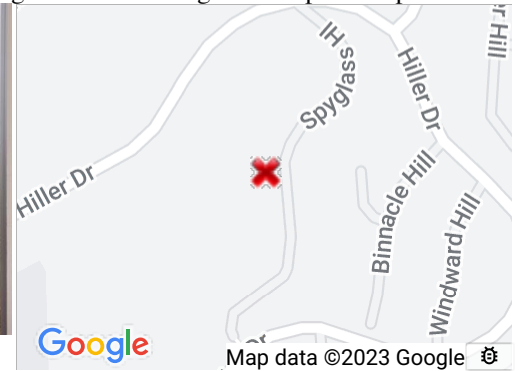


SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	44 Spyglass Hill	94618	0 Mi
 COMPARABLE SALE 1	30 SPY GLASS HILL	94618	1 Blk
 COMPARABLE SALE 2	5335 BROADWAY TERRACE #201	94618	1 Mi
 COMPARABLE SALE 3	5878 BIRCH COURT	94618	1 Mi
 COMPARABLE LISTING 1	5340 BROADWAY TERRACE #408	94618	1 Mi
 COMPARABLE LISTING 2	200 CALDECOTT LANE	94618	.3 Mi
 COMPARABLE LISTING 3	31 WINDWARD HILL	94618	.1 Mi

**RESIDENTIAL
Townhouse**



Sold **List Price: \$1,250,000**
30 Spy Glass HI **Unit:**
OAKLAND **CA** **94618**
MLS# 41030704 **Stor... Two ...**
Orig Price: \$1,250,000 **Sold Price: \$1,350,000**
List Date: 6/19/2023 **Off Mkt Date: 6/29/2023**
Pend Date: 6/29/2023 **COE: 7/31/2023**

D/N/S: HILLER HIGHLANDS

DOM: 10 **CDOM:** 10

Model: **Builder:**



Print/Email: **Unbranded Media Link**

Property Information					
Bedrooms: 3	Yr Blt: 1994	Garage Spcs: 0	Total Rms: 6	Own Type:	
Baths/Par: 2 / 0	Age: 29	Total Prk Spcs: 2	# of Units: 34	% Own Occ: 75	
SqFt: 1520	Acres: 0.030000	Fireplaces: 2	Pool: Community	Units Floor: 1	TIC %:
Source: Assessor Aut...		Lot SqFt: 1,314	ElemSchool Dist:	High School District:	

Showing & Listing Information					
Occ By: Vacant	Occ Name:	Occ Phone:	Supra Box?: Yes	Spec Info: None	
Show Info: Text Diane then go. Staged. Please lock all doors when yo...			24 Hr. Notice Req?: No	Lockbox Location: FRONT DOOR 6/22/23	
Directions: HILLER TO SPYGLASS North Entrance			Cross St: HILLER DR	Associated Docs: 0	
List Type: Excl Right	Comp Selling Ofc: 2.5	% Dual/Variable: No	List Service: Full Service	LA-DRE#: 1209613	
List Agt: Diane Reilly - Agt: 510-206-2903		diane@sold4sure.com		Broker DRE#: 01499008	
Co-List:		List Ofc: BHHS Drysdale Properties - Off: 925-280-4920		Agent Hit Count:	
Zoning: APN: 48H-7584-3	Census Tract:	Point of Sale Ord: Yes		City Transfer Tax: Yes	
Disclosures Link:	Showing Link:	Available to Show:		Client Hit Count:	
Primary Showing Contact: Diane Reilly			Primary Showing Phone: 510-206-2903		

*****Remarks*****
 Wow! Spectacular contemporary Hiller Highlands townhome with soaring ceilings and floor-to-ceiling windows that capture the sweeping panoramic view of the Golden Gate, Alcatraz, San Francisco and Mt. Tam. Thoughtfully designed with only two steps to the front door. A mini-primary suite with full bathroom and private patio on the main level accommodates aging in place. Beautifully updated and remodeled with high quality materials, quartz counter tops, newer stainless steel appliances and engineered hardwood floors. A huge picture window allows morning sun to filter into the kitchen and provides a sylvan view looking South. Two gas fireplaces warm the living room and the downstairs bedroom. The primary suite with a huge shower, linen closet and wall of closet space is downstairs. Enjoy the outdoors and views from balconies on both levels. You'll enjoy watching the weather come through the Marin Headlands and the gorgeous sunsets. Home is equipped with an in-wall vacuum system. The ample-sized laundry room doubles as an indoor storage area. Membership to Highlands Country Club is available. Conveniently situated for easy commute to BART, San Francisco or

*****Confidential Remarks*****
 Listing Agent is Owner. Will not double-end. Pre-escrow open with Michael Demers team at Old Republic Title, Montclair office. Enter and leave Spy Glass from North end only. Park in covered carport in front of unit or in uncovered space marked 30. NO PRE-EMPTIVE OFFERS. OFFERS CONSIDERED THURSDAY, JUNE 29TH. BUYER MUST SUBMIT SIGNED DISCLOSURES WITH OFFER. Highlands Country Club is a private club. Membership is available to residents of Hiller Highlands without an initiation fee if activated within three months (90 days) of close of escrow. See disclosures or call the Club for more information (510) 849-0743.

Property Features:	
BATH-PRIMARY INCLUDES Stall Shower, Tile, Updated Baths	LEVEL - LOWER 2 Bedrooms, 1 Bath, Laundry Facility
BATH NON-PRMY INCLUDE Skylight, Stall Shower, Tile, Updated Baths	LEVEL - STREET 1 Bedroom, 1 Bath, Main Entry
COOLING Central 1 Zone A/C	LOT DESCRIPTION Down Slope, Premium Lot, Street Light(s)
CONSTRUCTION STATUS Existing	POOL None
DISCLOSURES Home Warranty Plan, Nat Hazard Disclosure, Owner is Lic Real Est Agt, Rent Control, Disclosure Package Avail	POSSESSION COE
EQUIPMENT ADDITIONAL Central Vacuum, Dryer, Security Alarm - Owned, Washer, Water Heater Gas, Carbon Mon Detector, Smoke Detector, All Public Utilities, Cable Available, Internet Available, Individual Electric Meter, Individual Gas Meter	ROOF Flat
EXTERIOR Dual Pane Windows, Wood Siding	ROOM - ADDITIONAL Dining Ell, Storage, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Primary Bedrooms 2+
FIREPLACES Den, Gas Burning, Gas Starter, Living Room	SOLAR None
FLOORING Carpet, Engineered Wood	STYLE Contemporary
GARAGE/PARKING Carport - 2 Or More, Covered Parking, Uncovered Parking Space	TERMS Cash, Conventional
HEATING Forced Air 1 Zone, Gas, Fireplace(s)	UNIT FEATURE End Unit, Levels in Unit - 2
	VIEWS Bay, Bay Bridge, City Lights, Golden Gate Bridge, Greenbelt, Panoramic, San Francisco, Water, City, Mt Tamalpais
	WATER/SEWER Sewer System - Public, Water - Public
	YARD DESCRIPTION Deck(s), Patio, Patio Enclosed, Sprinklers Automatic, Porch,

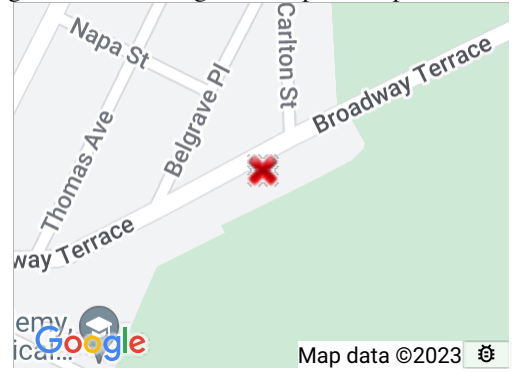
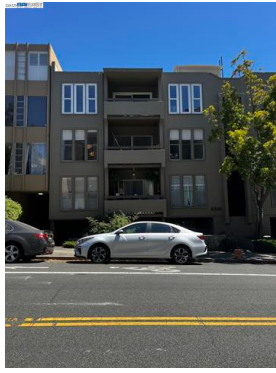
HOA Information			
HOA?: Yes	HOA Name: HILLER HIGHLANDS HOA	HOA Phone: 510-999-9999	Fee \$: 498
Fee Freq: Monthly	Litigation: No	Transfer Fees:	
HOA Amenities: Other			
HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs			
HOA Fees Include: Common Area Maint, Earthquake Insurance, Reserves, Water/Sewer, Insurance, Street			
Buyer Agent: Tom Khorram - Pref: 415-563-6622	Fidelity Guaranty Realty - Primary: 415-563-6622		
Sale Price: \$1,350,000	Sale/Orig \$: 108	Sale/Last \$: 108	List \$/SqFt: \$822 Sale\$/SqFt: \$888 Sale Terms: Conventional
Concessions: No Concessions	Buyer Agent DRE# 01361472	# of offers: 2	

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Michael Delehanty **DRE:** 01505346 **12/19/2023**

RESIDENTIAL
Condo

Sold **List Price: \$955,000**
5335 Broadway Terrace **Unit: 201**
OAKLAND **CA** **94618-...**
MLS# 41034873 **Stor... One ...**
Orig Price: \$955,000 **Sold Price: \$955,000**
List Date: 8/2/2023 **Off Mkt Date: 8/2/2023**
Pend Date: 8/2/2023 **COE: 8/2/2023**
D/N/S: ROCKRIDGE
DOM: 0 **CDOM: 0**
Model: **Builder:**



Property Information					
Bedrooms: 2	Yr Blt: 1974	Garage Spcs: 1	Total Rms: 4	Own Type:	
Baths/Par: 2 / 0	Age: 49	Total Prk Spcs: 1	# of Units: 16	% Own Occ: 75	
SqFt: 1244	Acres: 0.180000	Fireplaces: 1	Pool: No	Units Floor: 2	TIC %:
Source: Public Records		Lot SqFt: 8,000	ElemSchool Dist:	High School District:	

Showing & Listing Information					
Occ By: Vacant	Occ Name:	Occ Phone:	Supra Box?: No	Spec Info: None	
Show Info:	24 Hr. Notice Req?: No		Lockbox Location:		
Directions: Broadway>Broadway Terrace		Cross St: Broadway	Associated Docs: 0		
List Type: Excl Right	Comp Selling Ofc: 2.5	% Dual/Variable: No	List Service: Full Service	LA-DRE#: 01320438	
List Agt: Carl Medford - 888-754-7683	carl@medfordteam.com		Broker DRE#: 01345026		
Co-List: Kimberly Barnett - 650-477-4690	List Ofc: KW Advisors - Off: 510-796-7900		Agent Hit Count:		
Zoning: APN: 48A-7031-45	Census Tract: 404200	Point of Sale Ord: Yes	City Transfer Tax: Yes	Client Hit Count:	
Disclosures Link:	Showing Link:	Available to Show:			
Primary Showing Contact: Kimberly Barnett		Primary Showing Phone: 650-477-4690			

*****Remarks*****

This thoughtfully renovated condo features an open concept living area, showcasing a seamless flow between the living room, dining area, and kitchen. This unit offers two generously sized bedrooms; the master bedroom boasts an en-suite bathroom, offering privacy and convenience. The second bedroom provides flexibility for use as a guest room, home office, or personal sanctuary. Step out onto the balcony and enjoy the partial views of the city skyline. This tranquil outdoor space is the ideal spot to enjoy your morning coffee, unwind after a long day, or soak in the vibrant enerav of the neighborhood

*****Confidential Remarks*****

Sold, Comparable & Off-Market Comp Information

Property Features:	
BATH-PRIMARY INCLUDES Solid Surface, Stall Shower, Walk-In Closet	LEVEL - STREET 2 Bedrooms, 2 Baths, Main Entry
BATH NON-PRMY INCLUDE Shower Over Tub	LOT DESCRIPTION Regular
COOLING None	POOL None
CONSTRUCTION STATUS Existing	POSSESSION COE
DISCLOSURES Nat Hazard Disclosure, Disclosure Package Avail	ROOF Unknown
EQUIPMENT ADDITIONAL Garage Door Opener, Window Coverings, Carbon Mon Detector, Smoke Detector	ROOM - ADDITIONAL No Additional Rooms
EXTERIOR Stucco	SOLAR None
FIREPLACES Living Room, Woodburning	STYLE Contemporary
FLOORING Laminate	TERMS Cash, Conventional
GARAGE/PARKING Garage Parking, Off Street Parking, Spaces - Assigned, Space Per Unit - 1, Remote	UNIT FEATURE Elevator Building
HEATING Fireplace(s)	WATER/SEWER Sewer System - Public, Water - Public
INSPECTIONS/REPORTS Home	YARD DESCRIPTION No Yard
KITCHEN FEATURES Counter - Stone, Dishwasher, Eat In Kitchen, Electric Range/Cooktop, Garbage Disposal, Microwave, Pantry, Range/Oven Free Standing	

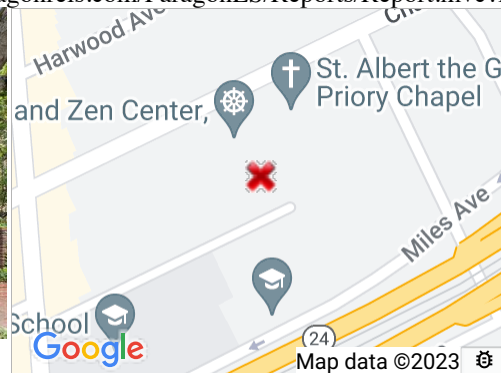
HOA Information			
HOA?: Yes	HOA Name: CALL LISTING AGENT	HOA Phone: 0000000000	Fee \$: 850
Fee Freq: Monthly	Litigation: No	Transfer Fees:	
HOA Amenities: Laundry			
HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs			
HOA Fees Include: Common Area Maint, Earthquake Insurance, Exterior Maintenance, Reserves, Maintenance Grounds			
Buyer Agent: Veronica T McInerney - 510-697-7550	The GRUBB Company - Off: 510-339-0400		
Sale Price: \$955,000	Sale/Orig \$: 100	Sale/Last \$: 100	List \$/SqFt: \$768 Sale\$/SqFt: \$768 Sale Terms: Cash
Concessions: none	Buyer Agent DRE# 01998405	# of offers: 1	

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Michael Delehanty **DRE:** 01505346 **12/19/2023**

RESIDENTIAL
Condo

Sold **List Price: \$1,195,000**
5878 Birch Ct **Unit:**
OAKLAND **CA** **94618**
MLS# 41036051 **Stor... Split ...**
Orig Price: \$1,195,000 **Sold Price: \$1,150,000**
List Date: 8/15/2023 **Off Mkt Date: 9/9/2023**
Pend Date: 9/9/2023 **COE: 10/4/2023**
D/N/S: ROCKRIDGE
DOM: 25 **CDOM: 25**
Model: **Builder:**



Print/Email: [Unbranded Media Link](#)

Property Information

Bedrooms: 2 **Yr Blt:** 1941 **Garage Spcs:** 1 **Total Rms:** 4 **Own Type:**
Baths/Par: 1 / **Age:** 82 **Total Prk Spcs:** 1 **# of Units:** 2 **% Own Occ:** 100
SqFt: 1117 **Acres:** 0.116000 **Fireplaces:** 1 **Pool:** No **Units Floor:** 1 **TIC %:**
Source: Public Records **Lot SqFt:** 5,053 **ElemSchool Dist:** **High School District:**

Showing & Listing Information

Occ By: Vacant **Occ Name:** **Occ Phone:** **Supra Box?:** Yes **Spec Info:** None
Show Info: Supra with CBS Code & Alarmed. Do not go w/ out texting/... **24 Hr. Notice Req?:** No **Lockbox Location:** Right of front door
Directions: College Ave to Birch Ct **Cross St:** College Ave **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 3.0 **% Dual/Variable:** Yes **List Service:** Full Service **LA-DRE#:** 01838935
List Agt: Richard Sarro - Agt: 415-680-5042 **richard@discovershomes.com** **Broker DRE#:** 00818214
Co-List: **List Ofc:** Corcoran Icon Properties - Off: 925-634-1111 **Agent Hit Count:**
Zoning: **APN:** 048A-7062-028 **Census Tract:** **Point of Sale Ord:** Yes **City Transfer Tax:** Yes **Client Hit Count:**
Disclosures Link: **Showing Link:** **Available to Show:**
Primary Showing Contact: Richard Sarro **Primary Showing Phone:** 415.680.5042

*****Remarks*****

Unbelievable opportunity at this price! Built in 1941, this beautifully refinished townhome-style condo is nestled in a prime Rockridge cul-de-sac! A sanctuary of living found in a serene setting, this unit is at the rear of a two-unit building and near Seminary grounds. Natural light flourishes throughout this home consisting of 2 beds, 1 bath, 1 car attached garage and a private, newly landscaped rear yard retreat. Additional updated features include new custom built-in closet in primary bedroom, newly refinished hardwood floors, new interior paint, in-unit laundry, new Viking dishwasher & microwave, whole home Aquasana water filtration system, AC unit, Hunter Douglas blinds, Anderson windows in bedroom, copper supply line & pipes, water heater, sound proofed wall, new sidewalk, anchor brackets at all footings, cripple walls, and an entirely rebuilt gas burning living room fireplace. With a 92-walk score, you're secluded just enough from the hustle and bustle but close enough to stroll on over and enjoy the many restaurants, shops, and various public transportation options Rockridge has to offer. A rare opportunity and must see!

*****Confidential Remarks*****

Offers as they come!! Supra with CBS Code & Alarmed. Do not go w/ out texting/calling the listing agent for an appt & alarm code! Please visit www.5878Birch.com for a virtual 3D video tour & additional info. Email for disclosures and include signature page w/ offer. Pre-Escrow opened w/ Bethé Battalio at Fidelity National Title Co, Escrow #FSFM-0062300577. Contact Richard at 415.680.5042 w/ any questions. Thank you for showing!

Property Features:

<p>BATH-PRIMARY INCLUDES Stall Shower, Tile, Dual Flush Toilet COOLING Central 1 Zone A/C CONSTRUCTION STATUS Existing DISCLOSURES Disclosure Package Avail EQUIPMENT ADDITIONAL Dryer, Garage Door Opener, Security Alarm - Owned, Washer, Water Filter System, Water Heater Gas, Window Coverings, Carbon Mon Detector, All Public Utilities, Individual Electric Meter, Individual Gas Meter EXTERIOR Composition Shingles, Dual Pane Windows, Wood Siding, Siding - Stucco, Wood Frame, Window Screens FIREPLACES Brick, Gas Burning, Living Room FLOORING Hardwood Flrs Throughout, Tile FOUNDATION Crawl Space, Concrete Perimeter, Earthquake Braced GARAGE/PARKING Attached Garage, Int Access From Garage, Garage Facing Rear, Private, Size Limited HEATING Central, Fireplace(s) INSPECTIONS/REPORTS Structural Pest Control, Roof, Preliminary Title Report,</p>	<p>LEVEL - STREET Other, Main Entry LEVEL - UPPER 2 Bedrooms, 1 Bath LOT DESCRIPTION Court, Level, Premium Lot, Secluded, Auto Sprinkler F&R, Backyard, Landscape Back, Landscape Front, Landscape Misc, Private POOL None POSSESSION COE ROOF Composition Shingles ROOM - ADDITIONAL Attic SOLAR None STYLE Tudor TERMS Cash, Conventional UNIT FEATURE End Unit, Other WATER/SEWER Sewer System - Public, Water - Public YARD DESCRIPTION Back Yard, Deck(s), Fenced, Sprinklers Automatic, Sprinklers Back, Perimeter Fencing</p>
---	---

HOA Information

HOA?: Yes **HOA Name:** CALL LISTING AGENT **HOA Phone:** call list agen **Fee \$:** 350
Fee Freq: Monthly **Litigation:** No **Transfer Fees:** No Transfer Fee
HOA Amenities: Greenbelt
HOA Documents: Budget, CC&R'S, Financial Statement, Other HOA Docs
HOA Fees Include: Common Area Maint, Reserves, Other

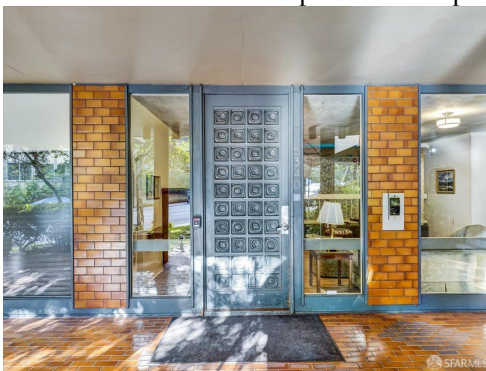
Buyer Agent: Lauren Steinberg - Pref: 345-3000 **Compass - Primary:** 415-345-3000
Sale Price: \$1,150,000 **Sale/Orig \$:** 96 **Sale/Last \$:** 96 **List \$/SqFt:** \$1,... **Sale\$/SqFt:** \$1,... **Sale Terms:** Conventional
Concessions: none. Great Job! **Buyer Agent DRE#** 02060853 **# of offers:** 1

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Michael Delehanty **DRE:** 01505346 **12/19/2023**

RESIDENTIAL
Condo

Active **List Price: \$898,888**
5340 BROADWAY Terrace **Unit: 408**
OAKLAND **CA** **94618**
MLS# SF423913487 **Stor... One ...**
Orig Price: \$948,888 **Sold Price:**
List Date: 10/22/2023 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S:
DOM: 58 **CDOM: 58**
Model: **Builder:**



Print/Email:

Property Information

Bedrooms: 3	Yr Blt: 1971	Garage Spcs: 0	Total Rms:	Own Type:
Baths/Par: 2 / 0	Age: 52	Total Prk Spcs: 1	# of Units: 45	% Own Occ:
SqFt: 1087	Acres: 0.460000	Fireplaces: 1	Pool: No	TIC %:
Source:	Lot SqFt: 20,038	ElemSchool Dist:	High School District:	

Showing & Listing Information

Occ By: Vacant	Occ Name:	Occ Phone:	Supra Box?: Yes	Spec Info: Offer As Is
Show Info: Call Showing Contact		24 Hr. Notice Req?:	Lockbox Location: LOCATED ON THE FRONT	
Directions: Broadway to Broadway Terrace or take the Broadway	Cross St: Broadway	Associated Docs: 0		
List Type: Excl Right	Comp Selling Ofc: 2.5 %	Dual/Variable: Yes	List Service: Full Service	LA-DRE#: 01070354
List Agt: Denise D Parker - Pref: 917-6060			deniseparker8745@Gmail.com	Broker DRE#: 00964735
Co-List:	List Ofc: Berkshire Hathaway Drysdale Properties - Primary:...	Point of Sale Ord:	City Transfer Tax:	Agent Hit Count:
Zoning: APN: 48A-7033-66	Census Tract: 0.00	Available to Show: Contact...		Client Hit Count:
Disclosures Link:	Showing Link:			
Primary Showing Contact: denise	Primary Showing Phone: 510-917-6060			

*****Remarks*****

This Upper Rockridge corner unit has undergone an extensive renovation and is now a spacious 3BD/2BA apartment filled with natural light. The open floor plan provides seamless flow between family gathering spaces, while the galley-style kitchen equipped with new stainless-steel appliances is conveniently located next to the dining area. The cozy balcony off the Living Room provides a peaceful outdoor space perfect for enjoying a cup of coffee in the morning or relaxing after a long day. The primary suite features a generously sized closet and a fully updated bathroom, while the second bedroom boasts large closets and new windows. The third bedroom is perfect for a home office or guest room and receives ample natural light. The apartment is ideally located in Rockridge, with grocery stores, coffee shops, bars, and fine dining just a short walk or drive away. Additionally, BART, AC Transit bus lines, Casual Carpool, Highways 13 & 24, top-rated schools, Claremont Country Club, and more are all nearby.

*****Confidential Remarks*****

Please text agent at (510)917-6060 to receive the QR code access to building for showing. Once received, push the green temp entry button before placing the QR code in front of the camera at front door for entry. Take elevator to 4th floor, Unit # 408. Supra Key is on front door of the unit. Please remove your shoes at the front door or use the shoe covers provided. Make sure all doors are locked when you leave. https://app.disclosures.io/link/5340-Broadway-Terrace-408-iquhw4dr pre-escrow- #1113038918-ORT-Brollins@ortc.com Offer due date is 12/11/23 @5pm

Property Features:

BATH-PRIMARY INCLUDES Stall Shower, Tile	LOT DESCRIPTION Auto Sprinkler F&R, Street Light(s)
BATH NON-PRMY INCLUDE Shower Over Tub, Stall Shower, Dual Flush Toilet	POSSESSION COE
ENERGY SAVING FEATURE Caulked/Sealed, Energy Star Appliances, Low Flow Toilet, Appliances	ROOF Other
EQUIPMENT ADDITIONAL Garage Door Opener, Intercom, Carbon Mon Detector, Smoke Detector, All Electric, All Public Utilities, Cable Available	ROOM - ADDITIONAL Formal Dining Room, Kitchen, Living Room
EXTERIOR Other, Window Screens	STYLE Contemporary
FIREPLACES Fireplace Insert, Gas Starter, Other	TERMS Cash, Conventional, FHA
FLOORING Laminate, Carpet	VIEWS Bay
FOUNDATION Other	WATER/SEWER Water - Public, Other, Other (Irrigation)
GARAGE/PARKING Underground Parking, Other, Enclosed Garage, Garage Facing Front, Garage Facing Side	YARD DESCRIPTION Sprinklers Automatic, Sprinklers Front, Enclosed Deck, Entry Gate, Roof Deck
HEATING Gas, Wall Furnace, Other Heat, MultiUnits, Fireplace Insert, Fireplace(s)	
INSPECTIONS/REPORTS Preliminary Title Report	
KITCHEN FEATURES 220 Volt Outlet, Dishwasher, Garbage Disposal, Range /Oven Free Standing, Refrigerator, Self-Cleaning Oven	

HOA Information

HOA?: Yes	HOA Name:	HOA Phone:	Fee \$: 753
Fee Freq: Monthly	Litigation:	Transfer Fees:	
HOA Amenities: Roof Deck			
HOA Documents: Other HOA Docs			
HOA Fees Include: Common Area Maint, Electricity, Exterior Maintenance, Management Fee, Security/Gate Fee, Trash Removal, Water/Sewer, Other			

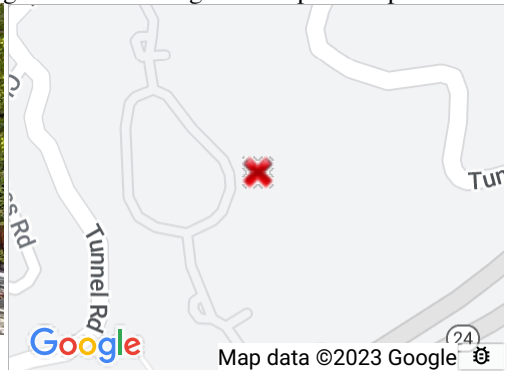
Buyer Agent:	Sale/Orig \$:	Sale/Last \$:	List \$/SqFt: \$826	Sale\$/SqFt:	Sale Terms:
Sale Price:	Buyer Agent DRE#:		# of offers: 0		
Concessions: 0					

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Michael Delehanty **DRE:** 01505346 **12/19/2023**

RESIDENTIAL
Condo

Active **List Price: \$675,000**
200 Caldecott Ln **Unit: 109**
OAKLAND **CA** **94618**
MLS# 41033257 **Stor... One ...**
Orig Price: \$699,000 **Sold Price:**
List Date: 7/14/2023 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: OAKLAND
DOM: 158 **CDOM: 158**
Model: **Builder:**



Print/Email: **Unbranded Media Link**

Property Information

Bedrooms: 2 **Yr Blt:** 1996 **Garage Spcs:** 2 **Total Rms:** 4 **Own Type:**
Baths/Par: 2 / 0 **Age:** 27 **Total Prk Spcs:** 2 **# of Units:** 433 **% Own Occ:** 65
SqFt: 1119 **Acres:** 0.610000 **Fireplaces:** 1 **Pool:** Community **Units Floor:** 1 **TIC %:**
Source: Public Records **Lot SqFt:** 26,340 **ElemSchool Dist:** **High School District:**

Showing & Listing Information

Occ By: Vacant **Occ Name:** **Occ Phone:** **Supra Box?:** Yes **Spec Info:** None
Show Info: **24 Hr. Notice Req?:** No **Lockbox Location:** 2nd rung on railing
Directions: Tunnel Rd or 980 to Caldecott **Cross St:** Tunnel **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 2.5 % **Dual/Variable:** No **List Service:** Full Service **LA-DRE#:** 01385914
List Agt: Anne McKereghan - 510-407-0175 **anne@youreastbayagent.com** **Broker DRE#:** 02027353
Co-List: Amy Weston - 415-608-1240 **List Ofc:** Golden Gate Sotheby's Int'l - Off: 510-339-4000 **Agent Hit Count:**
Zoning: **APN:** 48H-7521-49 **Census Tract:** **Point of Sale Ord:** Yes **City Transfer Tax:** Yes **Client Hit Count:**
Disclosures Link: Disclosures Link **Showing Link:** **Available to Show:**
Primary Showing Contact: Anne McKereghan **Primary Showing Phone:** 510-407-0175

*****Remarks*****

Beautifully updated 2 bed 2 bath condo located in the desirable Parkwoods community. Nestled in the rear of the building, this luxury unit has two private balconies and faces a peaceful & quiet wooded setting. Upgrades include stunning wood laminate flooring, wide baseboards, designer interior doors, and hardware. Gourmet kitchen with refaced kitchen cabinets, modern quartz counters, and stainless steel appliances. Gorgeous, remodeled bathrooms with all the bells and whistles! Fireplace upgraded to include mantle with tile surround and media niche above. Community amenities include a state-of-the-art fitness center, heated pool, groundskeepers, and a nighttime security guard. In-unit laundry and two parking spaces in garage. Located close to parks and just minutes from Rockridge and Berkeley shopping, restaurants, commuter AC Transit Bus to/from San Francisco Salesforce Transit Center, BART, with easy freeway access and so much more! This is a must see!

*****Confidential Remarks*****

Go and show! Lockbox located on second rung of left side railing on stairs before lobby entrance. Gate and lobby code 853, call Anne 510-407-0175 prior to showing to assure access. Sellers opened pre-escrow with Fidelity National Title - Escrow Officer Varsen Assorian however, seller understands title company is buyer preference Sellers have requested Broker not to present buyer letters. Contact L/A for nonconforming condo lender information

Property Features:

BATH-PRIMARY INCLUDES Stall Shower, Tile, Updated Baths, Double Sinks	LEVEL - STREET 2 Baths, Primary Bedrm Suite - 1, No Steps to Entry, Main Entry
BATH NON-PRMY INCLUDE Shower Over Tub, Updated Baths	LOT DESCRIPTION Down Slope
COOLING Ceiling Fan(s)	POOL In Ground
CONSTRUCTION STATUS Existing	POSSESSION COE
DISCLOSURES Rent Control	ROOF Unknown
EQUIPMENT ADDITIONAL Dryer, Fire Alarm System, Fire Sprinklers, Washer	ROOM - ADDITIONAL No Additional Rooms
EXTERIOR Stucco	SOLAR None
FIREPLACES Gas Burning, Living Room	STYLE Contemporary
FLOORING Laminate, Tile	TERMS Conventional
GARAGE/PARKING Space Per Unit - 2, Tandem Parking, Below Building Parking	UNIT FEATURE Elevator Building, Ground Floor Location, Levels in Unit - 1, No Steps to Entry
HEATING Baseboard	WATER/SEWER Sewer System - Private, Water - Public
KITCHEN FEATURES Breakfast Bar, Counter - Solid Surface, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Microwave, Range/Oven Free Standing, Refrigerator, Updated Kitchen	YARD DESCRIPTION Patio
LAUNDRY Dryer, In Closet, Washer, In Unit	

HOA Information

HOA?: Yes **HOA Name:** PARKWOODS HOA **HOA Phone:** 5108412105 **Fee \$:** 702
Fee Freq: Monthly **Litigation:** No **Transfer Fees:** Paid by Buyer
HOA Amenities: Greenbelt, Gym/Exercise Facility, Pool, Security Gate, Guest Parking, Pet Restrictions
HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Reserve Study, Rules and Regulations, Other HOA Docs
HOA Fees Include: Common Area Maint, Common Heating, Common Hot Water, Exterior Maintenance, Hazard Insurance, Management Fee, Reserves, S...

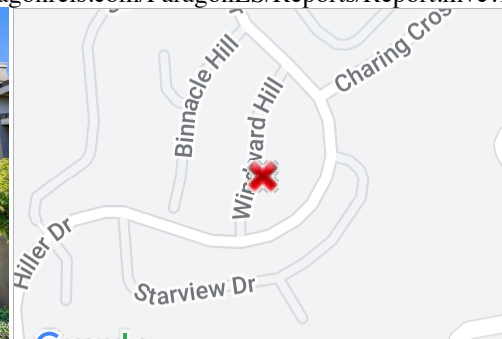
Buyer Agent:
Sale Price: **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$603 **Sale\$/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#** **# of offers:**

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Michael Delehanty **DRE:** 01505346 **12/19/2023**

**RESIDENTIAL
Townhouse**

Active **List Price: \$1,449,000**
31 Windward Hill **Unit:**
OAKLAND **CA** **94618**
MLS# 41040245 **Stor... Two ...**
Orig Price: \$1,489,000 **Sold Price:**
List Date: 10/4/2023 **Off Mkt Date:**
Pend Date: **COE:**
D/N/S: HILLER HIGHLANDS
DOM: 76 **CDOM: 76**
Model: **Builder:**



Google Map data ©2023 Google
Print/Email: **Unbranded Media Link**

Property Information

Bedrooms: 3 **Yr Blt:** 1994 **Garage Spcs:** 2 **Total Rms:** 6 **Own Type:**
Baths/Par: 2 / 1 **Age:** 29 **Total Prk Spcs:** **# of Units:** 40 **% Own Occ:** 80
SqFt: 1839 **Acres:** 0.040000 **Fireplaces:** 2 **Pool:** No **Units Floor:** 1 **TIC %:**
Source: Public Records **Lot SqFt:** 1,921 **ElemSchool Dist:** Oakland (510) 879-8111 **High School District:** Oakland (510) 879-8111

Showing & Listing Information

Occ By: Vacant **Occ Name:** **Occ Phone:** **Supra Box?:** Yes **Spec Info:** None
Show Info: Text Adam for code **24 Hr. Notice Req?:** No **Lockbox Location:** Front Door
Directions: Tunnel-Hiller-Windward Hill **Cross St:** Hiller Dr **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 2.5 % **Dual/Variable:** No **List Service:** Full Service **LA-DRE#:** 01047447
List Agt: Debbi DiMaggio Betta - 510-414-6777 debbi.dimaggio@corcoranlcon.com **Broker DRE#:** 00818204
Co-List: Adam R. Betta - 510-414-1250 **List Ofc:** Corcoran Icon Properties - Off: 510-428-0900 **Agent Hit Count:**
Zoning: **APN:** 48H-7587-78 **Census Tract:** **Point of Sale Ord:** Yes **City Transfer Tax:** Yes **Client Hit Count:**
Disclosures Link: Disclosures Link **Showing Link:** **Available to Show:**
Primary Showing Contact: **Primary Showing Phone:**

*****Remarks*****

Ask Us About Our Seller 2:1 Buy Down Concession. This exquisite Hiller Highlands townhome boasts 3 generously sized bedrooms and 2.5 baths, offering a spacious and comfortable living environment. What truly sets this property apart is its breathtaking panoramic views of the San Francisco Bay, providing a picturesque backdrop for daily living. Whether you're enjoying your morning coffee or hosting gatherings with friends and family, the captivating vistas of the Bay will never cease to amaze. The open living spaces are designed to maximize both comfort and functionality, making it an ideal setting for relaxation and entertainment. With its desirable location in the Hiller Highlands, residents can relish in the tranquility of the hills while remaining conveniently close to the vibrant energy of the Bay Area. This townhome offers a perfect balance of privacy and accessibility, making it a sought-after gem in the area. In summary, this Hiller Highlands townhome is a testament to elegant living with its remarkable Bay views and well-designed spaces. It presents an opportunity to embrace the Bay Area lifestyle in style and comfort.

*****Confidential Remarks*****

Text Adam for code 510-414-1250. Neither LA, sellers nor brokerage will guarantee home square footage, lot size nor bed/bath count which differs from public records. Sellers have instructed listing agent to inform brokers that they will not accept/review buyer support letters. Pre escrow opened with Andrea Steiner at First American Title. Disclosures https://app.disclosures.io/link/31-Windward-Hill-zvshrifq

Property Features:

BATH-PRIMARY INCLUDES Stall Shower, Sunken Tub	LEVEL - STREET 2 Bedrooms, 1 Bath, Laundry Facility, Main Entry
BATH NON-PRMY INCLUDE Shower Over Tub	LEVEL - UPPER 0.5 Bath, Primary Bedrm Suite - 1
COOLING None	LOT DESCRIPTION Level
CONSTRUCTION STATUS Existing	POOL None
DISCLOSURES Other - Call/See Agent	POSSESSION COE
EQUIPMENT ADDITIONAL Dryer, Washer	ROOF Tile
EXTERIOR Stucco, Wood Siding	ROOM - ADDITIONAL No Additional Rooms
FIREPLACES Gas Starter, Living Room, Primary Bedroom	SOLAR None
FLOORING Hardwood Floors, Carpet	STYLE Contemporary
FOUNDATION Slab	TERMS Cash, Conventional
GARAGE/PARKING Attached Garage, Space Per Unit - 2	UNIT FEATURE Ground Floor Location
HEATING Forced Air 1 Zone	VIEWS Bay, Bay Bridge, City Lights, Downtown, Golden Gate Bridge, Greenbelt, Hills, Panoramic, San Francisco, Water, Bridges, City
KITCHEN FEATURES Breakfast Bar, Dishwasher, Electric Range/Cooktop, Garbage Disposal, Range/Oven Built-in, Refrigerator	WATER/SEWER Sewer System - Public, Water - Public
LAUNDRY Dryer, In Closet, Washer	YARD DESCRIPTION Back Yard, Patio, Patio Enclosed, Back Yard Fence

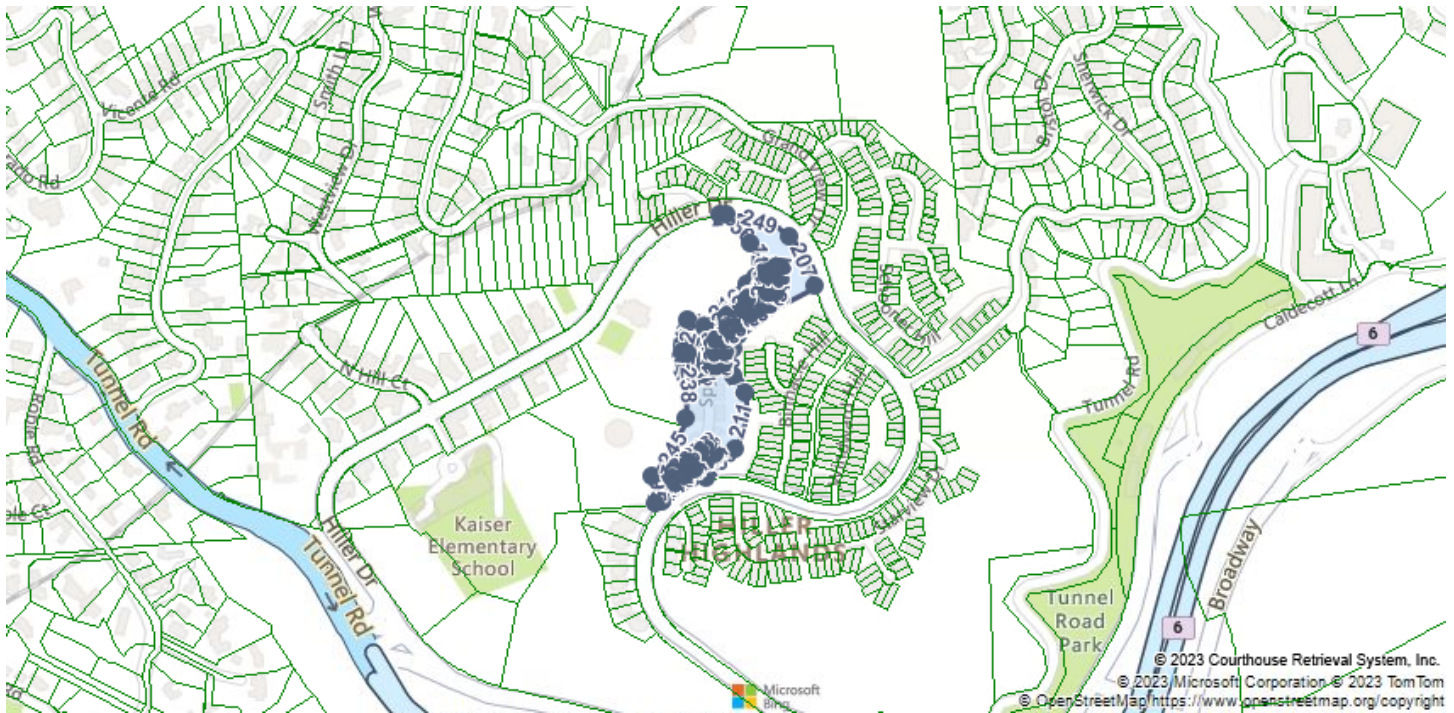
HOA Information

HOA?: Yes **HOA Name:** HILLER HIGHLANDS HOA **HOA Phone:** 925-932-7100 **Fee \$:** 465
Fee Freq: Quarterly **Litigation:** No **Transfer Fees:** Paid by Buyer
HOA Amenities: Greenbelt
HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Rules and Regulations, Other HOA Docs
HOA Fees Include: Common Area Maint, Management Fee

Buyer Agent:
Sale Price: **Sale/Orig \$:** **Sale/Last \$:** **List \$/SqFt:** \$788 **Sale\$/SqFt:** **Sale Terms:**
Concessions: **Buyer Agent DRE#** **# of offers:**

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Michael Delehanty **DRE:** 01505346 **12/19/2023**



LOCATION

Property Address	44 Spy Glass HI Oakland, CA 94618-2308
Subdivision	Hiller Highlands
Carrier Route	C019
County	Alameda County, CA

GENERAL PARCEL INFORMATION

APN/Tax ID	48H-7585-4
Alt. APN	048H-7585-004-00
Account Number	
Tax Area	17-003
2020 Census Trct/Blk	4001/2
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	Residential
Land Use	Condominium Unit Residential
Improvement Type	Condominium Unit Residential
Square Feet	1242
# of Buildings	1

CURRENT OWNER

Name	Mahubani Vijay
Mailing Address	44 Spy Glass HI Oakland, CA 94618-2308
Owner Occupied	Yes

SCHOOL INFORMATION

These are the closest schools to the property

Chabot Elementary School	0.9 mi
Elementary: K to 5	Distance
Claremont Middle School	1.4 mi
Middle: 6 to 8	Distance
Oakland Technical High School	2.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 12/01/2023

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/16/2017	7/5/2017		Mahubani Vijay	Narang Shilpa	Intrafamily Transfer & Dissolution		2017145398

Property Report for 44 SPY GLASS HL, cont.

6/26/2017	7/5/2017	\$768,000	Mahbubani Vijay	Link Marion Ashley Evans Grant Deed & Link Ryan	2017145397
6/13/2012	6/15/2012	\$455,000	Evans Marion A	Novotel Investments Ltd Grant Deed	2012195815
4/23/2010	4/28/2010		Novotel Investments Ltd	Gopherwood Limited Quit Claim Deed	2010116319
9/11/2001	9/28/2001	\$410,000	Gopherwood Ltd	Platford Nancy A Grant Deed	2001372610
12/15/1998	12/18/1998	\$268,500	Platford Nancy A	Meaux Michelle L Grant Deed	98445874
4/25/1996	1/15/1997	\$200,000	Meaux Michelle L	Higgins John M & Eileen M Re-Recorded Document	97012529
4/25/1996	4/30/1996	\$200,000	Meaux Michelle L	Higgins John M & Higgins Eileen M Grant Deed	96105990
11/7/1994	11/9/1994		Higgins John M & Higgins Eileen M	Higgins John M & Higgins Eileen M Intrafamily Transfer & Dissolution	94356538

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$251,972.00	\$4,940.00 (2.0%)	\$247,032.00	\$4,843.00 (2.0%)	\$242,189.00
Assessed Improvements	\$587,935.00	\$11,526.00 (2.0%)	\$576,409.00	\$11,301.00 (2.0%)	\$565,108.00
Total Assessment	\$839,907.00	\$16,466.00 (2.0%)	\$823,441.00	\$16,144.00 (2.0%)	\$807,297.00
Exempt Reason					
% Improved	70%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$13,162.54
2022			\$12,857.50
2021			\$12,364.70
2020			\$12,234.46
2019			\$11,820.64
2018			\$11,580.18
2017			\$7,642.92
2016			\$7,383.66
2015			\$7,349.50
2014			\$7,434.88
2013			\$7,451.00

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
07/05/2017	\$500,000	Mahbubani Vijay	Bank Of America	2017145399
06/15/2012	\$364,000	Evans Marion A	Parkside Lending	2012195816
05/30/1997	\$16,000	Meaux Michelle L	Infinity Capital	97133709

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Condominium Unit Residential	Condition		Units	
Year Built	1994	Effective Year		Stories	2
BRs	2	Baths	1 F 1 H	Rooms	5

Total Sq. Ft. 1,242

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	B	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall		Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Carport	1 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Condominium Unit Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	172,746
Latitude/Longitude	37.854122°/-122.228280°	Acreage	3.97

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	Steep
Water Source	District Trend	
Sewer Source	School District	
Zoning Code		
Owner Type		

LEGAL DESCRIPTION

Subdivision	Hiller Highlands	Plat Book/Page	
Block/Lot		Tax Area	17-003

Description

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	065048-06001C0080G	08/03/2009

LISTING ARCHIVE

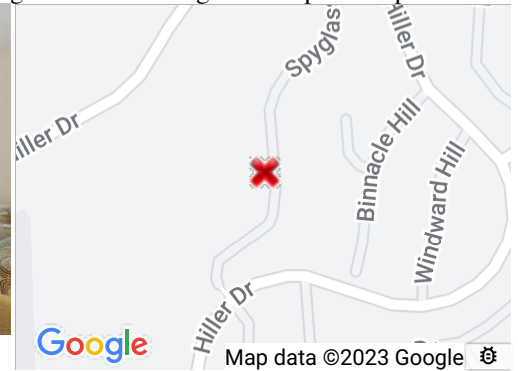
MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
40783443	Sold	07/05/2017	05/31/2017	\$615,000	07/05/2017	\$768,000	Daniel Stea	Stea Realty Group	Peter Monroe	
40562400	Sold	06/19/2012	02/19/2012	\$497,000	06/15/2012	\$455,000				

Property Report for 44 SPY GLASS HL, cont.

40541452	Expired	12/01/2011	09/02/2011	\$497,000					
21022561	Sold	09/28/2001	06/22/2001	\$410,000	09/28/2001	\$410,000	Nancy Platford	Bhg Mason- Mcduffie Real Estate	Julie Nachtwey
28462143	Sold	12/18/1998	10/26/1998	\$285,000	12/18/1998	\$275,000			

RESIDENTIAL
Condo

Sold **List Price: \$615,000**
44 Spy Glass Hill **Unit:**
OAKLAND **CA** **94618**
MLS# 40783443 **Stor... Two ...**
Orig Price: \$615,000 **Sold Price: \$768,000**
List Date: 5/31/2017 **Off Mkt Date: 6/14/2017**
Pend Date: 6/14/2017 **COE: 7/5/2017**
D/N/S: HILLER HIGHLANDS
DOM: 14 **CDOM: 14**
Model: Loveme **Builder: Youll**



Google Map data ©2023 Google **Print/Email:** Unbranded Media Link

Property Information

Bedrooms: 2 **Yr Blt:** 1994 **Garage Spcs:** 1 **Total Rms:** 5 **Own Type:**
Baths/Par: 1 / 1 **Age:** 23 **Total Prk Spcs:** **# of Units:** 34 **% Own Occ:** 90
SqFt: 1242 **Acres:** 0.000000 **Fireplaces:** 1 **Pool:** No **Units Floor:** 1 **TIC %:**
Source: Public Records **Lot SqFt:** 0 **ElemSchool Dist:** Oakland (510) 879-8111 **High School District:** Oakland (510) 879-8111

Showing & Listing Information

Occ By: Vacant **Occ Name:** **Occ Phone:** **Supra Box?:** Yes **Spec Info:** None
Show Info: **24 Hr. Notice Req?:** No **Lockbox Location:** Front door
Directions: Hiller to Spyglass **Cross St:** Hiller Drive **Associated Docs:** 0
List Type: Excl Right **Comp Selling Ofc:** 2.5 % **Dual/Variable:** No **List Service:** Full Service **LA-DRE#:** 01452156
List Agt: Daniel Stea - 510-843-6400 **daniel@stearealtygroup.com** **Broker DRE#:** 01452156
Co-List: **List Ofc:** Stea Realty Group - Off: 510-843-6400 **Agent Hit Count:**
Zoning: **APN:** 48H-7585-4 **Census Tract:** **Point of Sale Ord:** Yes **City Transfer Tax:** Yes **Client Hit Count:**
Disclosures Link: **Showing Link:** **Available to Show:**

Primary Showing Contact: **Primary Showing Phone:**

*****Remarks*****

Private upscale hideaway overlooking the Bay; Rare two level corner unit recently remodeled with luxury amenities; Full-length deck from which to enjoy sunsets, indoor / outdoor dining, entertaining and gardening; Walk down to the pool, gym, putting green and tennis courts at Highland Country Club; Numerous transportation options nearby.

*****Confidential Remarks*****

BT 6/1 & 6/8 from 10:30-12:30; SOH 6/4 & 6/11 from 2-4:30; Offers Wed. 6/14 @ Noon; Escrow w/ Julie @ Placer; Email Daniel for disclosures (which include details on Highland Country Club membership); 3D Virtual Tour @ www.44Spyglass.com.

Property Features:

<p>COOLING None CONSTRUCTION STATUS Existing DISCLOSURES None EQUIPMENT ADDITIONAL Dryer, Washer, Water Heater Gas EXTERIOR Stucco FIREPLACES Living Room FLOORING Tile, Other GARAGE/PARKING Carport - 1, Off Street Parking HEATING Forced Air 1 Zone, Gas KITCHEN FEATURES Counter - Stone, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Microwave, Refrigerator, Updated Kitchen LAUNDRY Dryer, Washer</p>	<p>LEVEL - STREET 0.5 Bath LOT DESCRIPTION Down Slope POOL Membership (Optional) POSSESSION COE ROOF Composition Shingles ROOM - ADDITIONAL No Additional Rooms STYLE Traditional TERMS Cash, Conventional UNIT FEATURE Corner Unit VIEWS Bay, Greenbelt, Hills WATER/SEWER Sewer System - Public, Water - Public YARD DESCRIPTION Back Yard, Deck(s)</p>
---	--

HOA Information

HOA?: Yes **HOA Name:** HILLER HIGHLANDS V **HOA Phone:** 408.921.2126 **Fee \$:** 384

Fee Freq: Monthly **Litigation:** No **Transfer Fees:**

HOA Amenities: Other

HOA Documents: Budget, Bylaws, CC&R'S, Financial Statement, Rules and Regulations

HOA Fees Include: Common Area Maint, Exterior Maintenance, Hazard Insurance, Management Fee, Reserves, Water/Sewer

Buyer Agent: Peter M Monroe - 510-798-8273 **Coldwell Banker Realty - Off:** 510-339-4700

Sale Price: \$768,000 **Sale/Orig \$:** 125 **Sale/Last \$:** 125 **List \$/SqFt:** \$495 **Sale\$/SqFt:** \$618 **Sale Terms:** Conventional

Concessions: **Buyer Agent DRE#** 01952176 **# of offers:** 10

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Michael Delehanty

DRE: 01505346

12/19/2023

2023-2024 INTERNET COPY

For Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024

ALAMEDA COUNTY SECURED PROPERTY TAX STATEMENT

Henry C. Levy, Treasurer and Tax Collector
1221 Oak Street, Room 131
Oakland, California 94612

Parcel Number	Tracer Number	Tax-Rate Area	Special Handling
48H-7585-4	12034500	17-003	

Location of Property
44 SPY GLASS HL, OAKLAND
Assessed to on January 1, 2023

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE
PER CA GOV CODE §6254.21

THIS IS NOT AN OFFICIAL BILL

Tax-Rate Breakdown		
Taxing Agency	Tax Rate	Ad Valorem Tax
COUNTYWIDE TAX	1.0000 %	8,399.07
VOTER APPROVED DEBT SERVICE:		
COUNTY GO BOND	0.0088 %	73.91
CITY OF OAKLAND 1	0.2035 %	1,709.21
SCHOOL UNIFIED	0.0990 %	831.51
SCHOOL COMM COLL	0.0418 %	351.08
BAY AREA RAPID TRANSIT	0.0134 %	112.55
EAST BAY REGIONAL PARK	0.0057 %	47.87
TOTAL AD VALOREM TAX (AV TAX)	1.3722 %	11,525.20

Please Read Important Messages

A fee of \$61.00 will be imposed on all returned or dishonored payments.

ECheck is free of charge; Accepted through June 30, 2024 @ <http://www.acgov.org/propertytax/>.

Visa, Mastercard, Discover, or American Express credit cards accepted by phone (510)272-6800 or online @ <http://www.acgov.org/propertytax/> through June 30, 2024. A convenience fee equal to 2.5% of the tax amount due will be added to your total payment.

Subscribe to receive email alerts about important property tax dates online @ <http://www.acgov.org/propertytax/>.

This bill is as of December 19, 2023 1:50 PM and may not include pending payments and roll corrections.

Please See Reverse For More Information

Tax Collector's Office
Payment Questions/Credit Card Payments
(510) 272-6800

Assessor's Office
Valuation/Exemption
(510) 272-3787 (510) 272-3770

Fixed Charges and/or Special Assessments			
Description	Exemption Code	Phone	Amount
MOSQ MSR K 1982		800-273-5167	1.74
CSA PARAMEDIC		800-273-5167	39.38
VEC CNTRL MSR A 84		800-273-5167	7.20
CITY EMERG MEDICAL		510-238-2942	17.58
CITY PARAMEDIC SRV		510-238-2942	14.02
OUSD MEASURE H	a,b	510-879-8611	120.00
OUSD 2008MEASURE G	b	510-879-8884	195.00
PERALTA 2018MEAS E		800-792-8021	48.00
OUSD 2016MEASUREG1	a,b	510-879-8884	120.00
VIOLENCE PREV TAX	b	510-238-2942	128.68
CITY LIBRARY SRV-D	b	510-238-2942	95.46
2020 OAK MEASURE Q	b	510-238-2942	174.58
OAKLAND MEASURE AA	b	510-238-2942	242.54
OAKLAND ZOO TAX	b	510-238-2942	68.00
SFBRA MEASURE AA		888-508-8157	12.00
FLOOD BENEFIT 12		510-670-5212	24.00
HAZ WASTE PROGRAM		800-273-5167	6.64
VECTOR CNTRL ASMT		800-273-5167	3.70
MOSQUITO ASMT 2008		800-273-5167	1.50
EBRPD CFD NO A/C-3		888-512-0316	12.00
AC TRANSIT MEAS VV		800-273-5167	96.00
CITY LIBRARY SERV	b	510-238-2942	120.22
SEE SEC 8 ON REVERSE SIDE FOR DTLs			
Additional Total from Reverse Side			89.10
Total Fixed Charges and/or Special Assessments			1,637.34

Tax Computation Worksheet			
Description	Full Valuation	x Tax Rate	= Tax Amount
LAND IMPROVEMENTS	251,972		
FIXTURES	587,935		
TOTAL REAL PROPERTY	839,907		
PERSONAL PROPERTY			
GROSS ASSESSMENT & TAX	839,907	1.3722 %	11,525.20
HOMEOWNERS EXEMPTION			
OTHER EXEMPTION			
TOTAL AD VALOREM TAX	839,907	1.3722 %	11,525.20
Ad Valorem Tax plus Special Assessments			13,162.54
First Installment	Second Installment	Total Amount Due	
PAID \$ 6,581.27	\$ 6,581.27	\$ 13,162.54	

SECOND INSTALLMENT PAYMENT, 2023-2024

PARCEL NO. 48H-7585-4
TRACER NO. 12034500

2

INTERNET COPY

THIS AMOUNT DUE FEB 1, 2024 ==> \$ 6,581.27



After APRIL 10, 2024 pay

\$ 7,249.39

(Includes delinquent penalty of 10% and \$10.00 cost)

Amounts Not Valid After

Mon, Jul 1, 2024

Make checks payable to: Henry C. Levy, Tax Collector, Alameda County

82024 6120345002 6000658127 00000000

FIRST INSTALLMENT PAYMENT, 2023-2024

PARCEL NO. 48H-7585-4
TRACER NO. 12034500

1

INTERNET COPY

THIS AMOUNT DUE NOV 1, 2023 ==> PAID \$ 6,581.27



After DECEMBER 10, 2023 pay

(Includes delinquent penalty of 10%)

PAID NOV 26, 2023

Additional Fixed Charges and/or Special Assessments

Description	Exemption Code	Phone	Amount
EAST BAY TRAIL LLD	a	888-512-0316	5.44
CITY LANDSCP/LIGHT	b	510-238-2942	83.66
Total Additional Fixed Charges and/or Special Assessments			89.10

IMPORTANT REMINDERS

- Partial payments are not acceptable - payments made for less than the total installment due will be returned to the taxpayer.
- Notices will not be mailed when the second installment is due. Mark your calendar or subscribe to e-mail alerts online @ www.acgov.org/propertytax.
- Filing an application for reduced assessment does not relieve the applicant from the obligations to pay the taxes on the subject property before the applicable due date shown on the tax bill. If a reduction is granted, a proportionate refund of taxes will be made by the County Auditor's Office.
- New owners and present owners with new construction may be required to pay a Supplemental tax bill. Supplemental tax bills are separate from and in addition to this annual bill and any previous or subsequent Supplemental bills.

SEND THIS STUB WITH YOUR 2nd INSTALLMENT PAYMENT

Due: FEBRUARY 1, 2024
 Delinquent: 5 p.m., APRIL 10, 2024

Do Not Use This Stub After June 30, 2024
 2nd INSTALLMENT PAYMENT CANNOT BE
 ACCEPTED UNLESS 1st INSTALLMENT IS PAID

SEND THIS STUB WITH YOUR 1st INSTALLMENT PAYMENT

Due: NOVEMBER 1, 2023
 Delinquent: 5 p.m., DECEMBER 10, 2023

Do Not Use This Stub After June 30, 2024
 TO PAY BOTH INSTALLMENTS SEND **BOTH** STUBS

INFORMATION ABOUT YOUR 2023-2024 SECURED TAX BILL

- Property Assessment and Attachment of Tax Lien:** The Assessor annually assesses all the property in the county, except state-assessed property, to the person owning, claiming, possessing, or controlling it at 12:01 a.m. January 1, and a lien for taxes attaches at that time preceding the fiscal year for which the taxes are levied.
 - If you disagree with a change in the assessed value as shown on the tax bill, you may have the right to an informal assessment review by contacting the Assessor's Office. If you disagree with the results of the informal review, you have the right to file an application for reduction in assessment for the following year with the Alameda County Assessment Appeals Board from July 2 to September 15. The Assessment Appeals Board may be contacted at the County Administration Building, Room 536, 1221 Oak Street, Oakland, California 94612 or by calling (510) 272-6352.
 - Application for review and equalization of an assessment made outside of the regular assessment period must be filed with the Alameda County Assessment Appeals Board no later than 60 days from the first notification of that assessment.
- Your Tax Collector does not determine the amount you pay in taxes.** Tax amounts are computed by multiplying the property's full value by the tax rates of the various taxing agencies. Fixed charges and/or special assessments such as Flood Control Benefit Assessment, sewer service, special assessment improvement bond charges, delinquent garbage liens, etc. from cities and districts are added to the computed tax amounts to arrive at the total amount due on the bill.
- The Total Amount Due is payable in two installments:**
 - The 1st installment is due on **NOVEMBER 1, 2023** and is delinquent at 5 p.m. **DECEMBER 10, 2023** after which a 10% penalty attaches.
 - The 2nd installment is due on **FEBRUARY 1, 2024** and is delinquent at 5 p.m. **APRIL 10, 2024** after which a 10% penalty and \$10 cost attach.
 - In order to pay both installments at the same time, remit the **TOTAL AMOUNT DUE** with both installment payment stubs by DECEMBER 10, 2023.
 - If above delinquent due dates fall on a Saturday, Sunday, or legal holiday, no penalty is charged if payment is made by 5 p.m. on the next business day.
- If the amount due is unpaid at 5 p.m. June 30, 2024,** it will be necessary to pay (a) delinquent penalties, (b) costs, (c) redemption penalties, and (d) a redemption fee. If June 30 falls on a Saturday, Sunday, or legal holiday, no redemption penalties shall attach if payment is made by 5 p.m. on the next business day. Property delinquent for the first year shall be declared defaulted for non-payment of taxes. After 5 years, the Tax Collector has the power to sell tax-defaulted property that is not redeemed.

5. Homeowners' Exemption. If your tax bill shows zero value on the Homeowners' Exemption line and you owned and occupied this property on January 1, 2023, you may be eligible for a partial (80%) homeowners' exemption if you file a claim with the Assessor on or before December 10, 2023. The homeowners' exemption tax reduction is attributable to the state-financed homeowners' tax relief program.

6. Questions about property valuation, exemptions, payments and fixed charges and/or special assessments should be directed to the telephone numbers indicated on the front of this bill.

7. Property Tax Postponement for Senior Citizens, Blind, or Disabled Persons. The State Controller's Office (SCO) administers the Property Tax Postponement (PTP) program, which allows eligible homeowners to postpone payment of current-year property taxes on their primary residence. PTP applications are accepted from October 1 to February 10 each year. Go to www.ptp.sco.ca.gov for more information. If you have any questions, call (800)952-5661 or email postponement@sco.ca.gov.

8. Possible Exemption Codes:
a = Senior Citizen
b = Low Income

Exemption codes indicate that a particular exemption type is offered by the levying district. Exemption eligibility requirements and the application process are available by calling the phone numbers provided.