

Using RPR in Property Valuations

Property Details for: 701 San Lorenzo St, Santa Monica, CA 90402

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▼ Comps Used for Estimated Value and Reports

Sort list by:

Select	Proxim.	Date	Amount	\$/SF	Living Area	Lot Size	Bed	Bath	Built
<input checked="" type="checkbox"/>	.15 Mi.	5/6/2009	\$1,350,000	\$1,090.47	1,238 sq ft	4,966 sq ft	3	2	1980
RVM Comp PUBLIC RECORD ▶ Address: 576 Dryad Rd, Santa Monica, CA 90402									
<input checked="" type="checkbox"/>	.16 Mi.	7/29/2009	\$1,615,000	\$1,115.33	1,448 sq ft	6,316 sq ft	3	2	1952
RVM Comp PUBLIC RECORD ▶ Address: 653 Kingman Ave, Santa Monica, CA 90402									
<input checked="" type="checkbox"/>	.04 Mi.	9/24/2010	\$1,515,000	\$834.25	1,816 sq ft	6,098 sq ft	3	2	1990
RVM Comp PUBLIC RECORD ▶ Address: 624 E Channel Rd, Santa Monica, CA 90402									
<input checked="" type="checkbox"/>	-	3/6/2011	\$1,841,000	\$1,534.17	1,200 sq ft	7,196 sq ft	2	1	1942
Your Comp PUBLIC RECORD ▶ Address: 701 San Lorenzo St, Santa Monica, CA 90402 Remove									
<input checked="" type="checkbox"/>	.04 Mi.	3/6/2011	\$1,763,000	\$970.81	1,816 sq ft	6,098 sq ft	3	2	1950
Your Comp PUBLIC RECORD ▶ Address: 624 E Channel Rd, Santa Monica, CA 90402 Remove									
<input checked="" type="checkbox"/>	.62 Mi.	3/6/2011	\$1,416,000	\$1,295.52	1,093 sq ft	5,519 sq ft	2	2	1949
Your Comp PUBLIC RECORD ▶ Address: 237 Adelaide Dr, Santa Monica, CA 90402 Remove									
<input checked="" type="checkbox"/>	.74 Mi.	3/6/2011	\$1,609,000	\$1,071.24	1,502 sq ft	8,712 sq ft	2	2	1959
Your Comp PUBLIC RECORD ▶ Address: 160 Ocean Way, Santa Monica, CA 90402 Remove									
<input checked="" type="checkbox"/>	.87 Mi.	3/6/2011	\$844,000	\$1,172.22	720 sq ft	4,796 sq ft	-	-	1926
Your Comp PUBLIC RECORD ▶ Address: 734 12th St, Santa Monica, CA 90402 Remove									

Value change from selecting comparable homes **+\$221,917**
← Restore Original

▼ REFINED VALUE

Original Estimate: **\$1,841,000**

Other Refined Change: **+\$57,837**

Comps Change: **+\$221,917**

Total Change: **+\$279,754**

Refined Estimate: **\$2,120,754**
← Restore Original Estimate

▼ MAPS

Map Legend
 🏠 Subject Home 🏠 Selected Homes
 Choose a topic to view as heatmap:

- Comps** – System generated comparables used to arrive at the original estimate. These can be unchecked to remove from valuation.
- Other Refined Change** – The change in value based on updates to the home facts on the summary page and the **Refined Value** tab.
- Comps Change** – The amount that the property estimate has increased or decreased based on changes in the comps tab. It includes both the system generated comps and the user added comps.

The Refine Value Tab

The refine value tab is made up of 3 areas: Basic Facts, Home Improvements, Market and Home Conditions.

Start by reviewing the basic facts of the subject property. If one of the property characteristics needs to be corrected, enter the updated value in the correct field.

▼ Refine the Value by Adjusting the Basic Facts

You can update basic facts about this property that are missing or not correct. Not all modifications will necessarily produce a change in value, which is computed using a variety of factors.

Residence	<input type="text" value="Single Family Reside"/>	Total Rooms	<input type="text"/>	# Stories	<input type="text"/>
Bedrooms	<input type="text" value="2"/>	Living Area	<input type="text" value="1,200"/> Sq. ft.	Year Built	<input type="text" value="1942"/>
Full / Partial Baths	<input type="text" value="1"/>	Lot Size	<input type="text" value="7,196"/> Sq. ft.	<input type="button" value="Apply changes"/>	

Value change from refining basic facts **+\$32,599**
[← Restore Original](#)

Now, account for any home upgrades. Enter the type of home improvement, the date the project was completed and the total cost. Changes like upgrading a kitchen, shown in the dropdown menu, are calculated using the date of the improvement and information from Hanley Wood, a provider of housing development market data.

▼ Refine the Value Based on Any Home Improvements

Modify details about this property to refine value. Not all modifications will necessarily produce a change in value, which is computed using a variety of factors.

Deck Addition (MID-RANGE)

Completed: August, 2005

Cost: \$12,000

Value: **+\$5,171**

[remove](#)

Add a Home Improvement	Date Completed	Total Cost
<input type="text"/>	<input type="text"/>	\$ <input type="text"/>
<input type="button" value="Add"/>		

Value change from home improvements **+\$5,171**
[← Restore Original](#)

Finally, use the sliders to customize the value based on the local market and conditions of the subject property: home exterior, home interior, lot size, view and privacy.