

Subject Property Location

Report Date: 01/22/2024

Order ID: R137310296

Property Address 5 WILMINGTON ACRES CT
City, State & Zip EMERALD HILLS, CA 94062-4052
County SAN MATEO COUNTY
Mailing Address 5 WILMINGTON ACRES CT, EMERALD HILLS, CA 94062-4052
Census Tract 6111.00

Property Use Single Family Residential
Parcel Number 068-221-540
Latitude 37.455591
Longitude -122.262148

Thomas Bros Pg-Grid

Legal Description Details Lot Number: 3 Subdivision Name: WILMINGTON ACRES Brief Description: LOT 3 WILMINGTON ACRES RSM 120/97-98

Current Ownership Information * Source of Ownership data: Assessment Data

Primary Owner Name(s)	STEVEN IAN ANDREW TR; SCHNEIDER MEREDITH HALL TR
Vesting	Trust


Latest Full Sale Information

Primary Owner Name(s)	STEVEN, IAN ANDREW; SCHNEIDER, MEREDITH HALL	Sale Price	\$1,663,000
		Sale Date	07/27/2005
		Recording Date	08/04/2005
Vesting	Revocable Trust	Recorder Doc #	2005132407
		Book/ Page	



Financing Details at Time of Purchase

1	Loan Amount	\$1,329,540	Origination Lender Name	WASHINGTON MUTUAL BANK FA
	Loan Type	Unknown Loan Type	Recording Doc #	2005132409

Property Characteristics

	Bedrooms	4	Year Built	1996	Living Area (SF)	3,030
	Bathrooms/ Partial	4	Garage/ No. of Cars	Attached Garage/2	Price (\$/ SF)	\$549/SF
	Total Rooms	9	Stories/ Floors	2 Stories	Lot Size (SF/ AC)	12,276/.28
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/ Type		Basement Type/ Area		Heat Type	Central
	Foundation Type		Style		A/ C	Central
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$2,182,958	Tax Amount	\$26,023.56	Tax Rate Area	73-047
	Land Value	\$1,182,161	Tax Account ID			
	Improvement Value	\$1,000,797	Tax Status	No Delinquency Found		
	Improvement Ratio	45.85%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	05/30/2017	BANK OF AMERICA NA	\$884,500	NO
2	10/26/2012	BANK OF AMERICA NA	\$1,029,567	NO
3	07/01/2009	TAYLOR BEAN & WHITAKER MORTGAGE CORP	\$1,094,625	NO
4	05/09/2007	WASHINGTON MUTUAL BANK	\$250,000	NO
5	10/13/2006	WASHINGTON MUTUAL BANK FA	\$1,270,000	NO

6	08/04/2005	WASHINGTON MUTUAL BANK FA	\$1,329,540	YES
---	------------	------------------------------	-------------	-----

Loan Officer Insights

No details available

Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.
© 2024 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.