

The Property Record – Summary Tab

my searches
For Sale
San Jose, CA 95136
Search

SUMMARY 1
HISTORY
CHARTS & GRAPHS
COMPS
REFINED VALUE

Get a Report
Log a Bug

Property Details for: 4823 Wellington Park Dr, San Jose, CA 95136

[Save](#) 5

[← Back to search results](#) [← Previous](#) | [Next →](#)

FOR SALE • Pending

List Price **\$698,800** 7

Last Changed: 7/5/2011

Current RVM **\$680,610** 8

Last Changed: 7/29/2011

Refined Value **\$657k** 9

Adjust the value of this property for your reports. [Change →](#)

5 Bedrooms 3 Bathrooms 10

Home Type: **Single Family Residence**

Living Area: **2,533 sq ft**

Price / sq ft: **\$276**

Days in System: **94 days**

RVM Range: **\$626,162 – \$735,058** 11

RVM Confidence: ★★★★★ 12

↑ RVM Change - Last Month: **\$57,610**

↑ RVM Change - Last 12 Months: **0.15%**

Last Sold Amount: **\$788,000** on 8/22/2008

Number of Buildings: **1**

RVM

How to use the RVM in your pricing discussions. [Agent-to-Agent →](#)

MAPS 6

Map Legend

- Subject Home
- Homes

Choose a topic to view as heatmap:

None

Beautifully remodeled Arcadia home on huge lot like lot it features a gourmet kitchen with granite counters and stainless steel appliances Italian tile floors Hardwood floors 1 bed and a full bath downstairs all 3 baths have been remodeled plantation shutters copper plumbing dbl-pane windows crown moldings and a spacious master bedroom w/ remodeled master bath Great location near parks Must See! 13

12 PHOTOS

[← Previous](#) | 1 2 3 4 5 6 7 8 9 ... 12 | [Next →](#)

[View slideshow of all historical photos →](#)

HISTORICAL RECORDS FOR THIS PROPERTY 15

07.25.2008 MLSListings Inc (80823981)

[Compare](#)

LISTING AGENTS 16

Agent: Matthew Tenczar

Phone: 408-997-7934

tenczarteam@earthlink.net

Office Name: Alain Pinel Realtors

1071 Blossom Hill Road, San Jose CA 95123

Remarks: This is a relocation transaction please contact Matt Tenczar For relocation disclosures Also allow time for offers will work through seller for the price and terms but may take time for acceptance from the relo company. TFT No fault of property!

Homeowner Facts

Owner Name: Mark & Jeanne Holohan Phone Number: -

Mailing Address: Owner Occupied: Y

NEIGHBORHOOD

1. The Summary tab is the default page that loads when a property record loads.
2. The five tabs for each record type (History, Charts & Graphs, Comps, and Refined Value).



3. Get a Report This button will lead you to the Reports page. Once the Reports page loads, it will be automatically set to the address of the property details page you came from.

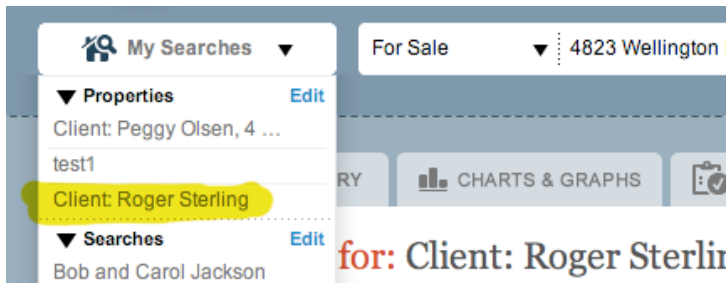
4. Log a Bug Share your RPR experiences. This button opens up a pop up box so you can report errors you find on the RPR website.

5. The Save Button allows you to save and quickly recall this property for later use. Click Save and the property address becomes editable.

Property Details for: Save Cancel

Property Details for: Save Cancel

The Customer can now locate the saved property at the top of the page near the search bar:



6. This map displays the subject property and other properties nearby with their property type icon. Clicking once on any icon will bring up a small pop-up with basic facts and a “More Details...” link to follow through to its own Property Details page.

Easily zoom in and out of the small map with the +/- signs, left click once and while holding the button down, dragging the map around the see more of the properties available in the area. The map can be reset back to the subject property by clicking the reset icon. The heat maps are designed to



display at larger scales, so they are visible only when the map is in Road or Aerial. The small map can also be enlarged to a size similar to that of the search results screen by clicking the “Bigger Map” icon in the lower left of the map.

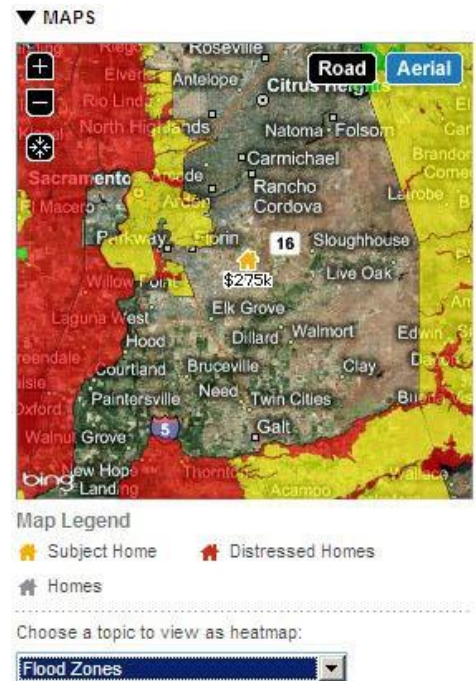
Heat Maps

This heat map shows gradations in estimated home values, with each pixel presenting the average estimated value for homes in about a one-quarter mile area. The map should automatically display the color overlay once this heat map is selected. If there is no change, users might have to click the reset icon and zoom out 4 levels to see the overlay. Areas where no data is available are not shaded.

This heat map shows the change in estimated home values over the last twelve months.

This heat map shows gradations in the estimated value per square foot of homes. Each pixel represents the average estimated value per square foot for a one-quarter mile area. Areas where no data are available are not shaded

This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. A moderate-risk area is between risk limits of a 100-year and 500-year flood. An area with undetermined risk has not been analyzed by FEMA. All other areas are considered no or low risk.



7. List Price – This data is pulled from the MLS and updated on RPR.

8. AVM/RVM – Automated Valuation Model (AVM) estimates are shown here and on Search Results. An AVM is an estimated value of the subject property and is not a formal appraisal. This value can be used as a guideline when comparing properties and areas. AVMs are computer-generated estimates of residential property value.

Realtors Valuation Model (RVM) estimates are based on AVMs but also factor in MLS listing data, sales data and off-market data to display more accurate home value estimations. RVMs are considered highly accurate and they are displayed on RPR only if criteria for an accurate result are fulfilled, such as having a minimum of two comps from active listings.

9. Leads the user to same page as the Refined Value tab.

10. Basic home facts as well as the AVM Range. These and more facts about the subject property can be updated below in the Home Facts section, lower on the Property Details page. This information comes from public records if it's an unlisted property and from the MLS when it's listed for sale.

11. Change in the AVM – This data is calculated from the previous month and year where available. Large changes in an AVM estimate in less than a year can be attributed to lacking or lagging public records data. For example, a property may have no or few accurate comps. If such comps become available, the property's AVM estimate could significantly increase or decrease.

The AVM Range is based on the confidence score for the property's estimated value. So a property valued at \$100,000 with a high confidence score for the AVM might show a tight range for the estimated value, such as \$90,000-\$110,000, while the same property with a low confidence score would have a broader estimate range, such as \$70,000-\$130,000.

Last Sold Amount – This is derived from public records. Note: In non-disclosure states, this information is not made public. These states are:

Alaska, Idaho, Indiana, Kansas, Louisiana, Maine, Mississippi, Missouri, Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming.

12. RVM or AVM Tag- This will take you to an educational video explaining how AVM's and RVM work.

13. Listing Description / Remarks – The description written by the listing agent. This information comes from the MLS.

14. Photos/Maps – Photos are displayed if the property record is a listing. The photos are pulled from the MLS otherwise Microsoft Bing map or overhead views will display instead.

15. Historic Records for this Property – Compare a current listing with a previous listing of the same property on the Property Details page. On the right-hand sidebar, you will see a blue **Compare** button, which appears only if RPR has data on an earlier property listing. Clicking the button will provide a visual comparison of the current and historic listing. The "Historic Records for this Property" dropdown menu lets you choose which earlier listing to view if there's more than one previous listing.

16. Listing Agent – This will include the listing agent’s name, contact information as well as any remarks the agent provided.

17. Virtual Tour - This is created by the Listing Agent, and is provided by the MLS.