FINANCIAL ASSET SERVICES, INC.

BROKER'S PRICE OPINION - FORM 201

SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	**Borrower's Name:** John Flaniken	**Loan Number:** 002503	
Street Address: 4516 Wharf Road	**City** Soquel	**State** CA	**Zip Code** 95073
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	**As Is List**	$ 1,311,000	**As Repaired List**	$ 1,311,000	**Quick Sale**	$ 1,272,000	**Land**	$ 509,000
Suggested List Price:	**As Is Sale**	$ 1,285,000	**As Repaired Sale**	$ 1,285,000	**Quick Sale**	$ 1,246,000	**Land**	$ 498,000

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		$ 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:			

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	**Condition:** Avg	**Square Feet:** 1920
Bedroom: 2	**Bathroom:** 2	**Garage:** 2 Att
Year Built 1981	**Lot Size:** 0.37 Ac	**Basement:** No
APN#: 030-211-38-000	**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:** Suburban

SUBJECT PROPERTY COMMENTS

Visual exterior inspection shows no sign of needed repair. Grasses and trees are adequately cut and watered.

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
263 RANCHO SOQUEL ROAD SOQUEL	FS	SFR-Det	Avg	1.52 Mi	1836	3	3	0.86 Ac	4 Att	No	1978	1,400,000	1,400,000	2024-04-05	763	1
125 BUCK COURT, SOQUEL, CALIFORNIA 95073 SOQUEL (★)	FS	SFR-Det	Avg	0.90 Mi	1572	3	2	0.14 Ac	2 Att	No	1966	1,299,000	1,340,000	2024-03-29	852	9
2165 CHANTICLEER AVENUE SANTA CRUZ	FS	SFR-Det	Good	1.10 Mi	1782	3	2	0.19 Ac	2 Att	No	2000	900,000	1,115,000	2024-02-02	626	102
1. Comments: Country living at its best in desirable Soquel neighborhood. Main house with attached garage plus detached garage with space above.													MLS# ML81957263		Sale Type: CV	
2. Comments: Welcome to one of the most desirable neighborhoods in the heart of Soquel! This well cared for single level home boasts three bedrooms & two bathrooms within its spacious 1550 plus square footprint.													MLS# ML81954749		Sale Type: CV	
3. Comments: The best value in Santa Cruz County, minutes from everything that makes this area so sought-after, and right down the street from Chanticleer Park. This newer single-level home features a flowing, open floor plan that everyone loves.													MLS# ML81942537		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
484 APTOS CREEK ROAD APTOS	FS	SFR-Det	Good	3.22 Mi	2006	4	3 1/2	0.29 Ac	1 Att	No	1977	1,398,000	1,398,000	697	5
4301 FAIRWAY DRIVE SOQUEL (★)	FS	SFR-Det	Avg	1.60 Mi	1753	3	2	0.27 Ac	2 Att	No	1962	1,100,000	1,300,000	742	72
1621 FRANKY COURT SANTA CRUZ	FS	SFR-Det	Good	1.37 Mi	2013	4	2 1/2	0.09 Ac	1 Att	No	1984	1,299,000	1,299,000	645	76
1. Comments: Welcome to 484 Aptos Creek Road, an updated, two story home in Aptos located right at the entrance of The Forest of Nisene Marks State Park. This enchanting forest home features 4 bedrooms, 3 full bathrooms and a half bathroom.													MLS# ML81973851		
2. Comments: Welcome home!!! Highly desired neighborhood in Soquel. Amazing views of the valley from the living room and huge decks out back. Open concept living area boasting 3 bedrooms and 2 full baths. Take in the sun and the views from the back decks.													MLS# ML81953881		
3. Comments: Big, Beautiful & Remodeled! Come check out this squeaky clean 4 Bedroom 3 1/2 bath home with distant ocean views! Three levels allows separation yet all can come together on the middle floor!													MLS# ML81965112		

NEIGHBORHOOD DATA

Management Co Name: N/A	**Management Co Phone:** N/A	**Rental Market: Lease potential (monthly):** $ 4,829
Neighborhood Trend: Improving	**Neighborhood Trend Rate (monthly %):** 1	**Comparable Sales:** 37 Days
Comparable Listing: 51 Days		

There is new construction nearby:	No	**Price Range:**	$ 0 - $ 0	**Distance from Subject:** 10+ miles
Number of similar listings within 1 mile:	1-5	**Price Range:**	$ 1,250,000 - $ 1,450,000	**Describe neighborhood factors that would detract from property:** Located in an established neighborhood with homes in average to good condition.
There is REO competition in the area:	No	**Price Range:**	$ 0 - $ 0	
Property Taxes are Current:	Yes	**Amount:**	$ 4,427	
Mello-Roos/Special Assesment Property:	No	**Amount:**	$ 0	
Special Assessments/Homeowner Dues:	No	**Amount:**	$ 0	

LISTING AGENT INFORMATION

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

BPO PREPARATION

Broker Firm Name: Insync Realty, Inc.	**Preparer:** Sirima Chantalakwong	**Phone Number:** 408-439-3525
Broker Tax ID#: 01460948	**Inspection Date:** 2024-07-28	**Report Date:** 2024-07-28
Office proximity to subject: 27.90 Mi	**Explain if more than 40 miles:**	

SUBJECT PHOTOS

Front

House Number

Side

Street

COMPARABLE PHOTOS

Sale 1

Sale 2

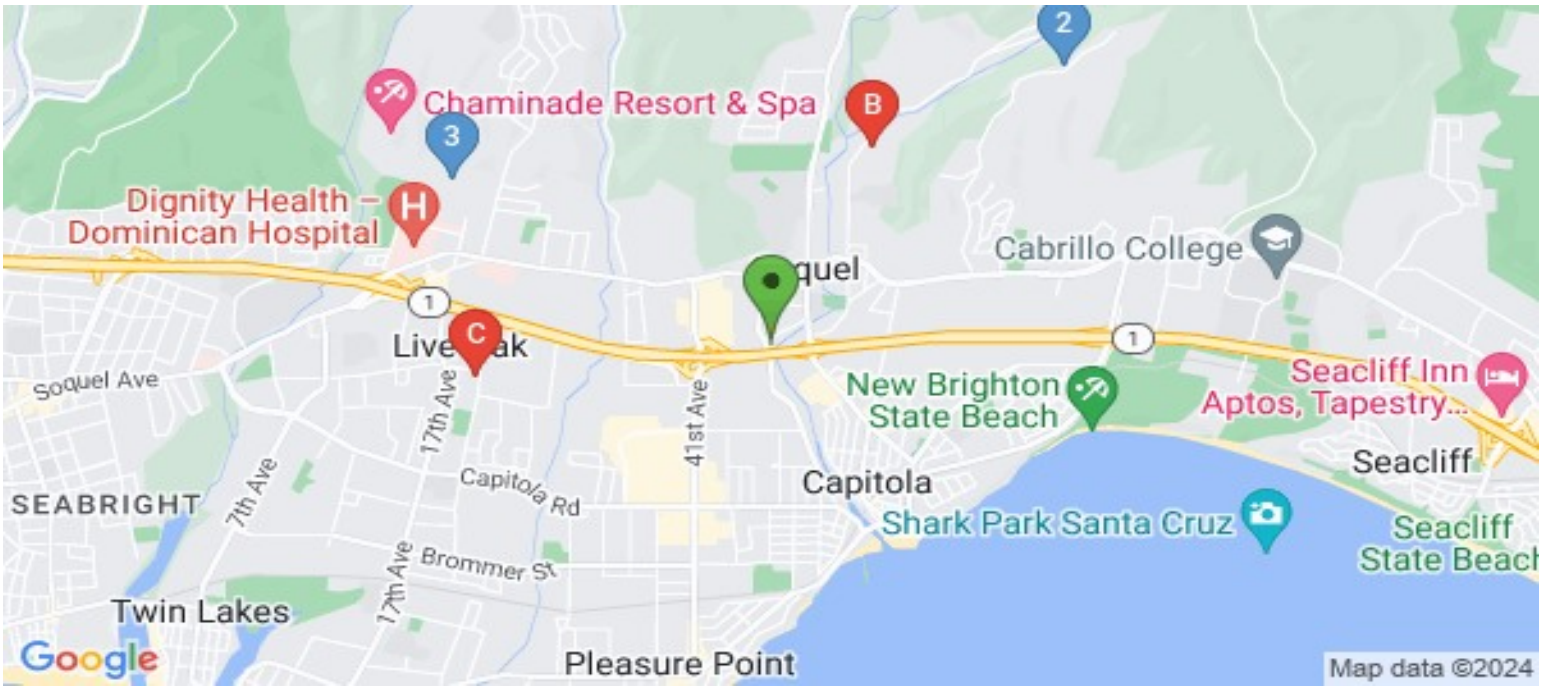
Sale 3

Listing 1

Listing 2

Listing 3

SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
SUBJECT PROPERTY	4516 Wharf Road	95073	0 MI
COMPARABLE SALE 1	263 RANCHO SOQUEL ROAD	95073	1.52 Mi
COMPARABLE SALE 2	125 BUCK COURT, SOQUEL, CALIFORNIA 95073	95073	0.90 Mi
COMPARABLE SALE 3	2165 CHANTICLEER AVENUE	95062	1.10 Mi
COMPARABLE LISTING 1	484 APTOS CREEK ROAD	95003	3.22 Mi
COMPARABLE LISTING 2	4301 FAIRWAY DRIVE	95073	1.60 Mi
COMPARABLE LISTING 3	1621 FRANKY COURT	95065	1.37 Mi

Agent Page

MLS #:	ML81957263
Beds:	3
Baths (F/P):	3 (3/0)
Apprx.Bldg:	1,836 SqFt (Realist*)
Apprx Lot:	37,418 SqFt (Realist*)
Apprx. Acres:	0.86 Acres
Age/Yr Blt:	46/1978 (Realist*)
Parcel#:	102-091-58-000
DOM:	0
LA:	Russell Gross
LA Phone:	(831) 464-4700
BA:	Jerry Shanahan
Walk Score:	1

263 Rancho Soquel Road, Soquel 95073

		Status:	**Sold**	Dates:	
County:	Santa Cruz	Orig Price:	$1,400,000	Original:	03/12/2024
Area:	46 - Soquel	List Price:	**$1,400,000**	List:	03/12/2024
Class:	Res. Single Family / Detached	Sale Price:	**$1,400,000**	Sale:	03/12/2024
Land Use:	Rural Homesite	$/SqFt	$762.5	COE:	04/05/2024
Comm:	2.5%	HOA Fee:	-	Expires:	08/31/2024
L.Type/Service:	Exclusive Right to Sell,			Off Mrkt:	
Special Info:	Not Applicable	Fin Terms:		LOE:	24

Public: Country living at its best in desirable Soquel neighborhood. Main house with attached garage plus detached garage with space above.

Private: No sign on the property. Contact listing agent for any and all information, reports, etc. on property. Escrow opened with Old Republic Title Company (Brigid Heath)

Showing & Location

Showing Information

Occupied By:	Vacant	Owner:	Olivas James Robert (Te)
Show Contact:	Call Agent	Instructions:	Call Listing Agent, Lockbox - Supra iBox Bluetooth LE
Phone:			
Gate Code:			

Map

		School	
X Street:	Old San Jose Road	Elem:	/ Soquel Union Elementary
Directions:		Middle:	/ Soquel Union Elementary
		High:	/ Santa Cruz City High

Features

Bath Features:					
Construct Type:		Heating:	Other		
Cooling:	None	Kitchen:			
Dining Rm:	Eat in Kitchen				
Family Room:	No Family Room	Pool Features:			
Fireplace:	#2 / Wood Stove	**Garage/Parking**			
		Garage:	4	Carport:	
Flooring:		Open Parking:			
		E.V. Hookup:			

Utilities

Sewer:	Existing Septic	Electricity:	Individual Electric Meters, Individual Gas Meters, Natural Gas, Solar Panels - Owned	Water:	Well - Shared

Contact Information

LA:	Russell Gross	LA Ph:	(831) 464-4700	LA Fx:	
LA Lic#:	00887251	LA Em:	russell@russellgross.com		
LO:	Russell E. Gross Real Estate (Off.Lic#00887251)	LO Ph:	(831) 464-4700	LO Fx:	(831) 476-2873
BA:	Jerry Shanahan	BA Ph:	(831) 334-9341	BA Fx:	(831) 427-9575
BA Lic#:	01257028	BA Em:	shanahan@sbcglobal.net		
BO:	Pellego	BO Ph:	(949) 625-4533	BO Fx:	

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Agent Page

MLS #:	ML81954749
Beds:	3
Baths (F/P):	2 (2/0)
Apprx.Bldg:	1,572 SqFt (Other)
Apprx Lot:	6,142 SqFt (Other)
Apprx. Acres:	0.14 Acres
Age/Yr Blt:	58/1966 (Other)
Parcel#:	030-291-24
DOM:	9
LA:	Santa Cruz RE Team
LA Phone:	(831) 818-1276
BA:	Spencer Hays
Walk Score:	44

125 Buck Court, Soquel 95073

		Status:	**Sold**	Dates:	
County:	Santa Cruz	Orig Price:	$1,299,000	Original:	02/19/2024
Area:	46 - Soquel	List Price:	**$1,299,000**	List:	02/19/2024
Class:	Res. Single Family / Detached	Sale Price:	**$1,340,000**	Sale:	02/28/2024
Land Use:		$/SqFt	$852.4	COE:	03/29/2024
Comm:	2.5%	HOA Fee:	-	Expires:	09/26/2024
L.Type/Service:	Exclusive Right to Sell,			Off Mrkt:	
Special Info:	Not Applicable	Fin Terms:		LOE:	30

Public: Welcome to one of the most desirable neighborhoods in the heart of Soquel! This well cared for single level home boasts three bedrooms & two bathrooms within its spacious 1550 plus square footprint. Interior features include a spacious living room, separate family room, casual dining area, wood flooring, kitchen complete with good use of cabinet and counter space plus garden window to allow additional lighting. All bedrooms are spacious with ample closet space with windows allowing in the natural light. Enjoy the large, fenced backyard to garden, share with friends for an outdoor BBQ, or just hang out and enjoy the Soquel sunshine. A large two car garage with laundry hookups, a coveted cul-de-sac location, some of the best schools within walking distance, walk to Bargetto Winery or take a stroll over to Blue Ball Park or downtown Soquel. Opportunities like this do not come around often.

Private: Property is co-listed with Paul Locatelli 831-750-9795 AGENTS- When leaving the house do not lock bottom turn lock (only top two locks). Owners passed away of natural causes at home. Property has been in same family for a very long time. Escrow cannot close earlier then March 29th. Home is very clean, inspections all on file, sewer lateral work being done Friday 23rd of February.

Showing & Location

Showing Information

Occupied By:	Vacant	Owner:	
Show Contact:		Instructions:	Lockbox - Supra iBox Bluetooth LE
Phone:			
Gate Code:			

Map

		School	
X Street:	Main Street	Elem:	/ Soquel Union Elementary
Directions:		Middle:	/ Soquel Union Elementary
		High:	/ Santa Cruz City High

Tour

02/22/2024 Santa Cruz County & Surroundings

Santa Cruz County Association of REALTORS

Open 1-3 only! A must see single level home, super clean, cul-de-sac,

Features

Bath Features:	Stall Shower, Tub				
Construct Type:		Heating:	Central Forced Air		
Cooling:	None	Kitchen:	Cooktop - Electric, Countertop - Tile, Dishwasher		
Dining Rm:	Other				
Family Room:	Separate Family Room	Pool Features:			
Fireplace:	#1 / Insert	**Garage/Parking**			
		Garage:	2	Carport:	
Flooring:	Carpet, Tile, Wood	Open Parking:			
		E.V. Hookup:			

Utilities

Sewer:	Sewer - Public	Electricity:	Public	Water:	Public

Contact Information

LA:	Santa Cruz RE Team	LA Ph:	(831) 818-1276	LA Fx:	
LA Lic#:	01348436	LA Em:	paul@locatellirealestate.com		
LO:	Epique Realty (Off.Lic#02215280)	LO Ph:	?888-893-3537?	LO Fx:	
Co-LA:	Brian deDiego	Co-LA Ph:	(831) 818-1276	Co-LA Fx:	
Co-LA Lic#:	01132198	Co-LA Em:	brian@briandediego.com		
Co-LO:	Epique Realty	Co-LO Ph:	?888-893-3537?	Co-LO Fx:	
BA:	Spencer Hays	BA Ph:	(831) 345-8800	BA Fx:	(831) 464-0565
BA Lic#:	01224139	BA Em:	spencer@cruzhome.com		
BO:	eXp Realty of California Inc	BO Ph:	(888) 584-9427 ex119	BO Fx:	(925) 262-1171

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Agent Page

MLS #:	ML81942537
Beds:	3
Baths (F/P):	2 (2/0)
Apprx.Bldg:	1,782 SqFt (Realist*)
Apprx Lot:	8,102 SqFt (Realist*)
Apprx. Acres:	0.19 Acres
Age/Yr Blt:	23/2000 (Realist*)
Parcel#:	029-041-50-000
DOM:	102
LA:	Seb Frey
LA Phone:	(408) 548-7348
BA:	Kelley Youmans
Walk Score:	60

2165 Chanticleer Avenue, Santa Cruz 95062

				Dates:	
		Status:	**Sold**	Original:	10/02/2023
County:	Santa Cruz	Orig Price:	$1,250,000	List:	10/02/2023
Area:	45 - Live Oak	List Price:	**$900,000**	Sale:	01/16/2024
Class:	Res. Single Family / Detached	Sale Price:	**$1,115,000**	COE:	02/02/2024
Land Use:	SFR	$/SqFt	$625.7	Expires:	01/31/2024
Comm:	2.5%	HOA Fee:	-	Off Mrkt:	
L.Type/Service:	Exclusive Right to Sell,			LOE:	17
Special Info:	Not Applicable	Fin Terms:	Cash or Conventional Loan		

Public: The best value in Santa Cruz County, minutes from everything that makes this area so sought-after, and right down the street from Chanticleer Park. This newer single-level home features a flowing, open floor plan that everyone loves. The kitchen's been nicely upgraded with stone counters, tile backsplash, farmhouse sink, center island with a breakfast bar, and even a French-door oven! The primary suite is a treat, with plenty of space & a walk-in closet; the en-suite bathroom is a delight, having been upgraded with a double stone-topped vanity, a claw-foot tub and tile shower. The star of the show is the pancake-flat 8,100+ square foot lot, bursting with possibility. There's a nicely shaded wood deck and a concrete patio which provide abundant space for entertaining a crowd. Numerous fruit trees have been planted in the sunny open space, which may need to be relocated if you decide to add an ADU, which is a very attractive and real possibility, see the 3D renders for an idea of what could be.

Private: Fell through due to no fault of the property. Disclosures will be made available to buyers who have seen the property in person and are exploring an offer. All offers are to be submitted via Glide: https://app.glide.com/pp/39HCHv22V00dU1KO92M78M?source=offer - Offers will be reviewed by seller upon receipt in Glide, there is no review date/time and the property could go under contract at any time, so if you have a client who is interested in the property, please show it without delay.

Showing & Location

Showing Information

Occupied By:	Vacant	Owner:	Owner of Record
Show Contact:	Vacant	Instructions:	Go Directly, Lockbox - Supra iBox Bluetooth LE
Phone:			
Gate Code:			

Map

		School	
		Elem:	/ Live Oak Elementary
X Street:	Rodriguez Street	Middle:	/ Live Oak Elementary
Directions:		High:	/ Santa Cruz City High

Tour

11/30/2023 Santa Cruz County & Surroundings — Santa Cruz County Association of REALTORS

First time on tour! Now vacant and easy to show anytime, come take a look.

Features

Bath Features:	Full on Ground Floor, Primary - Stall Shower(s), Stall Shower, Updated Bath				
Construct Type:	Other	Heating:	Forced Air, Gas		
Cooling:	None	Kitchen:	Oven Range, Refrigerator (s)		
Dining Rm:	Dining Area				
Family Room:	No Family Room	Pool Features:			
Fireplace:	#1 / Living Room	**Garage/Parking**			
		Garage:	2	Carport:	
Flooring:		Open Parking:	2		
		E.V. Hookup:			

Utilities

Sewer:	Sewer - Public	Electricity:	Public	Water:	Public

Contact Information

LA:	Seb Frey	LA Ph:	(408) 548-7348	LA Fx:	(800) 489-8299
LA Lic#:	01369847	LA Em:	sebfrey@compass.com		
LO:	Compass (Off.Lic#01527235)	LO Ph:	(408) 883-0588	LO Fx:	
BA:	Kelley Youmans	BA Ph:	(831) 818-1739	BA Fx:	
BA Lic#:	01327034	BA Em:	kelley@youmansmail.com		
BO:	David Lyng Real Estate	BO Ph:	(831) 429-5700	BO Fx:	(831) 464-0565

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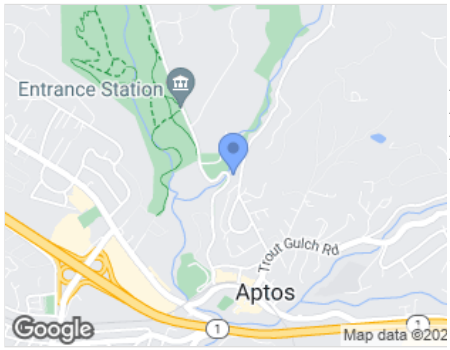
Agent Page



MLS #:	ML81973851
Beds:	4
Baths (F/P):	4 (3/1)
Apprx.Bldg:	2,006 SqFt (Realist*)
Apprx Lot:	12,502 SqFt (Realist*)
Apprx. Acres:	0.29 Acres
Age/Yr Blt:	47/1977 (Realist*)
Parcel#:	040-217-03-000
DOM:	5
LA:	Andy Tse
LA Phone:	(408) 807-8808
Walk Score:	45

484 Aptos Creek Road, Aptos 95003

		Status:	**Pending**	Dates:	
County:	Santa Cruz	Orig Price:	$1,398,000	Original:	07/19/2024
Area:	49 - Aptos	List Price:	**$1,398,000**	List:	07/19/2024
Class:	Res. Single Family / Detached	Sale Price:		Sale:	07/24/2024
Land Use:	SFR	$/SqFt	$696.9	COE:	08/19/2024
Comm:	2.5%	HOA Fee:	-	Expires:	12/31/2024
L.Type/Service:	Exclusive Right to Sell,			Off Mrkt:	
Special Info:	Not Applicable	Fin Terms:		LOE:	

Public: Welcome to 484 Aptos Creek Road, an updated, two story home in Aptos located right at the entrance of The Forest of Nisene Marks State Park. This enchanting forest home features 4 bedrooms, 3 full bathrooms and a half bathroom. The great room encompasses a gourmet kitchen with a dining area nestled in the sunroom, looking out upon a spectacular view of the majestic redwoods on this one of a kind property. The back deck is perfect for morning coffee or a nap in the hammock. Create memories around the fire pit telling stories and making smores. Brand new LVP flooring downstairs & cozy carpeting upstairs, with tile in the bathrooms. Conveniently near commuter routes such as HW 1 and 17. A short & beautiful walk to the newly redeveloped Aptos Village for ice cream at Penny's or groceries at New Leaf Community Market. Endless outdoor recreation within easy walking & biking distance - Aptos Village County Park, the expansive beaches of Seacliff & Rio Del Mar, and endless miles of hiking trails in Nisene Marks. Only 4 miles to Capitola Village for even more dining and shopping. Plus award-winning schools!

Private: Showings: Please TEXT Jeni Moon 408.692.5364. Please use shoe covers upon entry. NO PHOTOS OR VIDEO WITHOUT WRITTEN CONSENT OF OWNER. | Offers: Please contact Andy 408.807.8808 PRIOR to writing an offer. Upload Offers to Disclosure iO. CAR forms preferred. Please include pre-approval and PROOF OF FUNDS. All disclosures and reports must be signed (including SA AVID or TDS Agent Notes) and submitted with offer, along with any disclosures your brokerage requires the sellers to sign. Sellers will not be signing disclosures that are not included with initial offer. Full 3% Deposit via Secure Funds (Wire Transfer w/in 1 Day of Acceptance. Wire Transfers to be initiated before 11AM on due date.) Disclosure Link: https://app.disclosures.io/link/484-Aptos-Creek-Road-a3l376m1

Showing & Location

Showing Information

Occupied By:	Owner	Owner:	
Show Contact:		Instructions:	Appointment Only, Do Not Go Direct, Lockbox - Supra iBox Bluetooth LE
Phone:			
Gate Code:			
		School	
Map		Elem:	/ Pajaro Valley Unified
X Street:	Village Creek	Middle:	/ Pajaro Valley Unified
Directions:		High:	/ Pajaro Valley Unified

Tour

Features

Bath Features:	Full on Ground Floor, Shower over Tub - 1, Stall Shower - 2+, Tile, Updated Bath		
Construct Type:		Heating:	Central Forced Air
Cooling:	Ceiling Fan	Kitchen:	Countertop - Granite, Dishwasher, Cooktop - Gas, Freezer, Garbage Disposal, Hood Over Range, Island, Oven Range - Built-In
Dining Rm:	Breakfast Bar, Dining Area in Living Room, No Formal, Skylight, Dining Bar		
Family Room:	No Family Room	Pool Features:	
Fireplace:	#1 / Gas Starter, Living Room, Wood Burning	**Garage/Parking**	
		Garage:	1 Carport:
Flooring:	Carpet, Laminate, Tile	Open Parking:	4
		E.V. Hookup:	

Utilities

Sewer:	Septic Standard	Electricity:	Propane On Site	Water:	Public

Contact Information

LA:	Andy Tse	LA Ph:	(408) 807-8808	LA Fx:	
LA Lic#:	01345580	LA Em:	team@tsegroup.com		
LO:	Intero Real Estate Services (Off.Lic#01354442)	LO Ph:	(408) 741-1600	LO Fx:	(408) 863-3099

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Agent Page

MLS #:	ML81953881
Beds:	3
Baths (F/P):	2 (2/0)
Apprx.Bldg:	1,753 SqFt (Realist*)
Apprx Lot:	11,761 SqFt (Realist*)
Apprx. Acres:	0.27 Acres
Age/Yr Blt:	62/1962 (Realist*)
Parcel#:	040-031-20-000
DOM:	72
LA:	Adrian L Lopez
LA Phone:	(669) 253-5725
Walk Score:	5

4301 Fairway Drive, Soquel 95073

		Status:	**Active**	Dates:	
County:	Santa Cruz	Orig Price:	$1,100,000	Original:	01/24/2024
Area:	46 - Soquel	List Price:	**$1,300,000**	List:	02/09/2024
Class:	Res. Single Family / Detached	Sale Price:		Sale:	
Land Use:	SFR	$/SqFt	$741.6	COE:	
Comm:	2.5%	HOA Fee:	-	Expires:	02/09/2025
L.Type/Service:	Exclusive Right to Sell,			Off Mrkt:	
Special Info:	Not Applicable	Fin Terms:		LOE:	

Public: Welcome home!!! Highly desired neighborhood in Soquel. Amazing views of the valley from the living room and huge decks out back. Open concept living area boasting 3 bedrooms and 2 full baths. Take in the sun and the views from the back decks. This one will not last.

Private: Please call agent with questions. No supra. Property has foundation issues. Recent plans for correction estimate about $300,000 to lift and repair foundation.

Showing & Location

Showing Information

Occupied By:	Vacant	Owner:	
Show Contact:		Instructions:	Call 1st
Phone:			
Gate Code:			

Map

		School	
X Street:	Soquel Drive	Elem:	/ Soquel Union Elementary
Directions:		Middle:	/ Soquel Union Elementary
		High:	/ Santa Cruz City High

Features

Bath Features:	Tile, Tub, Showers over Tubs - 2+				
Construct Type:	Wood Frame	Heating:	Central Forced Air - Gas, Fireplace		
Cooling:	None	Kitchen:	Countertop - Granite, Dishwasher, Garbage Disposal, Exhaust Fan, Refrigerator (s)		
Dining Rm:	Breakfast Bar, Dining Area in Living Room, Eat in Kitchen				
Family Room:	Separate Family Room	Pool Features:			
Fireplace:	#1 / Living Room	**Garage/Parking**			
		Garage:	2	Carport:	
Flooring:	Laminate, Tile, Carpet, Hardwood	Open Parking:	2		
		E.V. Hookup:			

Utilities

Sewer:	Septic Connected	Electricity:	Public	Water:	Public

Contact Information

LA:	Adrian L Lopez	LA Ph:	(669) 253-5725	LA Fx:	(866) 490-5389
LA Lic#:	02000744	LA Em:	adrianlopez@windermere.com		
LO:	Vargestate Inc. (Off.Lic#02043526)	LO Ph:	(800) 553-2131	LO Fx:	(866) 490-5389

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*Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.

Agent Page

MLS #:	ML81965112
Beds:	4
Baths (F/P):	3 (2/1)
Apprx.Bldg:	2,013 SqFt (Realist*)
Apprx Lot:	3,790 SqFt (Realist*)
Apprx. Acres:	0.09 Acres
Age/Yr Blt:	40/1984 (Realist*)
Parcel#:	025-033-15-000
DOM:	76
LA:	Judy Brose
LA Phone:	(831) 234-9908
Walk Score:	51

1621 Franky Court, Santa Cruz 95065

				Dates:	
		Status:	**Active**	Original:	05/10/2024
County:	Santa Cruz	Orig Price:	$1,299,000	List:	05/10/2024
Area:	46 - Soquel	List Price:	**$1,299,000**	Sale:	
Class:	Res. Single Family / Detached	Sale Price:		COE:	
Land Use:	SFR	$/SqFt	$645.3	Expires:	08/30/2024
Comm:	2.5%	HOA Fee:	-	Off Mrkt:	
L.Type/Service:	Exclusive Right to Sell, Full Service			LOE:	
Special Info:	Not Applicable	Fin Terms:			

Public: Big, Beautiful & Remodeled! Come check out this squeaky clean 4 Bedroom 3 1/2 bath home with distant ocean views! Three levels allows separation yet all can come together on the middle floor! Centrally located near excellent schools, easy freeway access, shopping, hospitals and more! Granite counters in kitchen, primary bathroom and half bath! Imagine unwinding after a tough day in the jacuzzi tub and enjoying the ocean view and perhaps your favorite spirit! Remodeled in 2017! This home has a oversized (tall) one garage, a full sized F350 will fit in here! Low maintance yard makes for easy care and a planter box in back yard if you want to have a garden! They've grown pumpkins, fruits and vegetable. Even a putting green! This quiet court neighborhood has only 7 homes tucked away from the traffic. Friendly neighborhood with dogs & kids. Even a family of deer visit and you might catch some them sleeping on the putting green. Also, this great location is so close to Chaminade Resort.

Private: Call owner directly to see property.

Showing & Location

Showing Information

Occupied By:	Owner	Owner:	Esquibel Mark E
Show Contact:	Call Agent	Instructions:	Appointment Only, Call Owner
Phone:	1(831)431-3360		
Gate Code:			

Map

		School	
		Elem:	/ Soquel Union Elementary
X Street:	Mission Drive/ Patterson	Middle:	/ Soquel Union Elementary
Directions:		High:	/ Santa Cruz City High

Open House

07/28/2024 12:00PM-2:00PM Host: Judy Brose/Alyona OH Type: **In Person**

Remarks: Big, Beautiful & Remodeled! Squeaky clean 4 Bedroom 3 1/2 bath home with distant ocean views! Three levels allows separation yet all can come together on the middle floor! Imagine unwinding after a tough day in the jacuzzi tub. Centrally Located

Features

Bath Features:					
Construct Type:		Heating:	Central Forced Air - Gas		
Cooling:	None	Kitchen:			
Dining Rm:	Dining Area				
Family Room:	No Family Room	Pool Features:			
Fireplace:	#1 / Living Room, Wood Burning	**Garage/Parking**			
		Garage:	1	Carport:	
Flooring:		Open Parking:			
		E.V. Hookup:			

Utilities

Sewer:	Sewer - Public	Electricity:	Public	Water:	Public

Contact Information

LA:	Judy Brose	LA Ph:	(831) 234-9908	LA Fx:	(831) 435-7360
LA Lic#:	00932357	LA Em:	judy@judybrose.com		
LO:	CENTURY 21 Real Estate Alliance (Off.Lic#02006681)	LO Ph:	(831) 477-2121	LO Fx:	(831) 435-7319

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4516 Soquel Wharf Rd, Soquel, CA 95073-2132, Santa Cruz County

APN: 030-211-38-000 CLIP: 3185890787

Beds	Full Baths	Half Baths	Sale Price	Sale Date
2	**2**	**N/A**	**$143,000**	**N/A**
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
1,920	**16,248**	**1981**	**SFR**	

OWNER INFORMATION

Owner Name	**Nickell Judith**	Tax Billing Zip+4	**9292**
Tax Billing Address	**954 Auby Way**	Owner Occupied	**No**
Tax Billing City & State	**Grants Pass, OR**	Owner Name 2	
Tax Billing Zip	**97527**		

COMMUNITY INSIGHTS

Median Home Value	**$835,852**	School District	**SOQUEL UNION ELEMENTARY**
Median Home Value Rating	**9 / 10**	Family Friendly Score	**50 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**49 / 100**	Walkable Score	**76 / 100**
Total Incidents (1 yr)	**72**	Q1 Home Price Forecast	**$879,698**
Standardized Test Rank	**63 / 100**	Last 2 Yr Home Appreciation	**12%**

LOCATION INFORMATION

School District	**Santa Cruz**	Property Carrier Route	**C001**
Community College District	**Cabrillo Jt**	Zoning	**R-1-6-GH**
Elementary School District	**Soquel Un**	Map Page/Grid	
Location Influence		Market Area	**46**
Census Tract	**1220.05**	Parcel Comments	
Tract Number		Within 250 Feet of Multiple Flood Zone	**Yes (X, Ae)**

TAX INFORMATION

APN	**030-211-38-000**	Tax Area	**96101**
Alt APN		Tax Appraisal Area	
Exemption(s)		Block ID	
% Improved	**62%**	Lot Number	
Legal Description			

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	**$273,726**	**$268,359**	**$263,097**
Assessed Value - Land	**$105,280**	**$103,216**	**$101,192**
Assessed Value - Improved	**$168,446**	**$165,143**	**$161,905**
Market Value - Total			
Market Value - Land			
Market Value - Improved			
YOY Assessed Change ($)	**$5,367**	**$5,262**	
YOY Assessed Change (%)	**2%**	**2%**	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2021	**$4,103**		
2022	**$4,333**	**$230**	**5.6%**
2023	**$4,427**	**$94**	**2.18%**

Special Assessment	Tax Amount

CHARACTERISTICS

Land Use - CoreLogic	**SFR**	Condo Amenities	
Land Use - County	**Single Family Resid**	Heat Type	**Central**
Lot Frontage		Cooling Type	
Lot Depth		Porch	

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Lot Acres	**0.373**	Patio Type	**Deck**
Lot Area	**16,248**	Parking Type	**Type Unknown**
Lot Shape		Garage Capacity	
Style		No. Parking Spaces	
Year Built	**1981**	Garage Sq Ft	**624**
Effective Year Built	**1981**	Roof Type	
Gross Area	**1,920**	Roof Material	
Building Sq Ft	**1,920**	Roof Frame	**Wood**
Above Gnd Sq Ft		Foundation	
Ground Floor Area		Roof Shape	
2nd Floor Area		Construction	
Stories		Exterior	
Basement Sq Feet		Floor Cover	
Basement Type		Pool	
Total Rooms	**7**	Other Impvs	
Bedrooms	**2**	Equipment	
Total Baths	**2**	Total Units	
MLS Total Baths		Water	**Public**
Full Baths	**2**	Sewer	**Public Service**
Half Baths		Condition	
Fireplaces	**1**	Quality	

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value

Building Description	Building Size

SELL SCORE

Rating	**Moderate**	Value As Of	**2024-07-21 04:33:56**
Sell Score	**594**		

ESTIMATED VALUE

RealAVM™	**$1,106,300**	Confidence Score	**35**
RealAVM™ Range	**$774,400 - $1,438,200**	Forecast Standard Deviation	**30**
Value As Of	**07/15/2024**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	**4510**	Cap Rate	**3.2%**
Estimated Value High	**6023**	Forecast Standard Deviation (FSD)	**0.34**
Estimated Value Low	**2997**		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number		MLS Sold Date	
MLS Status		MLS Closing Price	
MLS Status Change Date		MLS Listing Agent	
MLS Listing Date		MLS Listing Broker	
MLS Curr. List $		MLS Selling Agent	
MLS Orig. List $		MLS Selling Broker	
MLS Pending Date			

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	

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MLS Orig List $	
MLS Close Date	
MLS List Close $	
MLS List Exp Date	
MLS List Cancel Date	

LAST MARKET SALE & SALES HISTORY

Recording Date	**12/20/1985**	Deed Type	**Deed (Reg)**
Settle Date		Owner Name	**Nickell Judith**
Sale Price	**$143,000**	Owner Name 2	
Price Per Square Feet	**$74.48**	Seller	**Morello Charles R & Deborah J**
Document Number	3923-12		

Recording Date	05/09/2000	07/22/1999	07/19/1994	12/20/1985	10/31/1980
Sale Price				**$143,000**	**$135,000**
Nominal	**Y**	**Y**	**Y**		
Buyer Name	**Nickell Judith**	**Nickell Judith**	**Nickell David L**	**Nickell David L**	**Morello Charles R & Deborah J**
Buyer Name 2					**Morello Deborah J**
Seller Name	**Nickell Judith**	**Nickell David L**	**Nickell David L & Judith L**	**Morello Charles R & Deborah J**	**Denison Robert H & Chere A**
Document Number	**22511**	**49942**	**5539-971**	**3923-12**	**3257-442**
Document Type	**Grant Deed**	**Interspousal Deed Transfer**	**Interspousal Deed Transfer**	**Deed (Reg)**	**Deed (Reg)**

Recording Date		05/08/1980	12/20/1979
Sale Price			**$45,000**
Nominal			
Buyer Name		**Denison Robert H & Chere A**	**Denison Chere A**
Buyer Name 2		**Denison Chere A**	
Seller Name		**Owner Record**	**Crompton Robert E Jr & Janis**
Document Number		**3193-701**	**3146-490**
Document Type		**Deed (Reg)**	**Deed (Reg)**

MORTGAGE HISTORY

Mortgage Date	02/21/2024	05/31/2013	08/12/2003	03/05/2003	10/15/2002
Mortgage Amount	**$86,600**	**$102,800**	**$285,000**	**$99,000**	**$282,000**
Mortgage Lender	**US Small Business Administrati**	**Wells Fargo Bk Na**	**Capitol Commerce Mtg**	**Wells Fargo Bk**	**Accubanc Mtg**
Mortgage Code	**Small Business Administration**	**Conventional**	**Conventional**	**Conventional**	**Conventional**
Mortgage Type	**Refi**	**Refi**	**Refi**	**Refi**	**Refi**

Mortgage Date	05/10/2002	05/09/2000	12/20/1985
Mortgage Amount	**$272,000**	**$270,000**	**$95,000**
Mortgage Lender	**Wells Fargo Hm Mtg Inc**	**World Svgs Bk**	**Westland Mtg Svc**
Mortgage Code	**Conventional**	**Conventional**	**Conventional**
Mortgage Type	**Refi**	**Nominal**	**Resale**

FORECLOSURE HISTORY

Document Type	Release Of Lis Pendens/ Notice	Notice Of Default	Release Of Lis Pendens/ Notice	Notice Of Default	Notice Of Default
Default Date		**05/15/2015**		**09/06/2011**	
Foreclosure Filing Date		**05/20/2015**		**09/06/2011**	
Recording Date	**07/02/2015**	**05/22/2015**	**01/09/2012**	**09/07/2011**	**06/29/1998**
Document Number	**26780**	**20045**	**1309**	**35887**	**36275**
Book Number					
Page Number					
Default Amount		**$30,939**		**$16,478**	
Final Judgment Amount					
Original Doc Date	**05/22/2015**	**08/12/2003**	**09/07/2011**	**08/12/2003**	
Original Document Number	**20045**	**80063**	**35887**	**80063**	
Original Book Page					

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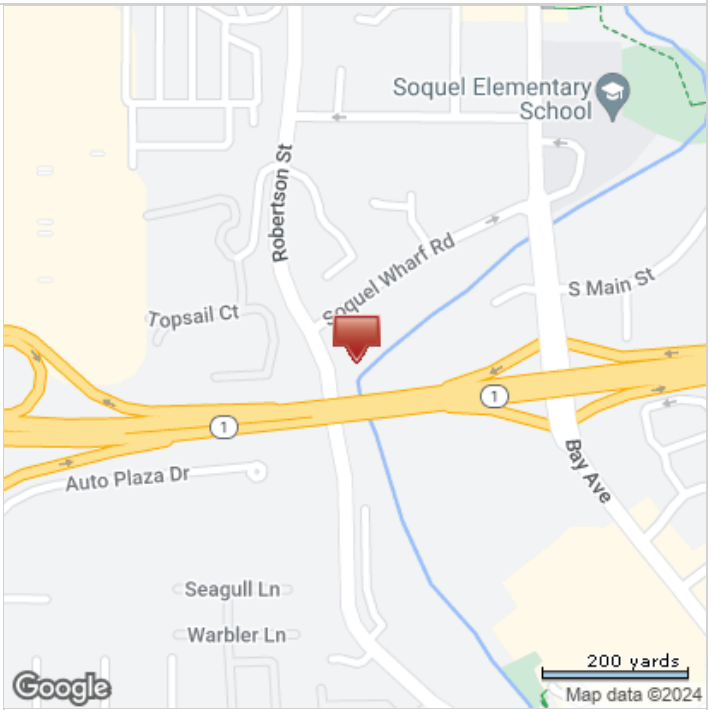
Lien Type

PROPERTY MAP



*Lot Dimensions are Estimated

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