

# 1191 E 9th St, Chico, CA 95928-5900, Butte County

APN: 004-332-009-000 CLIP: 4601623259

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>MLS Sale Price</b>	<b>MLS Sale Date</b>
	<b>10</b>	<b>7</b>	<b>N/A</b>	<b>\$410,000</b>	<b>04/21/2017</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Yr Built</b>	<b>Type</b>	
	<b>3,533</b>	<b>18,731</b>	<b>1940</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Gentile Anthony V	Tax Billing City & State	Chico, CA
Owner Name 2	Gentile Amber A	Tax Billing Zip	95973
Mail Owner Name	Anthony V & Amber A Gentile	Tax Billing Zip+4	8754
Tax Billing Address	2270 N Lindo Ave	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$434,876	School District	CHICO UNIFIED
Median Home Value Rating	6 / 10	Family Friendly Score	13 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	15 / 100	Walkable Score	88 / 100
Total Incidents (1 yr)	220	Q1 Home Price Forecast	\$429,917
Standardized Test Rank	64 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
Zip Code	95928	Comm College District Code	Butte Jt
Carrier Route	C065	Census Tract	10.00
Zoning	R1	Neighborhood Code	004-004
School District	Chico	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	004-332-009-000	Lot	39-41
% Improved	63%	Block	9
Tax Area	002430		
Legal Description	1191 1193 1195 1197 & 1199 E 9TH ST		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$560,727	\$549,734	\$538,955
Assessed Value - Land	\$204,806	\$200,791	\$196,854
Assessed Value - Improved	\$355,921	\$348,943	\$342,101
YOY Assessed Change (\$)	\$10,993	\$10,779	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$5,989		
2022	\$6,104	\$115	1.92%
2023	\$6,208	\$104	1.71%

Special Assessment	Tax Amount
Dwr Mt. Area 5	\$10.14
Z2	\$63.00
Butte Mosquito Vector Disease	\$80.00
Cusd Election 2012	\$98.82
Butte College Election 2002	\$104.92
Butte College Election 2016	\$108.24
Cusd Election 1998	\$224.90
Cusd Election 2016	\$690.68
<b>Total Of Special Assessment</b>	

CHARACTERISTICS			
County Land Use	Residential - Multi-Single	Full Baths	7
Universal Land Use	SFR	Quality	Average
Lot Acres	0.43	Sewer	Septic Tank

Lot Area	18,731
Building Sq Ft	3,533
Gross Area	Tax: 3,533 MLS: 2,940
Stories	1
Total Units	1
Total Rooms	10
Bedrooms	10
Total Baths	7

Garage Type	Garage
Parking Type	Type Unknown
Construction Type	Wood
Year Built	1940
Effective Year Built	1940
Bldg Class	C
# of Buildings	1

<b>SELL SCORE</b>			
Rating	High	Value As Of	2024-09-08 04:31:59
Sell Score	798		

<b>ESTIMATED VALUE</b>			
RealAVM™	\$686,600	Confidence Score	81
RealAVM™ Range	\$619,400 - \$753,700	Forecast Standard Deviation	10
Value As Of	09/03/2024		

(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.

<b>RENTAL TRENDS</b>			
Estimated Value	3708	Cap Rate	3.8%
Estimated Value High	5332	Forecast Standard Deviation (FSD)	0.44
Estimated Value Low	2084		

(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.

<b>LISTING INFORMATION</b>			
MLS Listing Number	CH16139276	Closing Date	04/21/2017
MLS Status	Closed	MLS Sale Price	\$410,000
MLS Area	CHICO	MLS Listing Agent	Ch157000093-John Kennedy
MLS Status Change Date	04/24/2017	MLS Listing Broker	KENNEDY REAL ESTATE
MLS Current List Price	\$410,000	MLS Source	CRM
MLS Original List Price	\$410,000		

MLS Listing #	Ch201012029
MLS Status	Expired
MLS Listing Date	07/12/2010
MLS Listing Price	\$285,000
MLS Orig Listing Price	\$285,000
MLS Source	CRM

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	04/21/2017	Sale Type	Full
Sale Date	Tax: 03/17/2017 MLS: 04/21/2017	Deed Type	Grant Deed
Sale Price	\$410,000	Owner Name	Gentile Anthony V
Price Per Square Feet	\$116.05	Owner Name 2	Gentile Amber A
Document Number	13914	Seller	Trolinder Michael M & Rebecca M

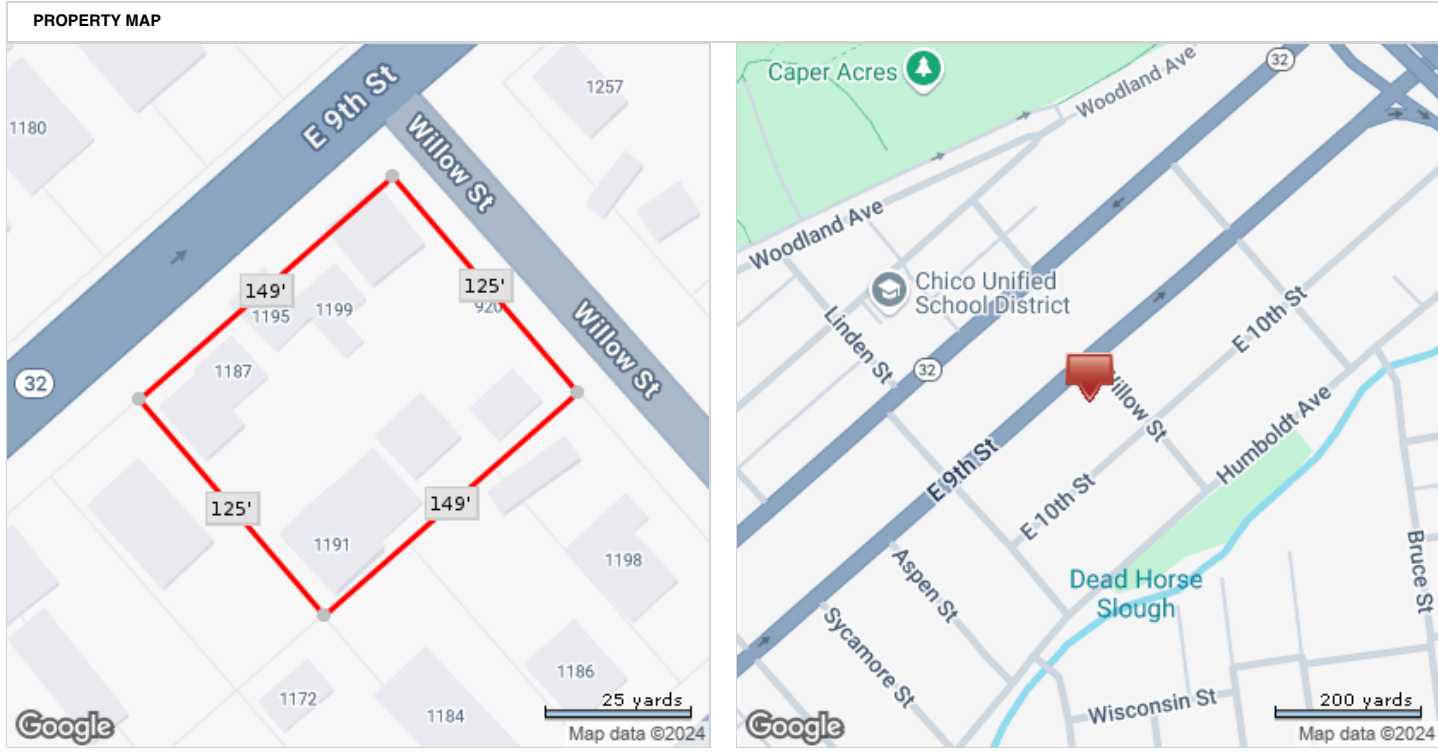
Recording Date	04/21/2017	01/25/2002	09/27/2001	04/02/1998	09/01/1989
Sale Date	03/17/2017	01/18/2002	08/30/2001	04/02/1998	
Sale Price	\$410,000	\$38,500	\$38,500	\$130,000	\$165,000
Buyer Name	Gentile Anthony V II & Amber A	Trolinder Michael K & Rebecca M	Lsp I Exchange Corp	Shults Justin	Harrah David & Loretha
Seller Name	Trolinder Michael M & Rebecca M	Lspi Exchange Corp	Shults Justin & Danell e	Harrah David & Loretha	Perez Joseph & Odette
Document Number	13914	3892	44406	12523	
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Deed (Reg)

Recording Date	06/01/1989
Sale Date	

Sale Price	\$85,000
Buyer Name	Perez Joseph & Odette
Seller Name	Dixon Harry
Document Number	19950
Document Type	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	11/09/2023	04/21/2017	05/24/2011	05/24/2011	02/19/2003
Mortgage Amount	\$400,000	\$160,000	\$10,000	\$150,000	\$150,000
Mortgage Lender	Homexpress Mtg Corp	Private Individual	Private Individual	Private Individual	Private Individual
Mortgage Code	Conventional	Private Party Lender	Private Party Lender	Private Party Lender	Private Party Lender
Mortgage Date	04/02/1998	04/02/1998	09/01/1989		
Mortgage Amount	\$129,500	\$20,000	\$155,000		
Mortgage Lender	Lender Seller				
Mortgage Code	Conventional	Private Party Lender	Private Party Lender		

FORECLOSURE HISTORY					
Document Type	Notice Of Trustee's Sale	Notice Of Default	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Default
Default Date		09/14/2010			12/02/2008
Foreclosure Filing Date	12/15/2010	09/14/2010	08/04/2010	03/09/2009	12/02/2008
Recording Date	12/16/2010	09/15/2010	08/05/2010	03/13/2009	12/03/2008
Document Number	44674	31906	25910	8478	43312
Default Amount		\$14,183			\$3,735
Final Judgment Amount	\$134,909		\$123,332	\$129,444	
Original Doc Date	02/19/2003	09/19/1988	02/19/2003	02/19/2003	02/19/2003
Original Document Number	10224	10224	10224	10224	10224



\*Lot Dimensions are Estimated