

PROPERTY VALUATION REPORT

March 25, 2014



7465 Caminito Rialto, La Jolla, CA 92037

PREPARED FOR
Joe Client

6540 Lusk Boulevard, Suite 158A
San Diego, CA 92121



California Real Estate License 01482568

MAURICE RIZZUTO

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My goal is 100% client satisfaction!



Property Details

7465 Caminito Rialto, La Jolla, CA 92037-3958, San Diego County



3	1,968	4,291	\$1,349,000
MLS Beds	Bldg Sq Ft	Lot Sq Ft	MLS List Price
3	N/A	SFR	03/20/2014
MLS Baths	Yr Built	Type	MLS List Date

Active Listing

Owner Information

Owner Name:	Vicknair Cynthia	Tax Billing Zip:	92037
Tax Billing Address:	7465 Caminito Rialto	Tax Billing Zip+4:	3958
Tax Billing City & State:	La Jolla, CA	Owner Occupied:	Yes

Location Information

School District :	San Diego	Map Coordinates:	1227-H6
Comm College District Code:	San Diego	Census Tract:	83.03
Zip Code:	92037	Zoning:	1
Carrier Route:	C017	Subdivision:	Hidden Valley Park
Tract Number:	6100		

Tax Information

APN :	352-680-16-00	Tax Area:	08001
% Improved:	15%	Lot # :	16
Legal Description:	LOT 16 TR 6100		

Assessment & Tax

Assessment Year	2013	2012	2011
Assessed Value - Total	\$1,362,702	\$1,335,984	\$1,309,789
Assessed Value - Land	\$1,153,056	\$1,130,448	\$1,108,283
Assessed Value - Improved	\$209,646	\$205,536	\$201,506
YOY Assessed Change (\$)	\$26,718	\$26,195	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2011	\$14,606		
2012	\$14,880	\$275	1.88%
2013	\$16,148	\$1,268	8.52%

Special Assessment	Tax Amount
Mwd Wtr Standby Chrg	\$11.50
Cwa Wtr Availability	\$10.00
Vector Disease Ctrl	\$5.86
Mosquito Surveillanc	\$3.00
Total Of Special Assessments	\$30.36

Characteristics

Lot Frontage:	61	Garage Type:	Garage
Lot Acres:	0.0985	Garage Capacity:	2
Lot Sq Ft:	4,291	Year Built:	MLS: 1970
Building Sq Ft:	1,968	Effective Year Built:	1970
Stories:	2	Parking Type:	Garage/Carport
Total Units:	1	No. Parking Spaces:	2
Bedrooms:	3	# of Buildings:	1
Total Baths:	3	Land Use:	SFR

Full Baths: 3

Listing Information

MLS Listing Number:	140014807	MLS Listing Date:	03/20/2014
MLS Status:	Active	MLS List Price:	\$1,349,000
MLS Status Change Date:	03/24/2014	MLS Area:	LA JOLLA (92037)

MLS Listing #	140014807
MLS Status	Active
MLS Listing Date	03/20/2014

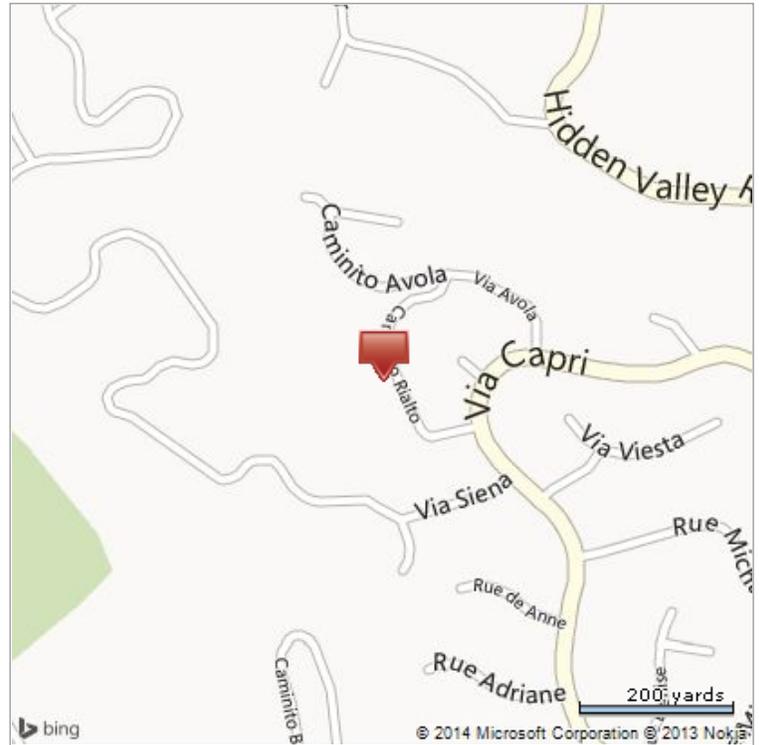
Last Market Sale & Sales History

Recording Date:	12/27/1995	Deed Type:	Quit Claim Deed
Document Number:	590749	Owner Name:	Vicknair Cynthia
Sale Type:	Full	Seller:	Weissberger Beatrice

Recording Date	06/09/2010	01/21/2010	08/30/2001	03/09/2001	04/21/1997
Sale/Settlement Date	06/07/2010	01/08/2010	08/28/2001	02/27/2001	
Nominal	Y	Y	Y	Y	Y
Buyer Name	Vicknair Cynthia	Vicknair Cynthia	Hutchinson Trust	Hutchinson Trust	Hutchinson Trust
Seller Name	Hutchinson Trust	Hutchinson Beatrice	Hutchinson Trust	Hutchinson Raymond A	Hutchinson Raymond A & Beatrice
Document Number	289315	32246	620387	136761	181502
Document Type	Quit Claim Deed	Affidavit	Quit Claim Deed	Affidavit	Deed

Recording Date	12/27/1995
Sale/Settlement Date	
Nominal	
Buyer Name	Hitchinson Raymond A & Beatrice
Seller Name	Weissberger Beatrice
Document Number	590749
Document Type	Quit Claim Deed

Property Map



*Lot Dimensions are Estimated

Current Property Listing



Detached
 Status: **Active**
 Sales
 Price:
 Ownership: **PUD**
 MLS #: **140014807**
 APN: **352-680-16-00**
 Address: **7465 Caminito Rialto**
 City: **La Jolla, CA**
 Bedrooms: **3**
 Optional BR:
 Total BR: **3**
 Est.SqFt: **1,968**
 Year Built: **1970**
 Age Restrictions: **N/K**
 Sign on Property: **N**
 Full Baths: **3**
 Half Baths: **0**
 Total Baths: **3**
 Zoning:
 Pets: **Yes**

LP: **\$1,349,000**
 Orig.Price: **\$1,349,000**
 List Date: **03/20/2014** MT: **5**
 OMD: AMT: **5**
 COE:
 Possession: **Call Listing Agent**
 Unit#/Space#:
 Zip: **92037** MapCode: **1227H6**
 Community: **LA JOLLA**
 Neighborhood: **Colony Hill**
 Complex/Park: **Colony Hill**
 Cross Streets: **Caminito Avola**
 Jurisdiction: **Incorporated**
 Water District: **CSD**
 School District:

[Media Link](#) [Virtual Tour 1](#)

WalkScore **37**



Lot Size: **4,000-7,499 SF**
 Acres:

REMARKS AND SHOWING INFO

Wake up every morning to the deep blue ocean & white water views of La Jolla Cove. Or enjoy coastal breezes while relishing peaceful canyon views. This is a gorgeous 3-bedroom, 3-bath with chef's kitchen, remodeled bathrooms, wood floors, crown molding, tray ceilings, formal dining room & spacious 2-car garage. Fantastic floor plan with the master on the main level. Watch the sunset from almost any room in the house or entertain family & friends on your extraordinary ocean view decks. You CAN have it all!

Directions to Property: **Via Capri to Caminito Avola to Caminito Rialto**

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$390.00/Month** Paid: **Monthly**

HO Fees Include: **Common Area Maintenance, Trash Pickup, Exterior (Landscaping), Limited Insurance**

Other Fees: **\$0.00** Paid:
 CFD/Mello Roos: **\$0.00** Paid:
 Total Monthly Fees: **\$390.00** Terms: **Cash, Conventional**
 Assessments: **N/K** Other Fees Type:
 Est % of Owner Occupancy:

SITE FEATURES

Approx # of Acres:	View: Evening Lights, Ocean, Panoramic, Valley/Ca	Parking Garage: Detached
Approx Lot Sq Ft: 4291	Topography: Level, Slope Steep	Parking Garage Spaces: 2
Approx Lot Dim:	Boat Facilities:	Parking Non-Garage: Driveway
Lot Size: 4,000-7,499 SF	Frontage Length:	Parking Non-Garaged Spaces: 2
Lot Size Source: Assessor Record	Frontage: Canyon	Total Parking Spaces: 4
Water: Meter on Property	Land Use Code:	Parking for RV:
Sewer/Septic: Sewer Connected	Add'l Land Use:	Fencing: Partial
Irrigation: Automatic	Site: Private Street, Sidewalks, Street Paved, West of I-5	
Telecom:	Prop Restrictions: CC&R's	
Residential Unit Loc: Detached	Structures:	
Units In Complex:	Complex Features: BBQ, Clubhouse/Rec Room, Pool, Spa/Hot Tub	
Animal Designator Code:		
Miscellaneous:		

APPROX ROOM DIMENSIONS

Living Room: **20x20**
 Dining Room: **12x10**
 Family Room: **0**
 Kitchen: **20x10**
 Breakfast Area:
 Master BR: **20x13**
 Bedroom 2: **12x12**
 Bedroom 3: **12x12**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
2 Story		Bedroom(s) Entry Level
Approx Living Space	Floor Coverings	Breakfast Area
Source of Square Feet		Dining Room
Assessor Record		Basement
Interior Walls	Fireplaces	MBR Entry Level
	Fireplace Location	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Community/Common	Gas
Construction	Stories in Bldg	Spa Heat	Laundry Utilities
Built on Site	Units in Bldg	Security	Gas
Exterior	Exclusive Use Yard	Cooling	Laundry Location
Stucco	Y	N/K	Equipment:
Roof	Patio	Heat Source	Dishwasher, Disposal,
Composition, Rolled/Hot Mop	Awning/Porch Covered, Brick, Dr	Natural Gas	Range/Oven, Refrigerator
Guest House	Pool	Heat Equipment	
Guest House ESF:	Community/Common	Forced Air Unit	
Entry Level Unit	Pool Heat		
3 Stairs/Steps to Entry			
Y			

MANUFACTURED/MOBILE HOME OPTIONS

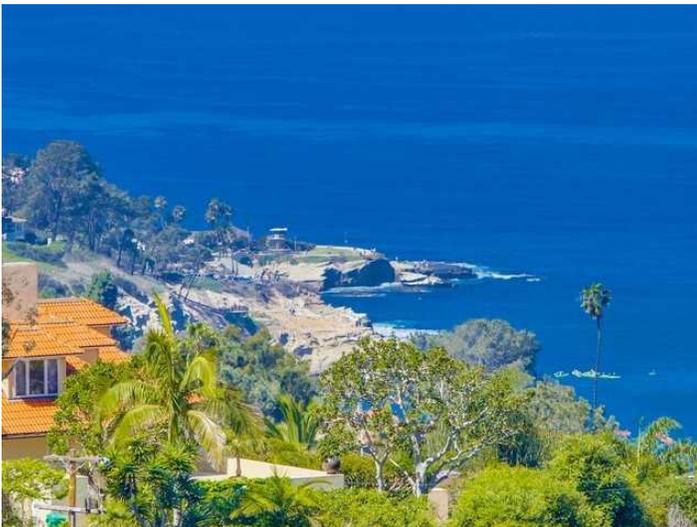
Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Lic #5:
Dept.of Housing #1:	DOH #2:	DOH #3:	Ser #4:
		DOH #4:	Ser #5:
		DOH #5:	DOH #5:

SUPPLEMENTAL REMARKS











Listing History

History Report

ML #	PrpTyp	Address	History Date	Field Changed	Old Value	New Value
140014807	RES	7465 Caminito Rialto	03/20/14	ADD Listing		

Property Valuation 1

**Based on information from
Multiple Listing Service (MLS) Database**

Residential Listings

MLS	Status	Address	Zip	Office	MAPCD	BR	BT	LTP	ESF	List Price	Sold Price	Date
140014807	ACT	7465 Caminito Rialto	92037	66832	1227H6	3	3		1,968	\$1,349,000		03/20/2014
140005863	SOLD	7591 Caminito Avola	92037	66296	1227H6	3	3		1,968	\$1,389,000	\$ 1,350,000	02/18/2014
130060999	SOLD	7435 Caminito Rialto	92037	62051	1227H6	3	3		2,565	\$1,500,876	\$ 1,387,500	03/21/2014
130046550	PEND	7583 Caminito Avola	92037	63740	1227H6	4	3		2,942	↓ \$2,195,000		08/30/2013
130041870	SOLD	7475 Caminito Rialto	92037	62051	1227H6	3	3		1,968	\$1,375,000	\$ 1,375,000	09/11/2013
130022438	SOLD	7675 Caminito Avola	92037	19569	1227H6	4	3		1,968	↓ \$1,359,000	\$ 1,200,000	08/09/2013
120052760	SOLD	7405 Caminito Rialto	92037	62051	1227H6	4	3		2,920	\$1,095,000	\$ 1,030,000	02/14/2013
120028715	SOLD	7635 Caminito Avola	92037	60148	1227H6	4	4		2,659	\$1,560,000	\$ 1,300,000	09/11/2012
120015419	SOLD	7675 Caminito Avola	92037	61859	1227H6	4	3		1,968	\$845,000	\$ 810,000	06/04/2012

Above comparables are within last 24 months.

Comparable Properties

Within the last 24 months

Legend

St = Status
ACT = Active
CONT= Contingent (awaiting lender's approval)
PEND = Pending
SOLD= Sold

Bd= Bedrooms
Bt = Bathrooms
Est SF = Square Footage

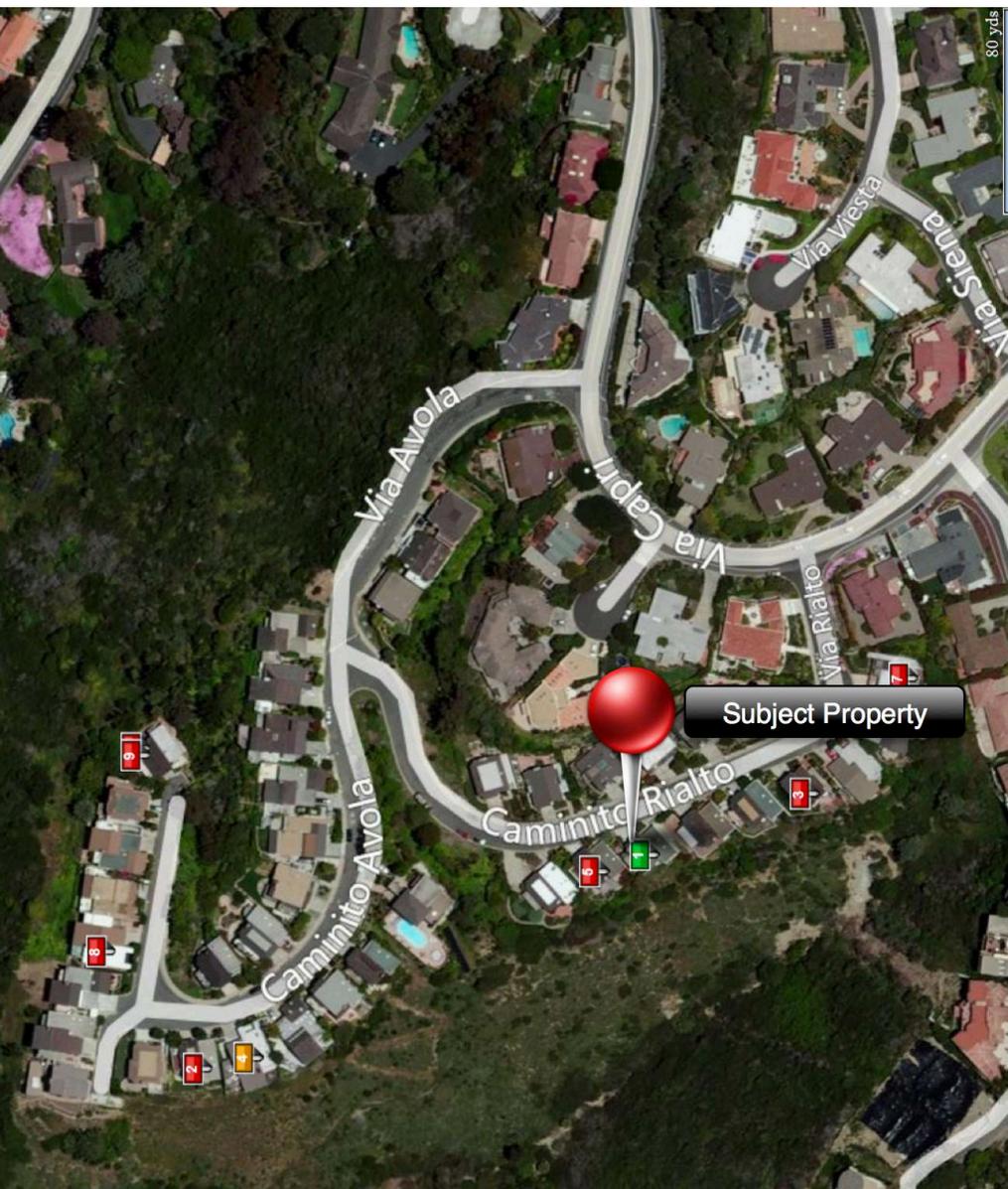
Price\$ = List price

AMT = Actual Market Time
SP = Sold price
COE = Close of Escrow

Comparable Properties Summary

#	✓	📍	📷	ML #	St	Style	Address	Zip	Comm	Map	Bd	Bt	Est SF	Yr Bt	Price\$	AMT	LD	SP	COE
1	✓	📍	📷	140014807	ACT	JDET	7465 Caminito Rialto	92037	LAJ	1227H6	3	3	1,968	1970	\$1,349,000	5	03/20/2014		
2	✓	📍	📷	140005863	SOLD	JDET	7591 Caminito Avola	92037	LAJ	1227H6	3	3	1,968	1970	\$1,389,000	9	02/01/2014	\$ 1,350,000	02/18/2014
3	✓	📍	📷	130060999	SOLD	JDET	7435 Caminito Rialto	92037	LAJ	1227H6	3	3	2,565	1970	\$1,300,000 - \$1,500,876	90	11/19/2013	\$ 1,387,500	03/21/2014
4	✓	📍	📷	130046550	PEND	JDET	7583 Caminito Avola	92037	LAJ	1227H6	4	3	2,942	1970	\$2,100,000 - \$2,195,000	157	08/30/2013		
5	✓	📍	📷	130041870	SOLD	JDET	7475 Caminito Rialto	92037	LAJ	1227H6	3	3	1,968	1970	\$1,375,000	10	08/05/2013	\$ 1,375,000	09/11/2013
6	✓	📍	📷	130022438	SOLD	JDET	7675 Caminito Avola	92037	LAJ	1227H6	4	3	1,968	1970	\$1,359,000	57	05/03/2013	\$ 1,200,000	08/09/2013
7	✓	📍	📷	120052760	SOLD	JDET	7405 Caminito Rialto	92037	LAJ	1227H6	4	3	2,920	1970	\$1,095,000	42	10/19/2012	\$ 1,030,000	02/14/2013
8	✓	📍	📷	120028715	SOLD	JDET	7635 Caminito Avola	92037	LAJ	1227H6	4	4	2,659	1969	\$1,560,000	83	06/05/2012	\$ 1,300,000	09/11/2012
9	✓	📍	📷	120015419	SOLD	JDET	7675 Caminito Avola	92037	LAJ	1227H6	4	3	1,968	1970	\$845,000	53	03/20/2012	\$ 810,000	06/04/2012

Location of Comparable Homes



Residential Side By Side



1 / 25



1 / 25



1 / 23



1 / 25

MLS#:	140014807	140005863	130060999	130046550
Status:	Active	Sold	Sold	Pending
List Price:	\$1,349,000	\$1,389,000	\$1,300,000 - \$1,500,876	\$2,100,000 - \$2,195,000
Orig. List Price:	\$1,349,000	\$1,389,000	\$1,500,876	\$2,300,000
Sold Price:		\$1,350,000	\$1,387,500	
List Date:	03/20/14	02/01/14	11/19/13	08/30/13
Market Time:	5	12	93	165
Act. Market Time:	5	9	90	157
OMD:		02/10/14	02/17/14	02/10/14
COE:		02/18/14	03/21/14	
Res. Style:	Detached	Detached	Detached	Detached
Address:	7465 Caminito Rialto	7591 Caminito Avola	7435 Caminito Rialto	7583 Caminito Avola
Unit #:				
Zip:	92037	92037	92037	92037
City:	La Jolla	La Jolla	La Jolla	La Jolla
Community:	LAJ	LAJ	LAJ	LAJ
Neighborhood:	Colony Hill	Hidden Valley Park	Colony Hill	Hidden Valley Park
Listing Type:				
Beds:	3	3	3	4
Baths:	3	3	3	3
Est. SqFt:	1968	1968	2565	2942
Living Space:			2,500 to 2,999 S	
APN:	352-680-16-00	352-680-31-00	352-680-13-00	352-680-30-00
# Stories:				
Year Built:	1970	1970	1970	1970
Arch. Style:				Contemporary
Condo/Flat Style:				
Res Location:	Detached	Detached	Detached	Detached
RE Included:				
School District:				LAJOLLA
Lot Size:	4,000-7,499 SF	4,000-7,499 SF	4,000-7,499 SF	4,000-7,499 SF
Zoning:				
Heating:	Forced Air Unit	Forced Air Unit	Forced Air Unit	Fireplace, Forced Air Unit
Cooling:	N/K	Other/Remarks	Central Forced Air	N/K
Garage Parking:	Detached	Attached	Attached	Attached
Non-Garage Parking:	Driveway			
RV Parking:				
Monthly Fees:	\$390.00	\$390.00	\$385.00	\$390.00
Pool:	Community/Common	Community/Common	Community/Common	Community/Common
Guest House:				
Complex Feat:	BBQ, Clubhouse/Rec Room, Pool, Spa/Hot Tub		Pool, Clubhouse/Rec Room, Spa/Hot Tub	

Residential Side By Side



MLS#:	130041870	130022438	120052760	120028715
Status:	Sold	Sold	Sold	Sold
List Price:	\$1,375,000	\$1,359,000	\$1,095,000	\$1,560,000
Orig. List Price:	\$1,375,000	\$1,399,000	\$1,095,000	\$1,560,000
Sold Price:	\$1,375,000	\$1,200,000	\$1,030,000	\$1,300,000
List Date:	08/05/13	05/03/13	10/19/12	06/05/12
Market Time:	12	89	76	83
Act. Market Time:	10	57	42	83
OMD:	08/16/13	07/25/13	01/22/13	08/27/12
COE:	09/11/13	08/09/13	02/14/13	09/11/12
Res. Style:	Detached	Detached	Detached	Detached
Address:	7475 Caminito Rialto	7675 Caminito Avola	7405 Caminito Rialto	7635 Caminito Avola
Unit #:				
Zip:	92037	92037	92037	92037
City:	La Jolla	La Jolla	La Jolla	La Jolla
Community:	LAJ	LAJ	LAJ	LAJ
Neighborhood:	Hidden Valley	Colony Hill	La Jolla	La Jolla
Listing Type:				
Beds:	3	4	4	4
Baths:	3	3	3	4
Est. SqFt:	1968	1968	2920	2659
Living Space:	1,500 to 1,999 S	1,500 to 1,999 S		
APN:	352-680-17-00	352-680-40-00	352-680-10-00	352-680-36-00
# Stories:				
Year Built:	1970	1970	1970	1969
Arch. Style:				
Condo/Flat Style:				
Res Location:	Detached	Detached	Detached	Detached
RE Included:				
School District:	LAJOLLA	SANDIEGOUNIF		
Lot Size:	4,000-7,499 SF	4,000-7,499 SF	4,000-7,499 SF	4,000-7,499 SF
Zoning:			R1	
Heating:	Forced Air Unit	Forced Air Unit	Forced Air Unit	Forced Air Unit
Cooling:	N/K	N/K	Central Forced Air	Central Forced Air
Garage Parking:	Attached	Attached	Attached	Attached
Non-Garage Parking:			Carport	
RV Parking:				
Monthly Fees:	\$390.00	\$325.00	\$315.00	\$325.00
Pool:	N/K	Community/Common	Community/Common	Community/Common
Guest House:		N/K		
Complex Feat:	Clubhouse/Rec Room	Clubhouse/Rec Room		Clubhouse/Rec Room

Complex Fee:	Clubhouse/Rec Room, Pool, Spa/Hot Tub	Clubhouse/Rec Room, Pool, Spa/Hot Tub	Clubhouse/Rec Room, Pool, Spa/Hot Tub
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Provided by: Maurice Rizzuto
BRE Lic.#: CA 01482568

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Tuesday, March 25, 2014
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Residential Side By Side

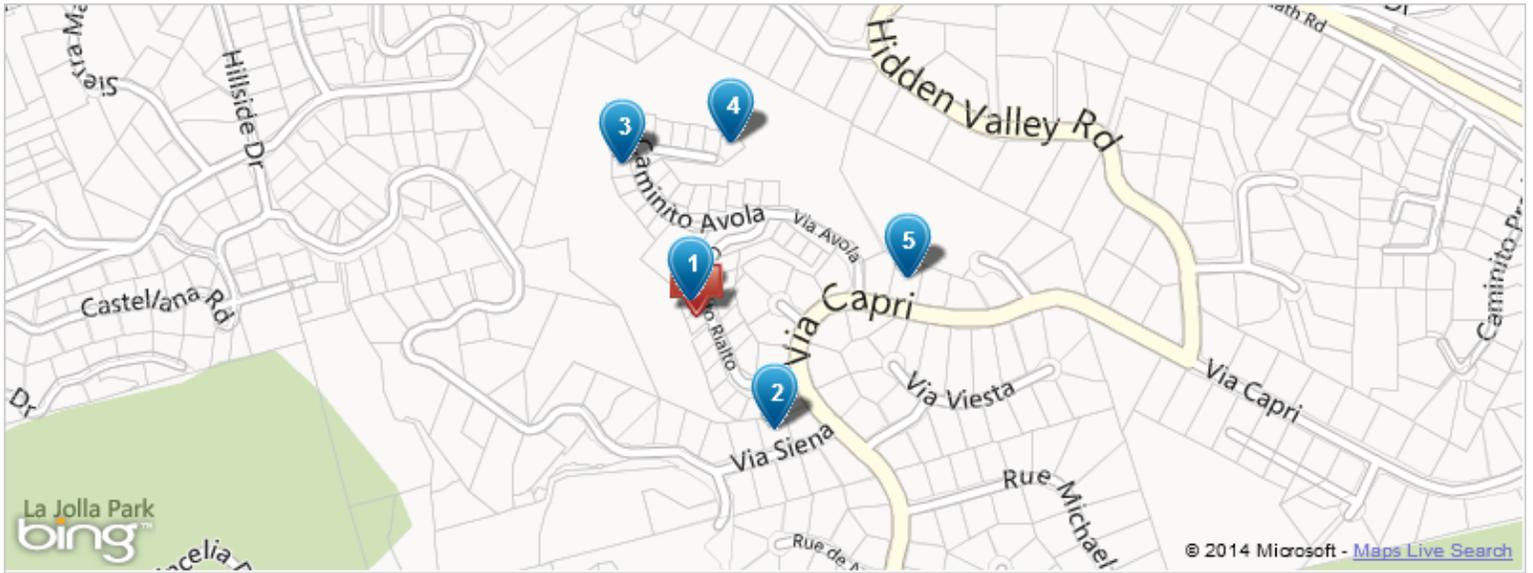


MLS#:	120015419
Status:	Sold
List Price:	\$845,000
Orig. List Price:	\$845,000
Sold Price:	\$810,000
List Date:	03/20/12
Market Time:	56
Act. Market Time:	53
OMD:	05/15/12
COE:	06/04/12
Res. Style:	Detached
Address:	7675 Caminito Avola
Unit #:	
Zip:	92037
City:	La Jolla
Community:	LAJ
Neighborhood:	Colony Hill
Listing Type:	
Beds:	4
Baths:	3
Est. SqFt:	1968
Living Space:	1,500 to 1,999 S
APN:	352-680-40-00
# Stories:	
Year Built:	1970
Arch. Style:	Contemporary
Condo/Flat Style:	
Res Location:	Detached
RE Included:	
School District:	SANDIEGOUNIF
Lot Size:	4,000-7,499 SF
Zoning:	
Heating:	Forced Air Unit
Cooling:	Other/Remarks
Garage Parking:	Attached
Non-Garage Parking:	
RV Parking:	
Monthly Fees:	\$285.00
Pool:	Community/Common

Property Valuation 2

**Based on information from
Public Records Database**

7465 Caminito Rialto, La Jolla, CA 92037-3958, San Diego County



Search Criteria

Number of Comparables:	5	Search Period:	03/25/2013 - 03/25/2014
Sort Method:	Distance From Subject (Closest)	Living/Building Area:	1,673 - 2,263 Sq Ft
Pool:	No Preference	Land Use:	Same As Subject
Distance from Subject:	.5 miles		

Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price		\$1,845,000	\$1,034,000	\$1,350,000	\$1,360,800
Building Sq Ft	1,968	2,188	1,968	1,968	2,024
Price Per Sq Ft		\$843.24	\$509.61	\$685.98	\$669.45
Bedrooms	3	3	2	3	3
Total Baths	3	3	2	3	3
Lot Sq Ft	4,291	13,500	4,408	5,767	7,802
Stories	2	2	1	2	2
Distance (miles)		0.14	0.01	0.11	0.09
Value Projected by Sq Ft	\$1,317,485				

Subject Property

Comparable 1

Comparable 2

Comparable 3



Address	7465 Caminito Rialto	7475 Caminito Rialto	2342 Via Siena	7591 Caminito Avola
City	La Jolla	La Jolla	La Jolla	La Jolla
Zip	92037	92037	92037	92037
Map Coordinates	1227-H6	1227-H6	1227-H6	1227-H6
School District	San Diego	San Diego	San Diego	San Diego
Distance (miles)		0.01	0.09	0.11
APN	352-680-16-00	352-680-17-00	352-164-04-00	352-680-31-00
County Land Use	1 Family Residence	1 Family Residence	1 Family Residence	1 Family Residence
Universal Land Use	SFR	Tax: SFR MLS: Condominium	SFR	Tax: SFR MLS: Condominium
Annual Tax	\$16,148	\$7,489	\$1,807	\$10,499
Recording Date	12/27/1995	09/11/2013	09/25/2013	02/18/2014
Sale Price		\$1,375,000	\$1,034,000	\$1,350,000
Price Per Sq Ft		\$698.68	\$509.61	\$685.98
Year Built	MLS: 1970	MLS: 1970		
Building Sq Ft	1,968	1,968	2,029	1,968
Style				Contemporary
Stories	2	Tax: 2 MLS: 1.5	1	2
Total Rooms				6
Bedrooms	3	3	3	3
Bathrooms (Full)	3	3	2	3
Bathrooms (Total)	3	3	2	3
Fireplaces				1
Exterior				Stucco
Garage Type	Garage	Garage	Garage	Garage
Garage Capacity	2	2	2	2
Roof Material				Wood Shake
Water				Public
Sewer				Public Service
Heat Type				Forced Air
Lot Frontage	61	67	100	55
Lot Acres	0.0985	0.111	0.241	0.1012
Lot Sq Ft	4,291	4,835	10,500	4,408
Condition				Excellent
Quality				Good
Zoning	1	1	1	1
Total Units	1	1	1	1
MLS Listing #	140014807	130041870		140009201

Subject Property

Comparable 4

Comparable 5



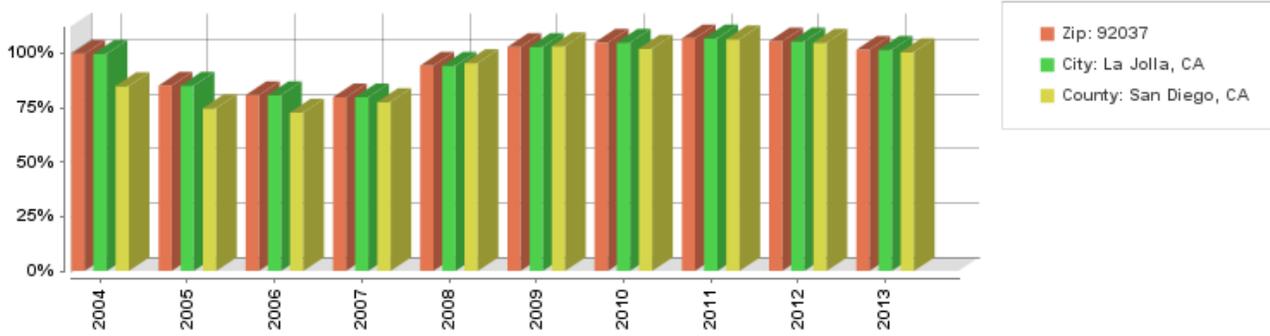
Address	7465 Caminito Rialto	7675 Caminito Avola	7514 Via Capri
City	La Jolla	La Jolla	La Jolla
Zip	92037	92037	92037
Map Coordinates	1227-H6	1227-H6	1227-H6
School District	San Diego	San Diego	San Diego
Distance (miles)		0.12	0.14
APN	352-680-16-00	352-680-40-00	352-171-01-00
County Land Use	1 Family Residence	1 Family Residence	1 Family Residence
Universal Land Use	SFR	Tax: SFR MLS: Condominium	SFR
Annual Tax	\$16,148	\$9,801	\$18,955
Recording Date	12/27/1995	08/09/2013	10/31/2013
Sale Price		\$1,200,000	\$1,845,000
Price Per Sq Ft		\$609.76	\$843.24
Year Built	MLS: 1970		MLS: 1966
Building Sq Ft	1,968	1,968	2,188
Style			
Stories	2	2	1
Total Rooms			
Bedrooms	3	Tax: 3 MLS: 4	Tax: 2 MLS: 3
Bathrooms (Full)	3	3	3
Bathrooms (Total)	3	3	3
Fireplaces			
Exterior			
Garage Type	Garage	Garage	Garage
Garage Capacity	2	2	Tax: 1 MLS: 2
Roof Material			
Water			
Sewer			
Heat Type			
Lot Frontage	61	39	100
Lot Acres	0.0985	0.1324	0.3099
Lot Sq Ft	4,291	5,767	13,500
Condition			
Quality			
Zoning	1	1	1
Total Units	1	1	1
MLS Listing #	140014807	130047402	130051767

Neighborhood and Market Information

7465 Caminito Rialto, La Jolla, CA 92037-3958, San Diego County

Pricing Trends

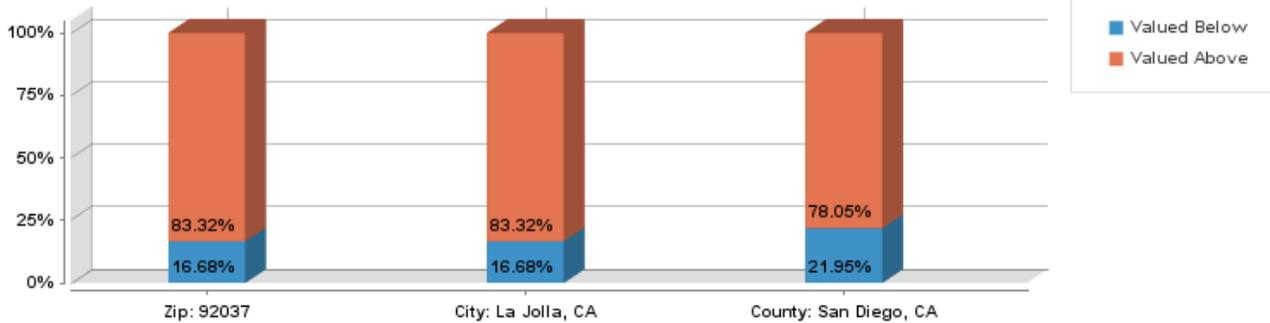
Median Sale Price to Current Value - Tax



The percentage of properties that have increased or decreased in value based on the year in which they were acquired. The chart compares the sale price of each home to its current market value based on RealAVM, and then calculates the median percentage of appreciation or depreciation.

If the percentage for a year is below 100%, those who purchased homes during that year are likely to have negative equity and may be subject to short sale conditions. If the percentage is above 100%, those who purchased a home that year are likely to have positive equity and the capacity to transact their home in an uncomplicated manner.

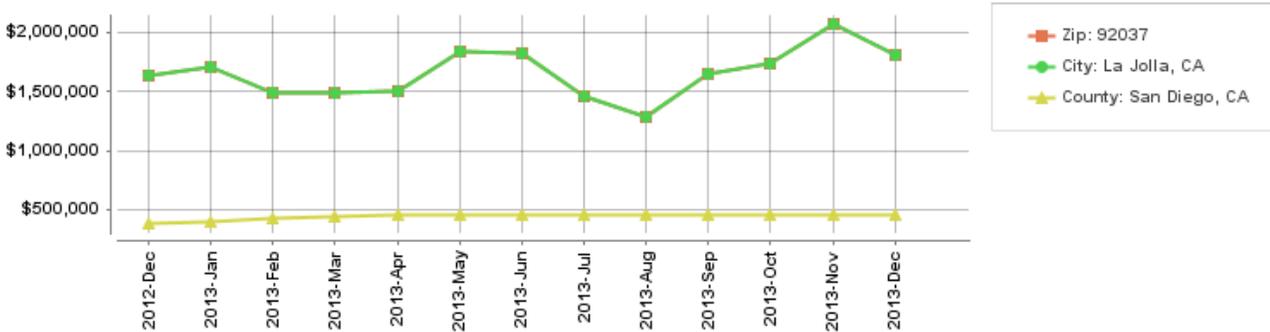
Percentage of Properties Purchased Above/Below Current Value - Tax



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

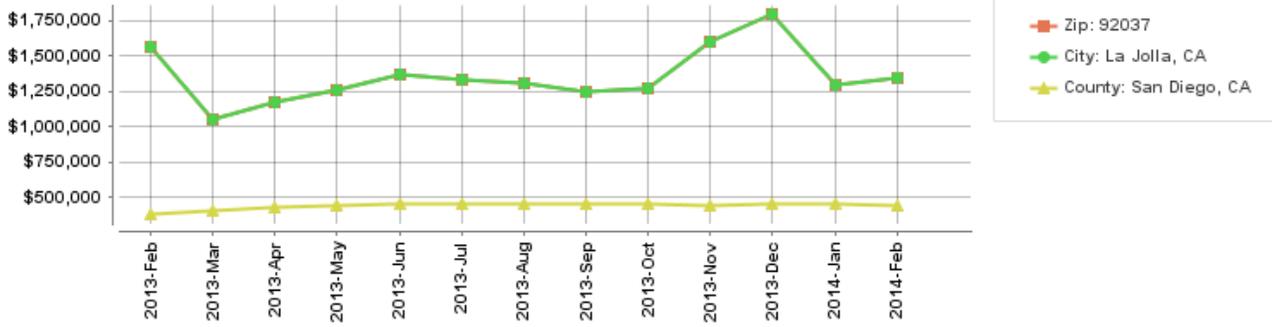
An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.

Median Sale Price - Tax



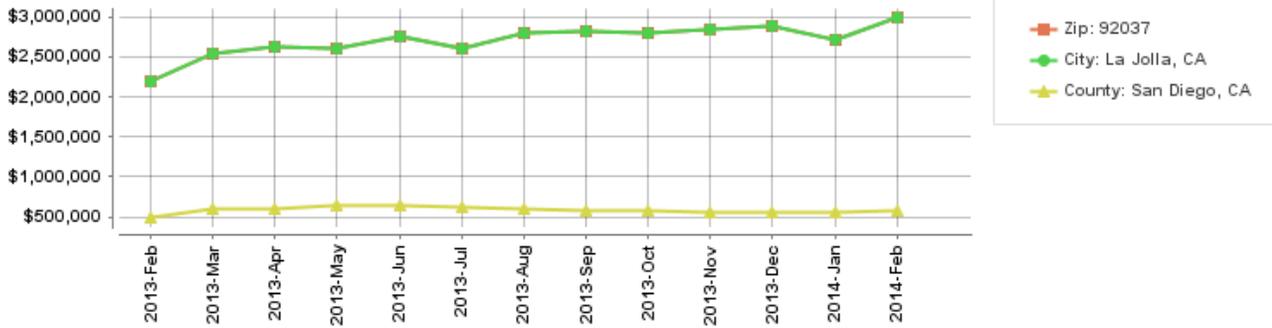
The median sale price for properties sold via Tax. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median Sale Price - MLS



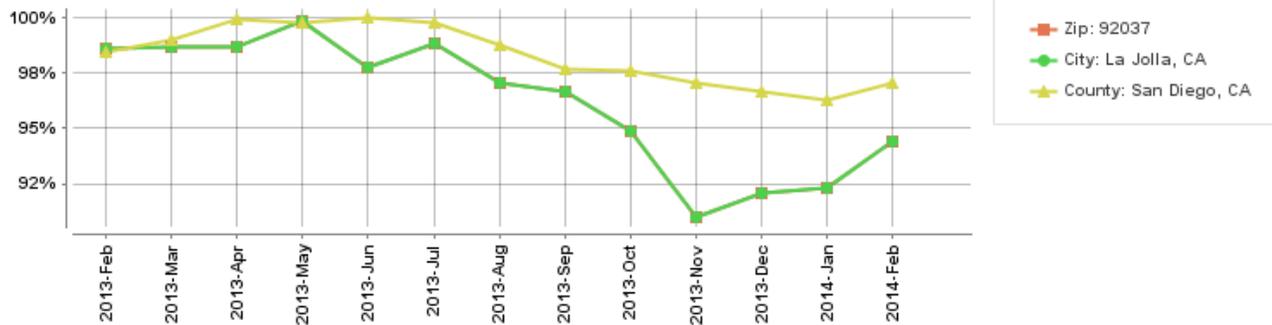
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median List Price - MLS



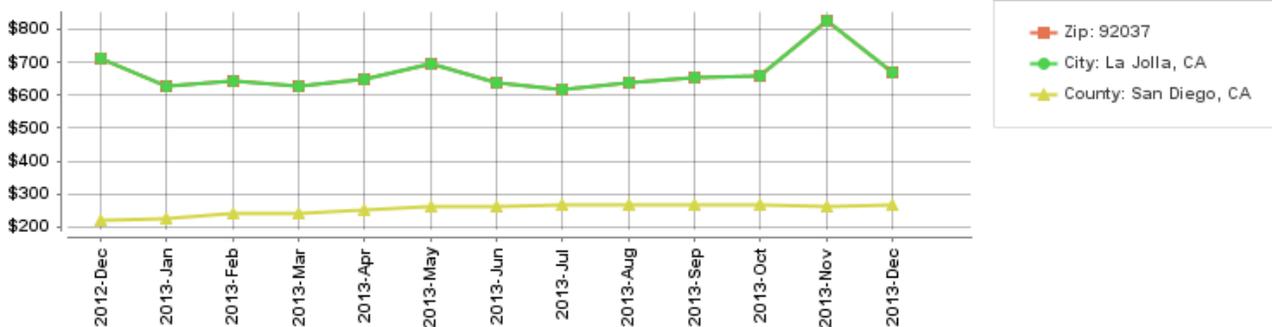
The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

Median Sale to Original List Price Ratio - MLS



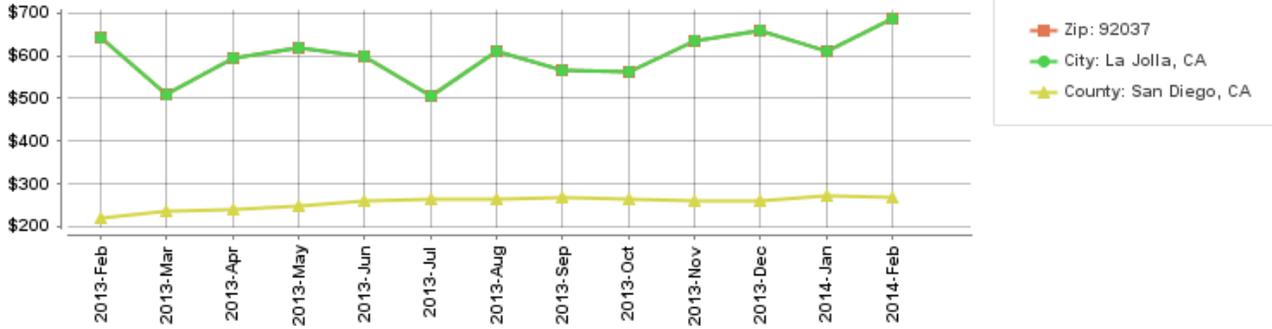
The median ratio of sale price to list price based on MLS sales. For example, a home listed for \$200,000 that sold for \$190,000 would have a ratio of 95%. When the ratio is close to or even above 100%, homes are selling at or above their asking price and market demand is high. When the ratio is substantially below 100%, demand for homes is low.

Median Price per Square Foot - Tax



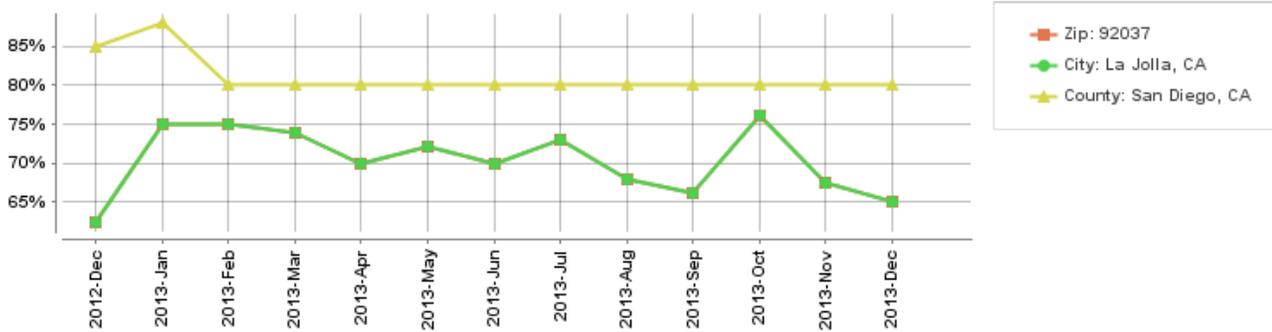
The median price per square foot for sold homes based on Tax sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Price per Square Foot - MLS



The median price per square foot for sold homes based on MLS sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Loan to Value - Tax

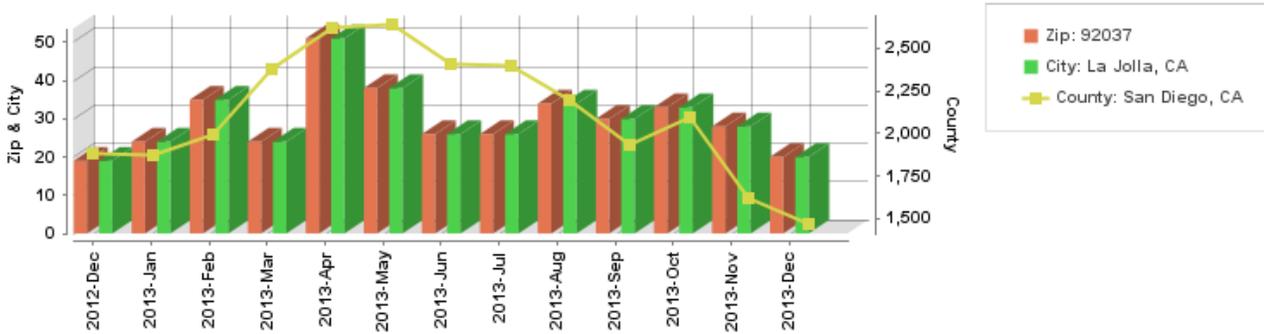


The median loan-to-value ratio (or LTV) is the ratio of the mortgage amount to the purchase price. Conventional wisdom is that homeowners with lower LTV ratios are less likely to default on their mortgage. As a result, lenders typically require mortgage insurance for owners who have an LTV greater than 80%.

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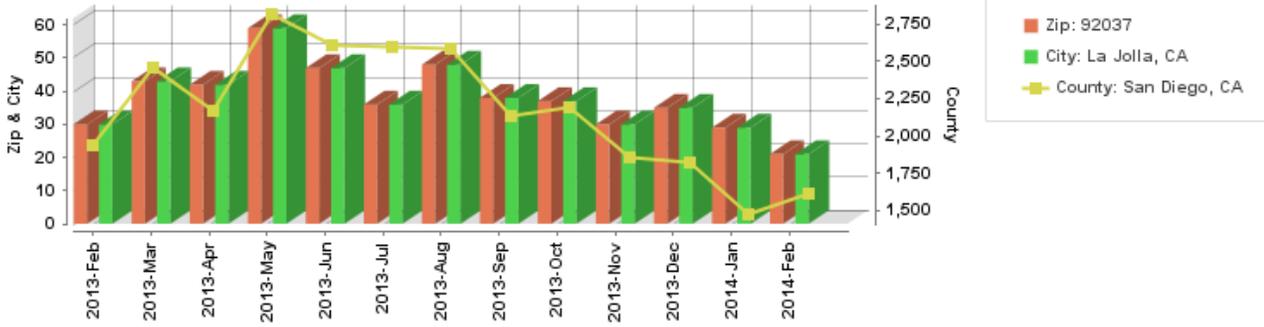
Market Activity

Number of Sales - Tax



The number of properties sold via Tax. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Number of Sales - MLS



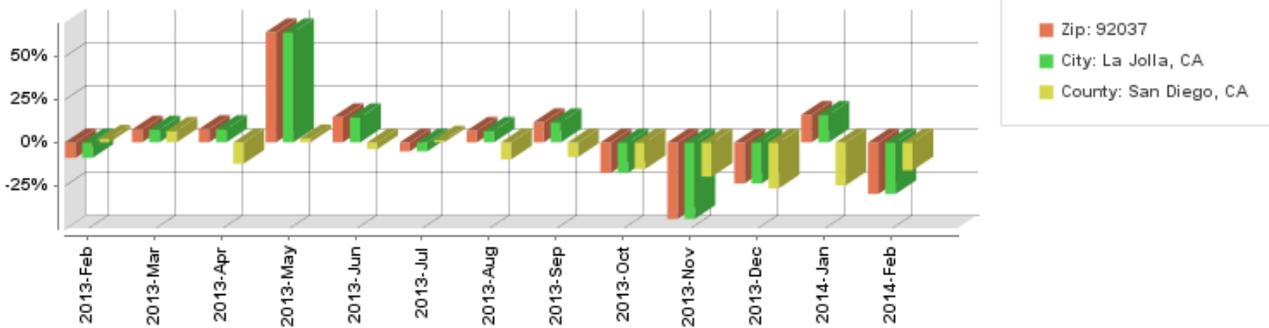
The number of properties sold via the MLS. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Change in Sales Activity - Tax



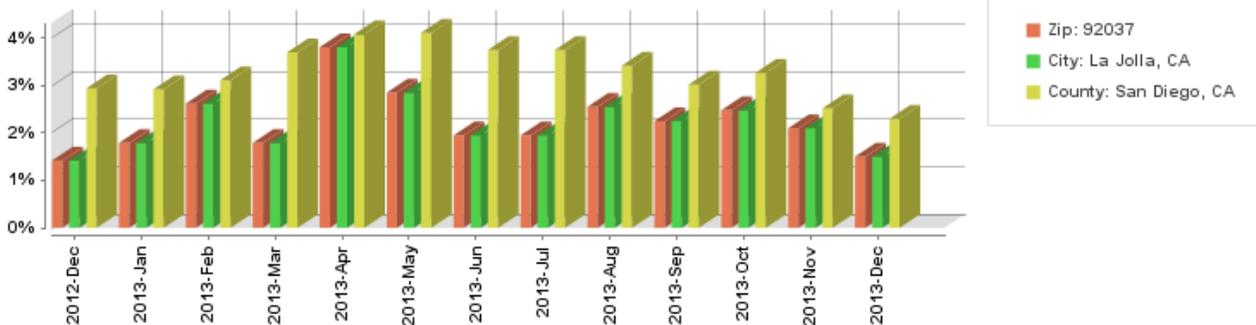
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

Change in Sales Activity - MLS



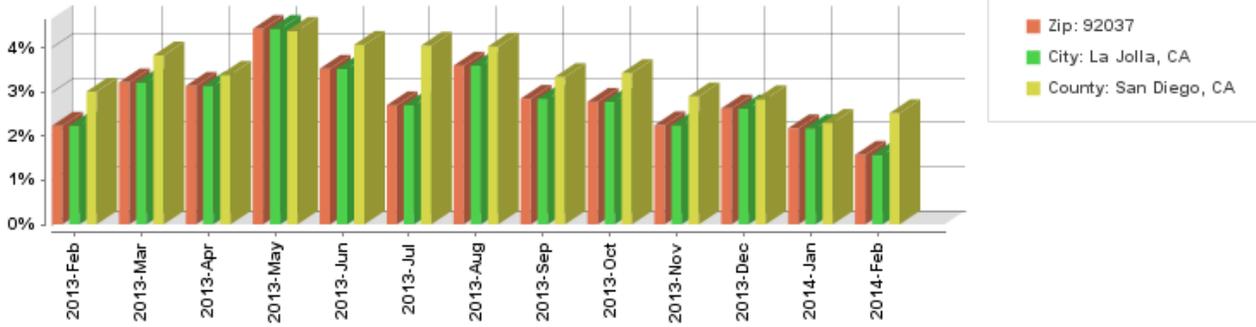
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

Annual Turnover Rate - Tax



The annualized turnover rate indicates the percentage of all homes within the locale that sold via Tax. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

Annual Turnover Rate - MLS

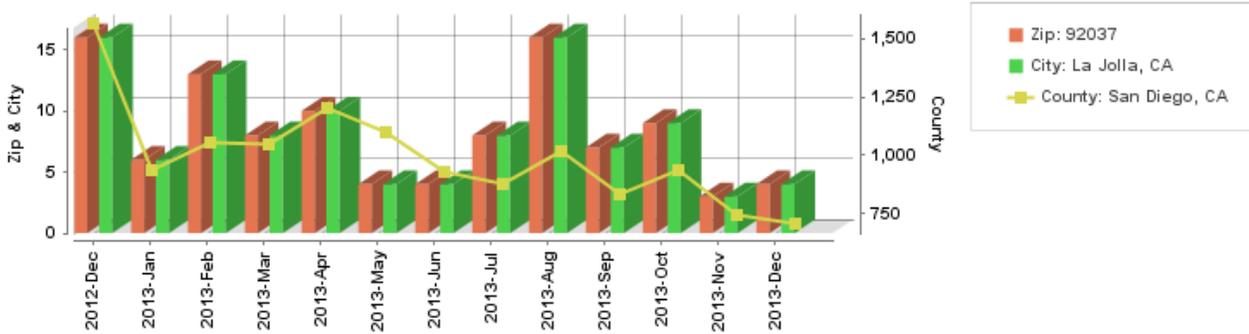


The annualized turnover rate indicates the percentage of all homes within the locale that sold via the MLS. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

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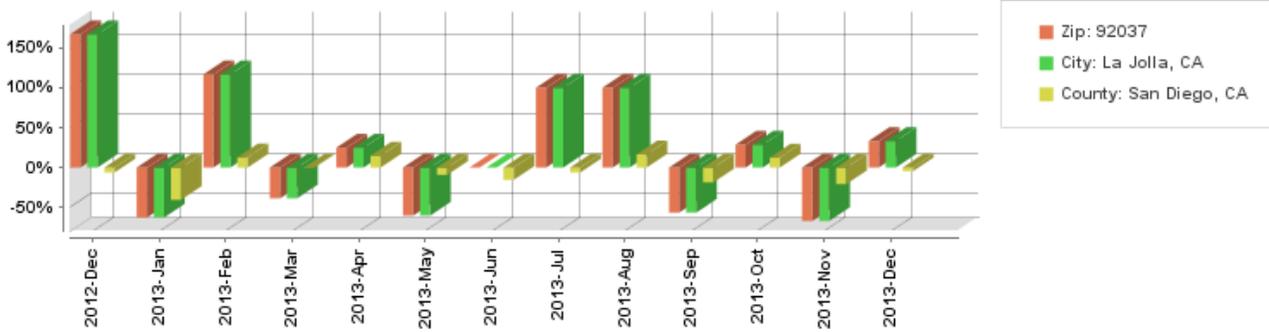
Distressed Properties

Number of Foreclosures - Tax



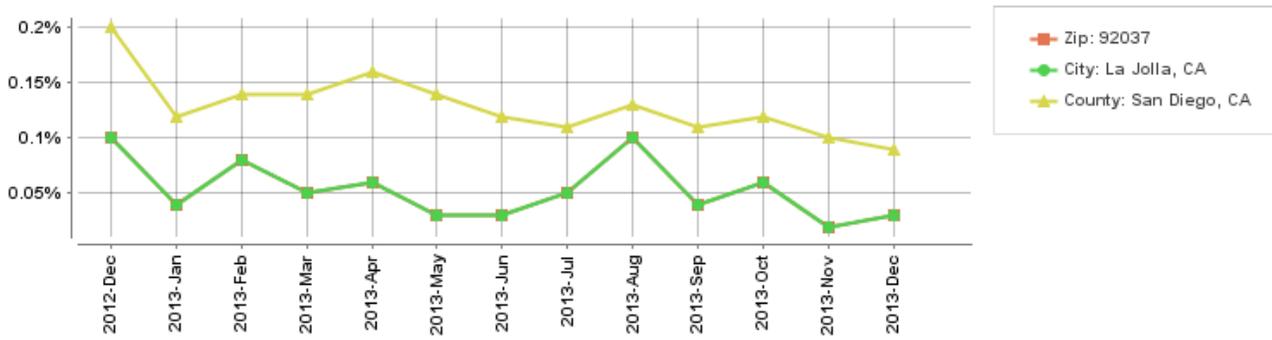
The total number of properties entering all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in the monthly or quarterly period. When the combined number of properties entering the foreclosure stage declines, conditions are typically improving and markets will stabilize. When number of properties entering the various foreclosure stages increase, conditions are typically worsening and there is a likelihood that listing inventory will subsequently increase.

Change in Foreclosure Activity - Tax



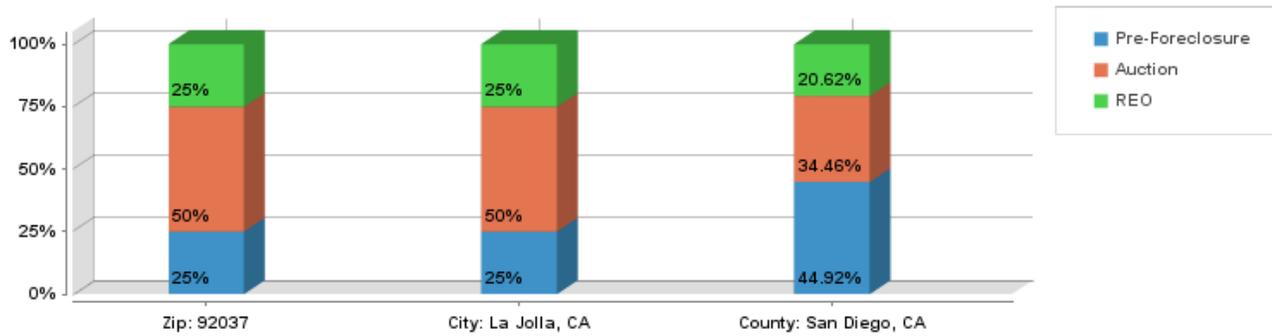
The change in the foreclosure activity compares the number of properties entering all stages of foreclosure from one period to the corresponding period of the prior year. Negative percentages indicate slowing foreclosure activity, while increasing percentages depict accelerating foreclosure activity.

Percentage of Foreclosed Properties - Tax



The percentage of all properties in the zip, city or county entering the various stages of foreclosure in the period. This will be a very low percentage, but the comparative number period over period depicts improving or worsening conditions.

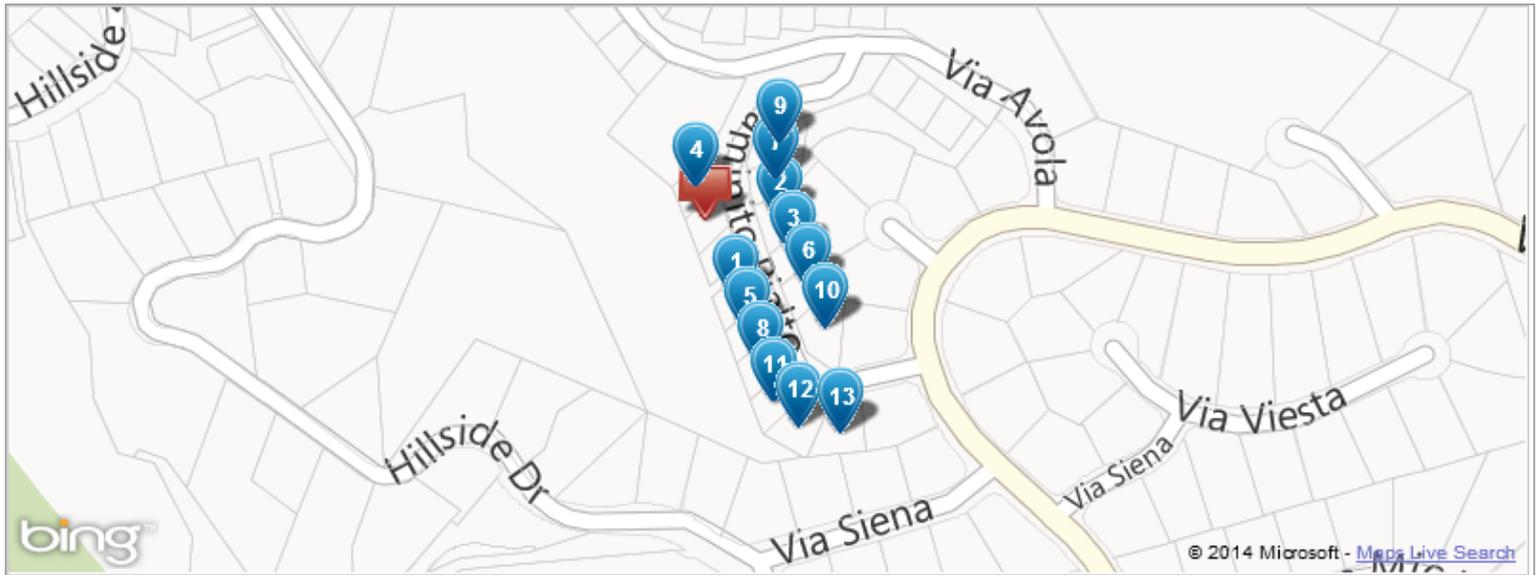
Percentage of Properties in Each Foreclosure Stage - Tax



The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent period. Areas with a high number of REO properties may be subject to listing and price volatility if the REO homes rapidly enter listing inventory.

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7465 Caminito Rialto, La Jolla, CA 92037-3958, San Diego County



Address	7465 Caminito Rialto	7475 Caminito Rialto	7455 Caminito Rialto	7462 Caminito Rialto
				
Zip	92037	92037	92037	92037
Owner Name	VICKNAIR CYNTHIA	MCMICHAEL R DANIEL	JONES CHRISTOPHER K	HOSTOMSKY FAMILY TRUST 08-02-10
Owner Name 2		Mcmichael Nancy R		
Recording Date	12/27/1995	09/11/2013		01/15/1999
Sale Price		\$1,375,000		\$649,000
Price Per Sq Ft		\$698.68		\$256.72
Total Assessment	\$1,362,702	\$637,753	\$195,082	\$943,950
Property Tax Amount	\$16,148	\$7,489	\$2,253	\$11,111
Bedrooms	3	3	3	3
Bathrooms (Total)	3	3	3	2
Total Rooms				
Universal Land Use	SFR	Tax: SFR MLS: Condominium	Condominium	Condominium
Lot Acres	0.0985	0.111	0.0999	0.1255
Lot Sq Ft	4,291	4,835	4,352	5,467
Building Sq Ft	1,968	1,968	1,968	2,528
Stories	2	Tax: 2 MLS: 1.5	2	2
Fireplaces				
Garage Capacity	2	2	2	2
Year Built	MLS: 1970	1970	1970	1970
Distance (miles)		0.01	0.02	0.02
Effective Year Built	1970	1970	1970	1970

Address	7465 Caminito Rialto	7452 Caminito Rialto	7485 Caminito Rialto	7445 Caminito Rialto
				
Zip	92037	92037	92037	92037
Owner Name	VICKNAIR CYNTHIA	RODRIGUEZ MIKE	KRIKORIAN GREGORY V TRUST 12-22-09	BELTER CATHERINE M TRUST 12-19-97
Owner Name 2		Rodriguez Debra		
Recording Date	12/27/1995	12/20/2006	03/23/2011	01/15/1998
Sale Price		\$1,500,000	\$1,200,000	\$515,000
Price Per Sq Ft		\$735.29	\$609.76	\$261.69
Total Assessment	\$1,362,702	\$1,200,000	\$1,248,480	\$667,776
Property Tax Amount	\$16,148	\$14,222	\$14,712	\$7,844
Bedrooms	3	Tax: 3 MLS: 4	Tax: 3 MLS: 4	3
Bathrooms (Total)	3	2	Tax: 3 MLS: 2	3
Total Rooms				
Universal Land Use	SFR	Condominium	Condominium	Condominium
Lot Acres	0.0985	0.1043	0.113	0.1021
Lot Sq Ft	4,291	4,543	4,922	4,447
Building Sq Ft	1,968	2,040	1,968	1,968
Stories	2	2	2	2
Fireplaces				
Garage Capacity	2	2	2	2
Year Built	MLS: 1970	1970	1970	1970
Distance (miles)		0.02	0.02	0.03
Effective Year Built	1970	1970	1970	1970

Address	7465 Caminito Rialto	7442 Caminito Rialto	7472 Caminito Rialto	7435 Caminito Rialto
				
Zip	92037	92037	92037	92037
Owner Name	VICKNAIR CYNTHIA	KARWACKA HANNA	TIETZ NORBERT W	LUCE ANDREW
Owner Name 2				Ferrao Anita
Recording Date	12/27/1995	05/15/1991	01/03/1997	03/21/2014
Sale Price			\$645,000	\$1,387,500
Price Per Sq Ft			\$251.46	\$540.94
Total Assessment	\$1,362,702	\$732,067	\$853,073	\$839,760
Property Tax Amount	\$16,148	\$8,604	\$10,036	\$9,878
Bedrooms	3	3	3	3
Bathrooms (Total)	3	2	3	3
Total Rooms			11	
Universal Land Use	SFR	Condominium	Condominium	Condominium
Lot Acres	0.0985	0.1132	0.1165	0.1102
Lot Sq Ft	4,291	4,931	5,075	4,800
Building Sq Ft	1,968	2,040	2,565	2,565
Stories	2	Tax: 2 MLS: 1.5	Tax: 2 MLS: 1.5	Tax: 2 MLS: 1.5
Fireplaces			2	
Garage Capacity	2	2	2	2
Year Built	MLS: 1970	1970	1970	1970
Distance (miles)		0.03	0.03	0.04
Effective Year Built	1970	1970	1970	1970

Address	7465 Caminito Rialto	7482 Caminito Rialto	7432 Caminito Rialto	7425 Caminito Rialto
				
Zip	92037	92037	92037	92037
Owner Name	VICKNAIR CYNTHIA	GARIANO RAY	ROCK JAMES A	AKESON FAMILY TRUST 07-31-96
Owner Name 2			Rock Valerie	
Recording Date	12/27/1995	12/16/2011	01/25/2007	
Sale Price		\$1,339,000	\$1,650,000	
Price Per Sq Ft		\$529.46	\$622.17	
Total Assessment	\$1,362,702	\$1,365,780	\$1,365,000	\$209,913
Property Tax Amount	\$16,148	\$16,100	\$16,092	\$2,429
Bedrooms	3	3	5	3
Bathrooms (Total)	3	3	Tax: 4 MLS: 3	2
Total Rooms				
Universal Land Use	SFR	Condominium	SFR	Condominium
Lot Acres	0.0985	0.1292	0.1613	0.1882
Lot Sq Ft	4,291	5,628	7,026	8,198
Building Sq Ft	1,968	2,529	2,652	2,271
Stories	2	Tax: 2 MLS: 1.5	2	2
Fireplaces				
Garage Capacity	2	2	2	2
Year Built	MLS: 1970	1970	Tax: 1990 MLS: 1970	1970
Distance (miles)		0.04	0.04	0.05
Effective Year Built	1970	1970	1990	1970

Address	7465 Caminito Rialto	7415 Caminito Rialto	7405 Caminito Rialto
			
Zip	92037	92037	92037
Owner Name	VICKNAIR CYNTHIA	SILVEIRA RONALD L	WANG XINGBO
Owner Name 2		Silveira Annaliz D	Ma Yuanhong
Recording Date	12/27/1995	12/05/1990	02/14/2013
Sale Price			\$1,030,000
Price Per Sq Ft			\$410.85
Total Assessment	\$1,362,702	\$193,210	\$875,763
Property Tax Amount	\$16,148	\$2,314	\$10,387
Bedrooms	3	3	Tax: 3 MLS: 4
Bathrooms (Total)	3	2	Tax: 2 MLS: 3
Total Rooms			
Universal Land Use	SFR	Condominium	Tax: SFR MLS: Condominium
Lot Acres	0.0985	0.1436	0.1469
Lot Sq Ft	4,291	6,255	6,399
Building Sq Ft	1,968	1,996	2,507
Stories	2	2	2
Fireplaces			
Garage Capacity	2	2	2
Year Built	MLS: 1970	1970	1970
Distance (miles)		0.06	0.07
Effective Year Built	1970	1970	1970

7465 Caminito Rialto, La Jolla, CA 92037-3958, San Diego County

Demographics

Based on ZIP Code: **92037**

Population

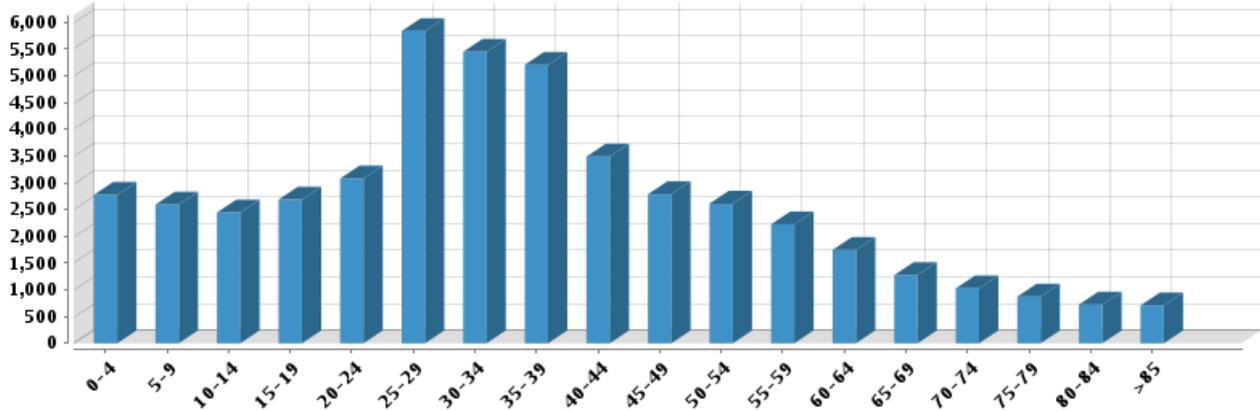
Summary

Estimated Population:	47,516
Population Growth (since 2000):	12%
Population Density (ppl / mile):	3,571
Median Age:	32.99

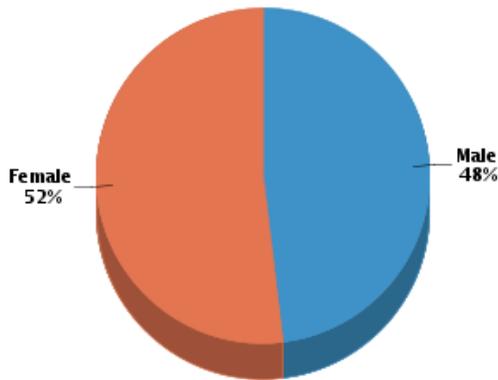
Household

Number of Households:	17,788
Household Size (ppl):	2.16
Households w/ Children:	3,720

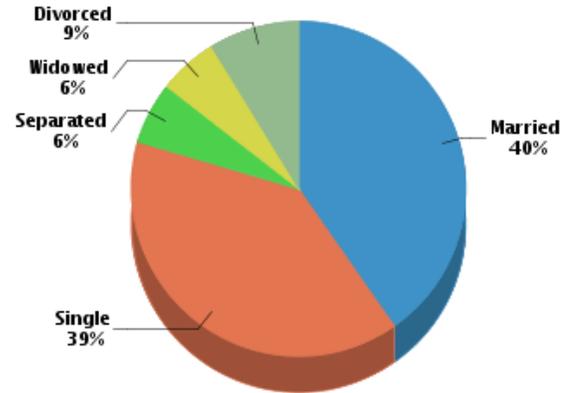
Age



Gender



Marital Status



Housing

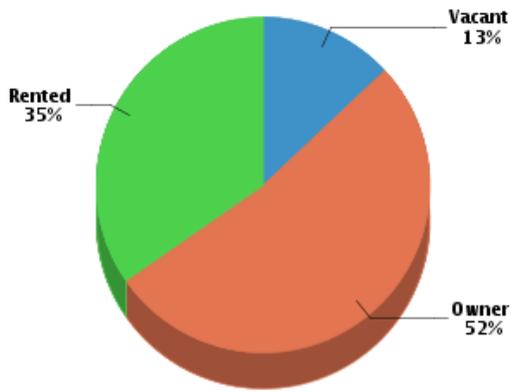
Summary

Median Home Sale Price:	\$800,000
Median Dwelling Age:	29 years
Median Value of Home Equity:	\$498,136
Median Mortgage Debt:	\$247,267

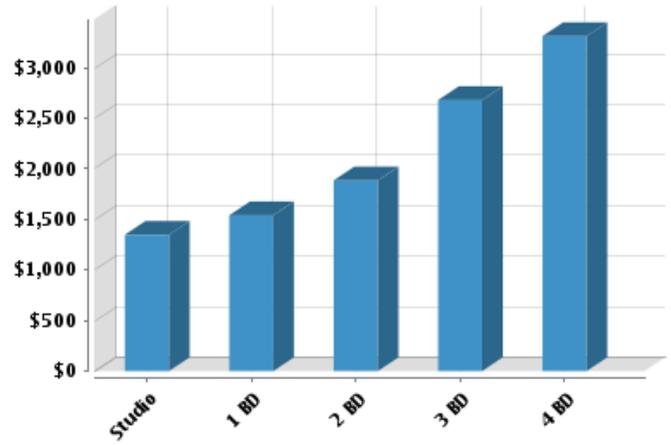
Stability

Annual Residential Turnover:	18.6%
5+ Years in Residency:	35.89%
Median Years in Residency:	3.29

Occupancy



Fair Market Rents

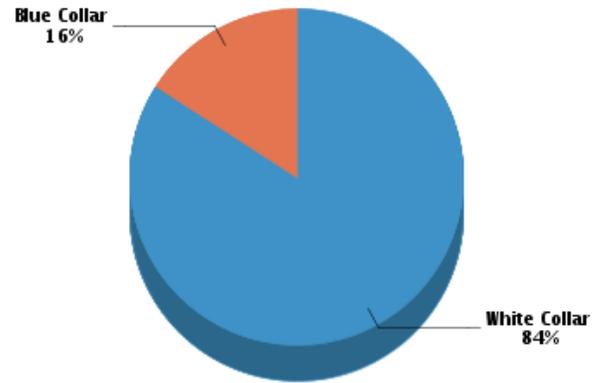


Quality of Life

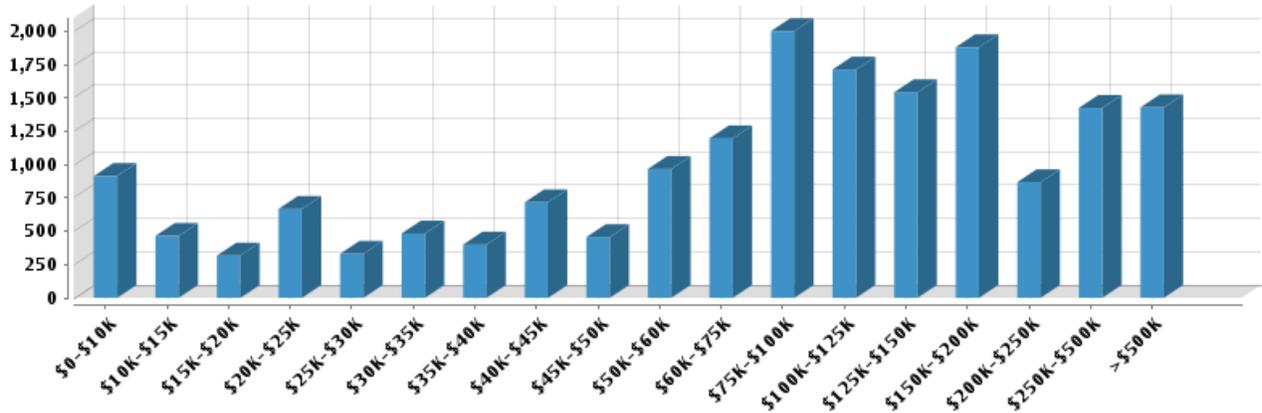
Workers by Industry

Agricultural, Forestry, Fishing:	92
Mining:	15
Construction:	438
Manufacturing:	412
Transportation and Communications:	401
Wholesale Trade:	212
Retail Trade:	6,540
Finance, Insurance and Real Estate:	2,833
Services:	23,023
Public Administration:	45
Unclassified:	201

Workforce



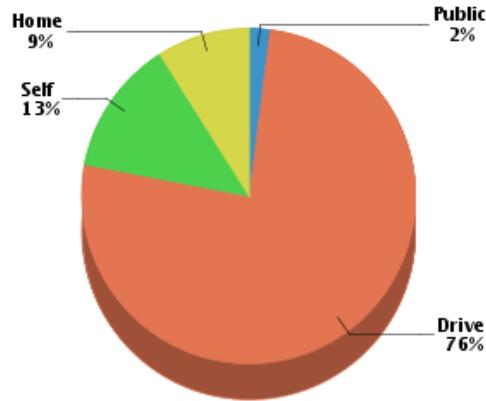
Household Income



Average Household Income: **\$157,956**

Average Per Capita Income: **\$62,275**

Commute Method



Median Travel Time: **18.24 min**

Weather

January High Temp (avg °F):	67
January Low Temp (avg °F):	43.5
July High Temp (avg °F):	80.8
July Low Temp (avg °F):	60.9
Annual Precipitation (inches):	11.97

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	266
Some High School:	736
High School Graduate:	2,368
Some College:	4,359
Associate Degree:	1,361
Bachelor's Degree:	13,085
Graduate Degree:	11,770

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
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Schools

Radius: **1.00 mile(s)**

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
The Children's School 2225 Torrey Pines Ln	0.33	Pre-K-7th	120		★★★★★
San Diego French American School 6550 Soledad Mountain Rd	0.82	Pre-K-8th	360		★★★★★
All Hallows Academy 2390 Nautilus St	0.84	K-8th	235		★★★★★

Local Businesses

Radius: **1.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Caroline's Seaside Cafe	8610 Kennel Way	(858) 202-0569	0.13	Restaurants

Starbucks	2206 Torrey Pines Rd # B	(858) 454-4423	0.37	Coffee Shops
Subway	2206 Torrey Pines Rd # C	(858) 459-2300	0.37	Restaurants - Deli
Clay's La Jolla	7955 La Jolla Shores Dr	(858) 551-3620	0.41	Restaurants - Bistro
Crescent Shores Grill	7955 La Jolla Shores Dr	(858) 459-0541	0.41	Restaurants
Hotel La Jolla-Kimpton Hotel	7955 La Jolla Shores Dr	(858) 459-0261	0.41	Restaurants
Cusp Dining & Drinks	7955 La Jolla Shores Dr	(858) 551-3620	0.42	Restaurants
Squires Cafe & Deli	8080 La Jolla Shores Dr	(858) 456-7576	0.57	Restaurants - Deli
Flour Power Custom Cakery	2255 Avenida De La Playa # 7a	(858) 558-1199	0.57	Bakers - Retail
La Jolla Beach & Tennis Club	2000 Spindrift Dr	(858) 454-7126	0.59	Restaurants

Shopping

	Address	Phone #	Distance	Description
Drivers Diva Boutique	10450 Pacific Center Ct	(858) 246-6590	0.13	Boutique Items - Retail
Groundwork Bookstore	323 Student Ctr	(858) 452-9625	0.13	Book Dealers - Retail
Dexto Mathematical Toys	7687 Hillside Dr	(858) 750-2166	0.28	Toys - Retail
James D Mc Donald Of La Jolla	7740 Hillside Dr	(858) 454-1218	0.35	Antiques - Dealers
Waveware Communications Inc	1921 Hypatia Way	(858) 454-0333	0.48	Computer And Equipment Dealers
Art By Strahm	8012 El Paseo Grande	(858) 454-3394	0.53	Art Galleries And Dealers
Evolving Toys LLC	8070 La Jolla Shores Dr # 425	(858) 454-4336	0.56	Toys - Retail
Metamolecular	8070 La Jolla Shores Dr # 464	(858) 658-0860	0.57	Computer Software
Flour Power Custom Cakery	2255 Avenida De La Playa # 7a	(858) 558-1199	0.57	Wedding Supplies And Services
Tarvos Systems Inc	2255 Avenida De La Playa # 8	(858) 456-2994	0.57	Computer Service And Repair

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