

real estate reports



Subject Property

425 Appian Way
El Sobrante
CA 94803
APN: 426-261-060-5

Prepared For:

Data Provided By:

Richmond Office
3260 Blume Dr., Suite 400
Richmond CA 94806
510-222-7170
510-223-4448
kerrym@ortc.com

Requested By:

Cory Lawrence
Fisher Real Estate
Email: coryglawrence2014@outlook.com

Data Provided By:

Richmond Office
3260 Blume Dr., Suite 400
Richmond CA 94806
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Property Detail

Subject Property : **425 Appian Way El Sobrante CA 94803**

Owner Information

Owner Name : **lfgfsisi East Bay Church**
Mailing Address : **980 Calle Verde, Martinez CA 94553-5910 C013**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Por Ro San Pablo**
County : **Contra Costa, Ca** APN : **426-261-060-5**
Census Tract / Block : **3630.00 / 2** Subdivision : **San Pablo Rho**
Legal Book/Page : **76-3** School District : **W Contra Costa**
Legal Lot : **248**

Last Market Sale Information

Recording/Sale Date : **09/27/2016 / 09/22/2016** Document # : **198888**
Sale Price : **\$725,000** Deed Type : **Grant Deed**
Sale Type : **Full** Price Per SqFt : **\$80.56**
Title Company : **Chicago Title Co**
Seller Name : **Sobrante Ridge Holdings Inc**

Prior Sale Information

Prior Rec/Sale Date : **05/17/1983** Prior Deed Type : **Deed (reg)**
Prior Sale Price : **\$368,000** Prior 1st Mtg Amt/Type : **\$267,500 / Private Party**
Prior Doc Number : **11254-530**

Property Characteristics

Gross Area : **9,000** Above Grade : **9000** Year Built / Eff : **1945**
Living Area : **9,000** Total Rooms : **2** # of Stories : **1**

Property Information

Land Use : **Store Building** Zoning : **R-B** Lot Size : **36,982**
County Use : **Commercial Stores** Lot Acres : **0.85**



Property Detail

Tax Information

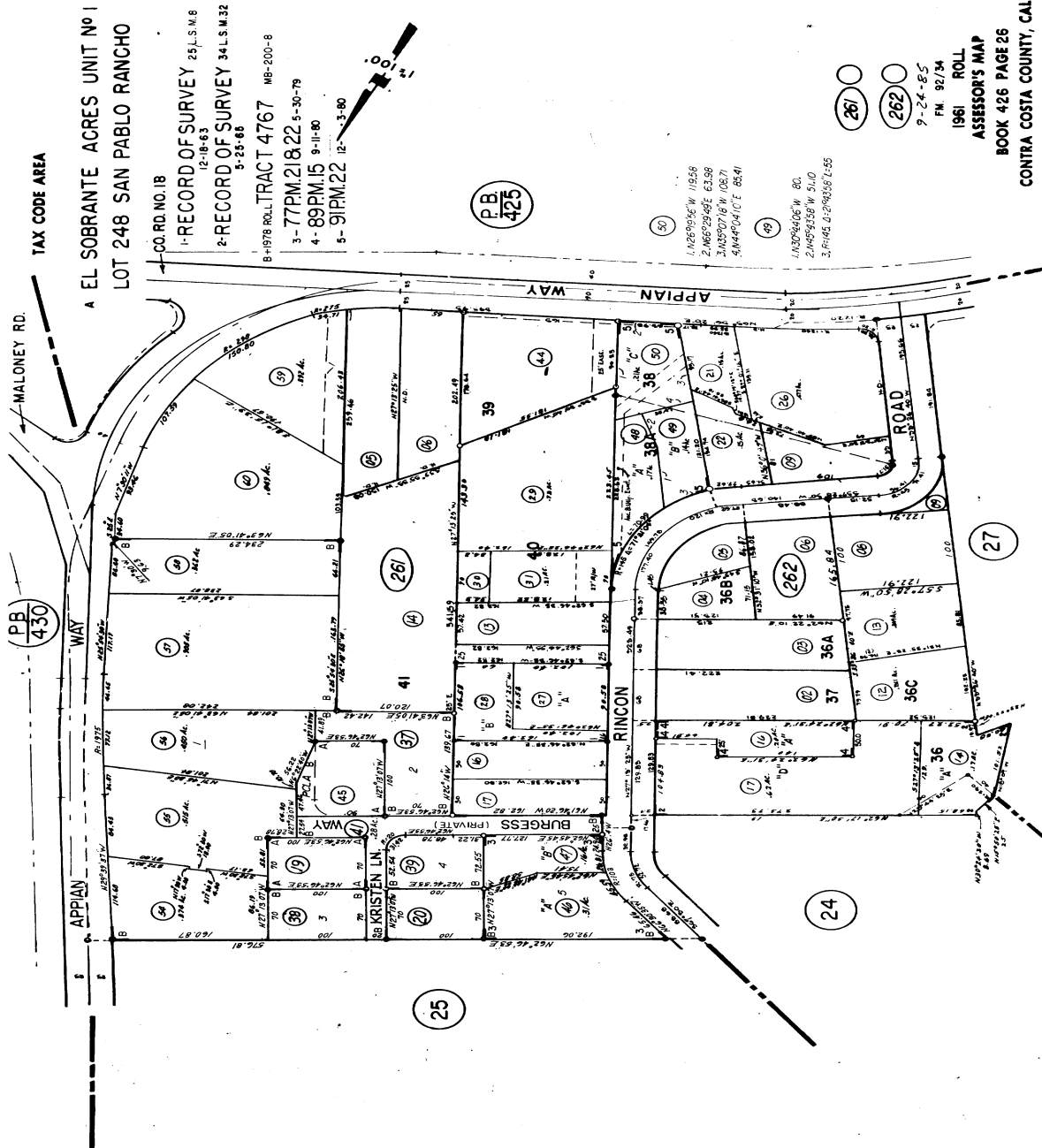
Total Value : \$824,921	Property Tax : \$1,522.72	EMERGENCY MED B Tax / Rate : \$30/0.00
Land Value : \$625,804	Tax Rate Area : 85004	WCWD-SEWER CHG Tax / Rate : \$791/0.00
Improvement Value : \$199,117	Fire Dept Tax : CONTRA COSTA	EASTBAY TRAILS LLD Tax / Rate : \$5.44/0.00
Assessed Year : 2024	Water Tax : CONTRA COSTA	SERV AREA L-100 Tax / Rate : \$74.70/0.00
Improve % : 24%	CC-FED STRMWTR FEE Tax / Rate : \$305.64/0.00	WCC HEALTH-PRCL TX Tax / Rate : \$312/0.00
Tax Year : 2024	MOSQUITO & VECTOR Tax / Rate : \$3.94/0.00	TOTAL OF SPECIAL ASSESSMENTS Tax / Rate : \$1,522.72/0.00



Comparables

No comparables data for selected property.

Assessor Map



Transaction History

Sales History

Rec. Date :	09/27/2016	09/27/2016	10/14/2009	09/15/2000
Sale Date :	09/22/2016	09/22/2016	09/28/2009	09/11/2000
Sale Price :	\$725,000			\$515,000
Rec.Doc.No :	198888	198887	241486	199533
Doc. Type :	GRANT DEED	QUIT CLAIM DEED	GRANT DEED	GRANT DEED
Sale Price Type :	FULL	UNKNOWN	UNKNOWN	FULL
Buyer :	Ifgfgisi East Bay Church	Sobranite Ridge Holdings Inc	Sobranite Ridge Holdings Inc	Graham Stephen C & Yasu K
Seller :	Sobranite Ridge Holdings Inc	Analytical Scientific Instrume	Graham Stephen H & Yasu K	Serb Andrew C & Janet C
Title Company :	Chicago Title Co	Chicago Title Co	North American Title	Chicago Title Co
Other Doc No :				

Customer Name : Cory Lawrence
Customer Company Name : Fisher Real Estate
Prepared On : 02/25/2025

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	02/26/2015	09/21/2012	01/03/2011	10/14/2009
Mtg. Amt :	\$570,000	\$689,298	\$50,000	\$415,000
Mtg. Doc. No :	33050	232729	403	241487
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	PRIVATE PARTY LENDER	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :				
Mtg. Term :				
Mtg. Rate :				
Lender :	Rubicon Mtg Fund Llc		Redevelopment Agcy	Bank Of America
Borrower 1 :	Sobranter Ridge Holdings Inc	Graham Stephen H	Sobranter Ridge Holdings Inc	Sobranter Ridge Holdings Inc
Borrower 2 :		Graham Yasu K		
Borrower 3 :				
Borrower 4 :				

Mtg. Date :	09/15/2000	04/10/1995
Mtg. Amt :	\$257,500	\$300,000
Mtg. Doc. No :	199534	55716
Doc. Type :	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :		ADJUSTABLE INT RATE LOAN
Mtg. Term :		
Mtg. Rate :		
Lender :	Bank Of America	Civic Bk/ commerce
Borrower 1 :	Graham Stephen C	Serb Andrew C
Borrower 2 :	Graham Yasu K	Serb Janet C
Borrower 3 :		
Borrower 4 :		

Customer Name : Cory Lawrence
Customer Company Name : Fisher Real Estate
Prepared On : 02/25/2025

Transaction History

2nd Mortgage Details

Mtg. Date :	10/14/2009	09/15/2000
Mtg. Amt :	\$200,000	\$206,000
Mtg. Doc. No :	241488	199535
Doc. Type :	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :		
Mtg. Term :		
Mtg. Rate :		
Lender :	Bank Of America	Bank Of America
Borrower 1 :	Sobranite Ridge Holdings Inc	Graham Stephen C
Borrower 2 :		Graham Yasu K
Borrower 3 :		
Borrower 4 :		

Customer Name : Cory Lawrence
Customer Company Name : Fisher Real Estate
Prepared On : 02/25/2025



Neighbors

APPIAN WAY

Distance 0.02 Miles

Owner Name : **Burgess Allard Group Llc**

Subdivision : **Subdivision 4767**

Total Value : **\$76,157**

Property Tax : **\$1,699.08**

Land Use : **Store Building**

Lot Acres : **0.18**

Stories : **1**

Living Area : **840**

Yr Blt / Eff Yr Blt : **1960 / 1960**

APN : **426-261-058-9**

5075 APPIAN WAY

Distance 0.04 Miles

Owner Name : **Heath Family Trust**

Recording Date : **02/04/2019**

Sale Date : **01/31/2019**

Sale Price : **\$495,000**

Total Value : **\$541,352**

Property Tax : **\$8,490.16**

Land Use : **Store Building**

Lot Acres : **0.39**

Stories : **1**

Living Area : **1,375**

Yr Blt / Eff Yr Blt : **1955 / 1955**

APN : **426-261-059-7**

Subdivision : **San Pablo Rho**

5071 APPIAN WAY

Distance 0.04 Miles

Owner Name : **Willis Jason**

Recording Date : **01/24/2022**

Sale Date : **01/19/2022**

Sale Price : **\$1,290,000**

Total Value : **\$1,342,116**

Property Tax : **\$20,873.18**

Land Use : **Quadruplex**

Lot Acres : **0.28**

Stories : **1**

Living Area : **2,948**

Yr Blt / Eff Yr Blt : **1961 / 1975**

APN : **426-261-005-0**

Subdivision : **San Pablo Rho**

478 APPIAN WAY

Distance 0.04 Miles

Owner Name : **Burgess Allared Group Llc**

Property Tax : **\$3,855.50**

Total Value : **\$226,385**

Lot Acres : **0.90**

Land Use : **Auto Repair**

Living Area : **1,325**

Stories : **1**

APN : **426-261-057-1**

Yr Blt / Eff Yr Blt : **1972 / 1972**



484 RINCON RD

Distance 0.04 Miles

Owner Name :	Alvarado F & M Fam Trust	Recording Date :	01/31/1997
Total Value :	\$262,409	Sale Price :	\$153,000
Bed / Bath :	3 / 2	Property Tax :	\$4,587.96
Land Use :	Sfr	Lot Acres :	0.97
Stories :	1	Living Area :	1,552
Yr Blt / Eff Yr Blt :	1954 / 1962	APN :	426-261-014-2
Subdivision :	San Pablo Rho		

5069 APPIAN WAY

Distance 0.05 Miles

Owner Name :	Reyes Darwin L L	Recording Date :	03/06/2024
Sale Date :	02/08/2024	Sale Price :	\$400,000
Total Value :	\$673,866	Property Tax :	\$10,320.84
Land Use :	Office Building	Lot Acres :	0.32
Stories :	1	Living Area :	1,095
Yr Blt / Eff Yr Blt :	1942 / 1953	APN :	426-261-006-8
Subdivision :	San Pablo Rho		

RINCON RD

Distance 0.05 Miles

Owner Name :	Botello Mario A	Recording Date :	11/22/2004
Sale Date :	11/16/2004	Sale Price :	\$830,000
Total Value :	\$27,321	Property Tax :	\$415.78
Land Use :	Vacant Land (nec)	Lot Acres :	0.06
Subdivision :	San Pablo Rancho	APN :	426-261-030-8

5047 APPIAN WAY

Distance 0.06 Miles

Owner Name :	Sharma Umesh K	Recording Date :	09/13/2013
Sale Date :	09/05/2013	Sale Price :	\$365,000
Total Value :	\$438,653	Property Tax :	\$7,647.62
Land Use :	Restaurant Drive In	Lot Acres :	0.52
Stories :	1	Living Area :	1,590
Yr Blt / Eff Yr Blt :	1967 / 1968	APN :	426-261-044-9
Subdivision :	San Pablo Rho		



APPIAN WAY

Distance 0.06 Miles

Owner Name : **Burgess Allard Group Llc**

Property Tax : **\$2,727.02**

Total Value : **\$83,226**

Lot Acres : **0.16**

Land Use : **Store Building**

Living Area : **2,400**

Stories : **1**

APN : **426-261-056-3**

Yr Blt / Eff Yr Blt : **1972 / 1972**

480 RINCON RD

Distance 0.07 Miles

Owner Name : **Bessette Ella**

Subdivision : **Pablo Rho**

Sale Date : **02/22/2021**

Recording Date : **02/25/2021**

Total Value : **\$732,233**

Sale Price : **\$690,000**

Bed / Bath : **3 / 2**

Property Tax : **\$10,465.24**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **1**

Living Area : **1,244**

Yr Blt / Eff Yr Blt : **1954 / 1970**

APN : **426-261-031-6**