

6505 Erland Rd, Santa Rosa, CA 95404-8611, Sonoma County

APN: 028-160-075-000 CLIP: 7696721928

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	2	1	1	\$1,010,411	09/15/2016
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,536	2,655,853	N/A	SFR	

OWNER INFORMATION

Owner Name Full	Sweeney Theodore	Tax Billing Zip	89511
Owner Name 2 Full	Sweeney Dominique	Tax Billing Zip+4	5343
Tax Billing Address	10362 Grey Hawk Trl	Owner Occupied	No
Tax Billing City & State	Reno, NV	Do Not Mail Flag	

LOCATION INFORMATION

Census Tract	1526.02	Topography	
Map Page/Grid		Subdivision	
Carrier Route	R044	Block	
Zoning			

TAX INFORMATION

Tax ID	028-160-075-000	% Improved	1%
Parcel ID	028160075	Lot	1
Alt APN		Block	
Tax Area	148002		
Legal Description	88 FM 28-160-69 PT PT 28-170-76 OR 87-41412		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$624,027	\$611,792	\$1,083,715
Assessed Value - Land	\$617,587	\$605,478	\$848,966
Assessed Value - Improved	\$6,440	\$6,314	\$234,749
YOY Assessed Change (\$)	\$12,235	-\$471,923	
YOY Assessed Change (%)	2%	-43.55%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$12,444		
2021	\$7,025	-\$5,419	-43.55%
2022	\$7,167	\$142	2.02%

Special Assessment	Tax Amount
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CHARACTERISTICS

Approx Lot SqFt	2,655,853	Total Rooms	
Lot Acres	60.97	Other Rooms	Den
Lot Frontage		Floor Cover	
Lot Depth		Fireplaces	
Land Use - County	Vac Rural W/Impv	Other Impvs	
Building Sq Ft	Tax: 384 MLS: 1,536	Heat Type	
Stories		Cooling Type	Yes
Style		Roof Material	
Year Built	MLS: 1958	Sewer	
Effective Year Built	2015	Water	
Garage Type	Attached Garage	Construction	Wood Frame/Cb
Garage Sq Ft	600	Foundation	
Garage Capacity	MLS: 2	Exterior	
Pool		Quality	
Pool Size		Assessor's Building Quality	
Bedrooms	MLS: 2	Condition	
Total Baths	Tax: 4 MLS: 2	Topography	

MLS Total Baths	2	Total Units	
Full Baths	Tax: 3 MLS: 1	Land Use - Universal	SFR
Half Baths	1		

FEATURES					
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Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Feature Type	Value	Building XF Condition Code	Building XF Quantity 2		
Building Description		Building Size			

SELL SCORE			
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Rating	High	Value As Of	2023-02-19 04:33:00
Sell Score	762		

ESTIMATED VALUE			
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RealAVM™	\$1,026,000	Confidence Score	37
RealAVM™ Range	\$718,200 - \$1,333,700	Forecast Standard Deviation	30
Value As Of	02/13/2023		

(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.

LISTING INFORMATION			
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MLS Listing Number	21618250	MLS Selling Date	09/15/2016
MLS Status	Closed	MLS Selling Price	\$1,010,411
MLS Status Date	09/15/2016	MLS Listing Agent	B8728-Logan Adams
MLS List Price	\$995,000	MLS Listing Office	RE/MAX GOLD
MLS Orig. List Price	\$995,000	MLS Selling Agent	B313986-Martin W Humphrey
MLS On Market Date	08/02/2016	MLS Selling Office	HEALDSBURG SOTHEBY'S INT'L REALTY

MLS Listing #

MLS Status

MLS On Market Date

MLS Listing Price

MLS Original Price

MLS Selling Date

MLS Selling Price

LAST MARKET SALE & SALES HISTORY			
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Recording Date	09/15/2016	Seller	Saxton Joan Trust
Sale Price	\$1,010,500	Document Number	81381
Owner Name Full	Sweeney Theodore	Deed Type	Grant Deed
Owner Name 2 Full	Sweeney Dominique		

Recording Date	09/15/2016	09/27/2013	05/13/2009	06/27/2001	06/08/2001
Sale Price	\$1,010,500				
Nominal		Y	Y	Y	Y
Buyer Name	Sweeney D & T Trust	Saxton Joan Trust	Saxton Joan	Saxton Joan Trust	Saxton Joan
Seller Name	Saxton Joan Trust	Saxton Joan	Saxton Joan Trust	Saxton Joan	Saxton Joan Trust
Document Number	81381	97002	45329	84497	74562
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed

Recording Date	09/13/1995	11/24/1987
Sale Price	\$415,000	\$250,000
Nominal		
Buyer Name	Saxon Joan Trustee	Swenson Keith E & Diane M
Seller Name	Swenson Keith E & Diane M	
Document Number	75887	107325

