


**625 Tuolumne St, Vallejo, CA 94590, Solano County**

APN: 0057-141-070 CLIP: 3150192230

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$1,388,000	03/19/2022
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	4,008	6,000	1940	MXD CMLPX	

OWNER INFORMATION			
Owner Name	Cheung Ronald K Trust	Tax Billing Zip	94080
Tax Billing Address	25 West Way	Tax Billing Zip+4	7325
Tax Billing City & State	South San Francisco, CA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$732,943	School District	VALLEJO CITY UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	9 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	3 / 100	Walkable Score	92 / 100
Total Incidents (1 yr)	347	Q1 Home Price Forecast	\$739,915
Standardized Test Rank	10 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
School District	Vallejo Basic	Subdivision	Wolfe
Census Tract	2512.00	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	C013		

TAX INFORMATION			
Tax ID	0057-141-070	% Improved	86%
Parcel ID	0057141070	Tax Area	007000
Lot	9		
Legal Description	SEC 18 T3N R3W		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$398,236	\$390,428	\$382,774
Assessed Value - Land	\$56,889	\$55,774	\$54,681
Assessed Value - Improved	\$341,347	\$334,654	\$328,093
YOY Assessed Change (%)	2%	2%	
YOY Assessed Change (\$)	\$7,808	\$7,654	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$8,055		
2023	\$5,945	-\$2,110	-26.2%
2024	\$11,538	\$5,593	94.09%

CHARACTERISTICS			
Lot Area	6,000	Land Use - County	Mixed Use Comml & Res
Lot Acres	0.1377	Year Built	1940
Building Sq Ft	4,008	Stories	3
Land Use - CoreLogic	Mixed Complex		

SELL SCORE			
Rating	Moderate	Value As Of	2026-01-11 06:32:58
Sell Score	610		

LISTING INFORMATION			
MLS Listing Number	<a href="#">324076927</a>	MLS Current List Price	\$1,150,000
MLS Status	Canceled	MLS Orig. List Price	\$1,299,000
MLS Status Change Date	06/04/2025	MLS List. Agent Name	811393-Jason Tam
MLS Listing Date	09/01/2024	MLS List. Broker Name	EXP REALTY OF CALIFORNIA, INC

MLS Listing #	40971972	21110179	20834636	20710591
MLS Status	Canceled	Expired	Expired	Expired

MLS Listing Date	10/22/2021	04/15/2011	10/27/2008	03/29/2007
MLS Listing Price	\$1,295,000	\$279,000	\$290,000	\$450,000
MLS Orig Listing Price	\$1,295,000	\$290,000	\$630,000	\$450,000

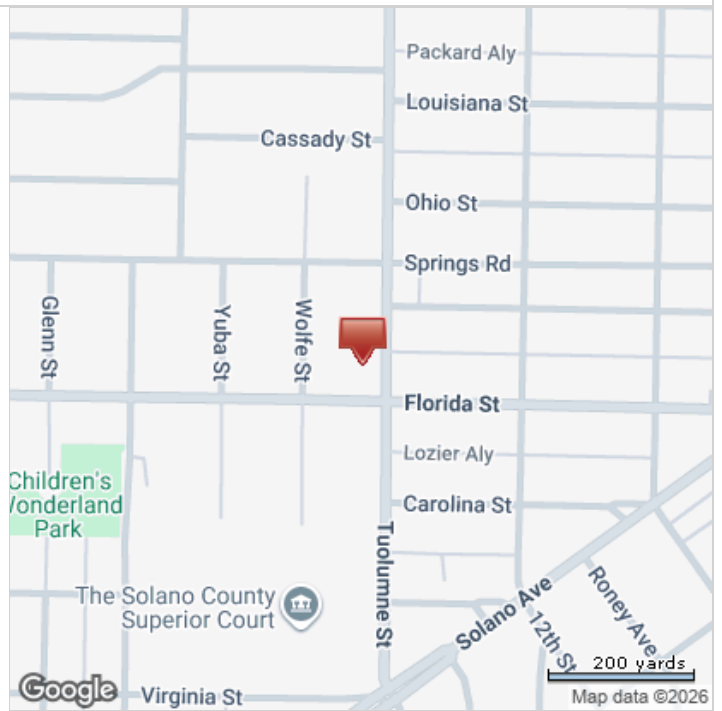
**LAST MARKET SALE & SALES HISTORY**

Settle Date	03/19/2022		Document Number	23925	
Recording Date	03/31/2022		Deed Type	Grant Deed	
Sale Price	\$1,388,000		Price Per Square Feet	\$346.31	
Owner Name	Cheung Ronald K Trust		Multi/Split Sale	Multi	
Seller	Bay Area Prop Mgmt LLC				

Sale/Settlement Date	03/31/2022	03/31/2022	10/05/2017	06/27/2024	06/27/2024
Recording Date	03/26/2025	01/31/2025	01/31/2025	07/26/2024	07/26/2024
Sale Price	\$1,388,000	\$1,388,000			
Nominal			Y	Y	Y
Buyer Name	Cheung Ronald K Trust	Cheung Ronald K Trust	Bay Area Prop Mgmt LLC	Cheung Ronald K Trust	Cheung Joanne
Seller Name	Bay Area Prop Mgmt LLC	Bay Area Prop Mgmt LLC	Hayer David & Kamajit Trust	Cheung Ronald K	Cheung Ronald K Trust
Document Number	13233	4192	4191	32044	32043
Document Type	Correction Deed	Correction Deed	Correction Deed	Rerecorded Deed	Rerecorded Deed

Sale/Settlement Date	07/17/2024	04/30/2024	04/30/2024
Recording Date	07/26/2024	06/27/2024	06/27/2024
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Cheung Joanne	Cheung Joanne	Cheung Ronald K Trust
Seller Name	Cheung Joanne	Cheung Ronald K Trust	Cheung Ronald K
Document Number	32042	26834	26831
Document Type	Grant Deed	Grant Deed	Affidavit

**PROPERTY MAP**



\*Lot Dimensions are Estimated