
Property Profile

Cover Page

Subject Property:

**Site Address**

4900 MYRTLE DR ,
CONCORD, CA, 94521

**Mail Address**

630 N ROSEMEAD BLVD STE 100 ,
PASADENA, CA, 91107

Prepared By:

**Dennis Murphy**

Dennis Murphy, Cpa

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Property Overview

4900 MYRTLE DR, CONCORD, CA, 94521- 1436

Owner and Geographic Information



Primary Owner: EMVEST MORTGAGE FUND LLC,		Secondary Owner:	
Mail Address:		630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107	
Site Address:		4900 MYRTLE DR CONCORD CA 94521	
APN : 116-110-001	Lot Number :	Census Tract : 3331.00	Page Grid :
Housing Tract Number:		Phone:	
Legal Description : Abbreviated Description: AYERS RANCH SUBN POR LOT 76			

Property Details



Bedrooms : 2	Year Built : 2005	Square Feet : 3,019 SF
Bathrooms : 3	Garage : Yes 10	Lot Size : 39,312 SF
Total Rooms : 7	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Single Family Residential

Sale & Loan



Transfer Date : 09/24/2008	Seller : BYINGTON, WILLIAM R; BYINGTON, MICHELE L	
Transfer Value : \$1,208,126	Document # : 2008-211094	Cost/Sq Feet : \$400
First Loan Amt : N/A	Lender :	

Assessment & Taxes



Assessed Value : \$625,967	Percent Improvement : 65.18%	Homeowner Exemption :
Land Value : \$217,963	Tax Amount : \$6,837.00	Tax Rate Area : 79-036
Improvement Value : \$408,004	Tax Status : Current	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Property History

4900 MYRTLE DR, CONCORD, CA, 94521- 1436

Prior Transfer

Recording Date	09/24/2008	Document #	<u>2008-211094 BK-PG -</u>
Price	\$1,208,126	Document Type	Trustee's Deed
First TD	N/A	Type of Sale	Full Amount on Deed
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	N/A
Buyer Name	EMVEST MORTGAGE FUND LLC,	Seller Name	BYINGTON, WILLIAM R; BYINGTON, MICHELE L
Legal Description : Lot: 76 Map Ref: MAP7 PG170 Abbreviated Description: PORTION RANCHO MONTE DEL DIABLO			

Mortgage Record

Recording Date	07/26/2006	Document #	<u>2006-236042 BK-PG -</u>
Loan Amount:	\$650,000	Loan Type	Unknown
TD Due Date		Type of Financing	
Lender Name	EMVEST MORTGAGE FUND LLC	Buyer Vesting	Joint Tenancy
Lender Type	*N	Vesting	Joint Tenancy
Borrowers Name	BYINGTON,WILLIAM R; BYINGTON,MICHELE L		

Mortgage Record

Recording Date	02/28/2005	Document #	<u>2005-065870 BK-PG -</u>
Loan Amount:	\$650,000	Loan Type	Stand Alone Second
TD Due Date	03/01/2006	Type of Financing	
Lender Name	WEST ONE FINANCIAL GROUP	Buyer Vesting	Joint Tenancy
Lender Type	*N	Vesting	Joint Tenancy
Borrowers Name	BYINGTON,WILLIAM R; BYINGTON,MICHELE L		

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Mortgage Record

Recording Date	09/24/2003	Document #	2003-477763 BK-PG -
Loan Amount:	\$450,000	Loan Type	Unknown
TD Due Date	10/01/2033 IR:8.3%	Type of Financing	ADJ
Lender Name	EQUITY DIRECT MORTGAGE CORP	Buyer Vesting	Joint Tenancy
Lender Type	*N	Vesting	Joint Tenancy
Borrowers Name	BYINGTON,WILLIAM R; BYINGTON,MICHELE L		

Mortgage Record

Recording Date	02/27/2001	Document #	2001-044393 BK-PG -
Loan Amount:	\$46,500	Loan Type	Credit Line (Revolving)
TD Due Date		Type of Financing	VAR
Lender Name	FULL SPECTRUM LENDING INC	Buyer Vesting	Joint Tenancy
Lender Type	Lending institution	Vesting	Joint Tenancy
Borrowers Name	BYINGTON,WILLIAM R; BYINGTON,MICHELE L		

Mortgage Record

Recording Date	02/27/2001	Document #	2001-044392 BK-PG -
Loan Amount:	\$251,200	Loan Type	Unknown
TD Due Date	03/01/2031	Type of Financing	
Lender Name	FULL SPECTRUM LENDING INC	Buyer Vesting	Joint Tenancy
Lender Type	Lending institution	Vesting	Joint Tenancy
Borrowers Name	BYINGTON,WILLIAM R; BYINGTON,MICHELLE L		

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Prior Transfer

Recording Date	10/20/1999	Document #	1999-275484 BK-PG -
Price	\$300,000	Document Type	Grant Deed
First TD	\$175,000	Type of Sale	Full-Computed from Transfer Tax
Mortgage Doc #		Interest Rate	8.95%
Lender Name	OPTION ONE MTG CORP	Buyer Vesting	Joint Tenancy
Buyer Name	BYINGTON, WILLIAM R; BYINGTON, MICHELE L	Seller Name	, TREMAIN HOMER R & CAROLYN J
Legal Description : Abbreviated Description: AYERS RANCH SUBN POR LOT 76City/Muni/Twp: CONCORD			

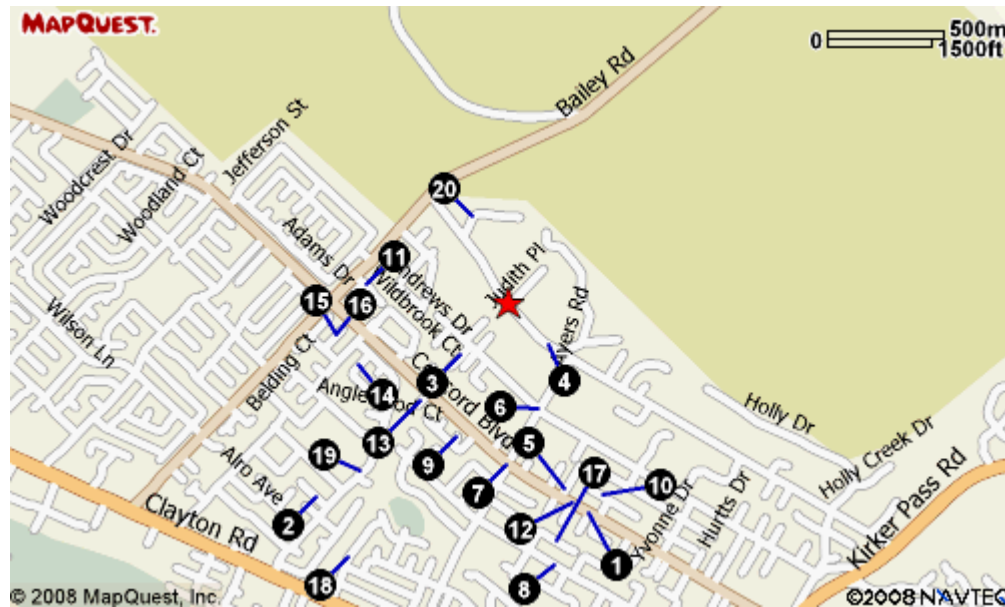
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Comparable Sales Data

4900 MYRTLE DR, CONCORD, CA, 94521- 1436



**EMVEST MORTGAGE FUND LLC,
4900 MYRTLE DR, CONCORD 94521-1436
APN: 116-110-001 CONTRA COSTA COUNTY**

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	1792 MARGARITA CT	10/01/2008	\$575,000	\$282	2,032	10/4/2.5	1978	11,000 SF	Yes	.63Mi.
Site Address		CONCORD, CA 94521-2331		APN		117-020-066				
Doc Type		Grant Deed		Document #		2008-215956				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		UTNE, DAVID N ; UTNE, JOANNA S		Seller Name		HONEY, ALAN PETER ; HONEY, TRACY; THE ALAN P & TRACY HONEY FAMILY TRUST				
Loan Amount		\$417,000		Lender Name		WASHINGTON MUTUAL BANK				
Legal: Lot : 15 MapRef : MAP207 PG31&32 City/Muni/Twp : CONCORD										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	4863 THIESSEN CT	08/12/2008	\$514,500	\$340	1,509	7/3/2	1985	10,788 SF	Yes	.73Mi.
Site Address		CONCORD, CA 94521-2200		APN		116-222-024				
Doc Type		Grant Deed		Document #		2008-179061				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		NGU, HAO ; MENOR, DARLEEN		Seller Name		ARATA, MATTHEW S ; ARATA, MARCIE M				
Loan Amount		\$462,960		Lender Name		SUNTRUST MORTGAGE INC				
Legal: Lot : 9 MapRef : MAP283 PG22 Abbreviated Description : MAP SUB6132 City/Muni/Twp : CONCORD										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	1854 EARL LN	07/11/2008	\$360,000	\$253	1,422	7/3/1	1955	8,200 SF		.20Mi.
Site Address		CONCORD, CA 94521-1440		APN		116-120-009				
Doc Type		Grant Deed		Document #		2008-154359				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		PETRIK, LASZLO ; PETRIK, HOLLY		Seller Name		SMITH, STEPHANIE YVONNE ; THE JEAN M SMITH REVOCABLE LIVING TRUST				
Loan Amount		\$354,438		Lender Name		DBA DIRECK MORTGAGE WHOLESALE CORP				
Legal: Lot : 48&49 Subdivision : AYERS RANCH SUBDIVISION MapRef : MAP7 PG170&172 City/Muni/Twp : CONCORD										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	4973 MYRTLE DR	06/02/2008	\$325,000	\$264	1,230	8/3/2	1953	11,200 SF		.16Mi.
Site Address		CONCORD, CA 94521-1435		APN		116-091-030				
Doc Type		Grant Deed		Document #		2008-121211				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		CARROLL, ABIGAIL		Seller Name		HAAS, JAMES ROLAND ; THE GEORGE A & HELEN HAAS REVOCABLE TRUS				
Loan Amount		\$215,000		Lender Name		SUNTRUST MORTGAGE INC				
Legal: Lot : 136 Subdivision : AYERS RANCH SUBDIVISION MapRef : MAP7 PG170&171 City/Muni/Twp : CONCORD										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	1821 DIXON LN	04/25/2008	\$320,000	\$226	1,415	7/4/1	1954	12,500 SF		.52Mi.
Site Address		CONCORD, CA 94521-2352		APN		117-030-012				
Doc Type		Grant Deed		Document #		2008-091014				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		RATLIFF, EMILY ; HORTON, RANDALL ELBERT; HORTON, JANICE KAY		Seller Name		HATCH, KAREN T ; MOLLS, JANET M; HATCH FAMILY LIVING TRUST				
Loan Amount		\$308,560		Lender Name		WELLS FARGO BANK NA				
Legal: Lot : 42 Subdivision : AYERS RANCH SUBDIVISION MapRef : MAP7 PG170&171 City/Muni/Twp : UNINCORPORATED										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	5100 LAUREL DR	04/24/2008	\$610,000	\$195	3,114	10/4/2	1946	35,400 SF	Yes	.32Mi.
Site Address		CONCORD, CA 94521-1536		APN		117-030-046				
Doc Type		Grant Deed		Document #		2008-089285				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		TODARO, TIFFANY		Seller Name		KAEMPER, DORIS A ; ZELLER, SUSAN A; THE R & D KAEMPER EXEMPTION TRUST				
Loan Amount		\$417,000		Lender Name		COUNTRYWIDE BANK FSB				
Legal: Lot : 52 Subdivision : R N BURGESS COMPANYS MAP 1 AYERS RANCH SUBDIVISION MapRef : MAP7 PG170 Abbreviated Description : PORTION MONTE DEL DIABLO City/Muni/Twp : UNINCORPORATED										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7	1795 AYERS RD	04/17/2008	\$377,000	\$279	1,348	5/3/2	1952	9,191 SF		.45Mi.
Site Address		CONCORD, CA 94521-2302		APN		116-151-025				
Doc Type		Grant Deed		Document #		2008-082794				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		AQUILA, KAREN C		Seller Name		BELL, DAN ; THE PAULINE L MCCALL TRUST				
Loan Amount		\$339,300		Lender Name		BANK OF AMERICA NA				
Legal: Lot : B MapRef : OR79 PG37 Abbreviated Description : MINOR SUB #28-78 City/Muni/Twp : CONCORD										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8	5187 OLIVE DR	03/12/2008	\$875,000	\$276	3,164	11/4/3	2001	12,810 SF		.69Mi.
Site Address		CONCORD, CA 94521-3175		APN		117-020-093				
Doc Type		Grant Deed		Document #		2008-052653				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		RODRIGUEZ, MATTHEW		Seller Name		IWANAGA, RIO ; IWANAGA, KIMIE				
Loan Amount		N/A		Lender Name						
Legal: Lot : 18 MapRef : MAP430 PG7 Abbreviated Description : MAP SUB8418 City/Muni/Twp : CONCORD										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9	1781 HAMES CT	01/11/2008	\$490,000	\$330	1,483	8/3/2	1969	8,550 SF		.38Mi.
Site Address		CONCORD, CA 94521-2245		APN		116-140-049				
Doc Type		Grant Deed		Document #		2008-006120				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		LIU, DAVID HWAI CHUNG ; LIU, HSIANG TING		Seller Name		GONZALEZ, RODRIGO ; ORTIZ, LOURDES				
Loan Amount		\$392,000		Lender Name		FIRST HOUSTON MORTGAGE LTD				
Legal: Lot : 18 MapRef : MB126 PG36 Abbreviated Description : MAP SUB3867 City/Muni/Twp : CONCORD										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
10	5152 LODATO CT	12/10/2007	\$442,000	\$248	1,776	6/3/2	1956	13,775 SF		.58Mi.
Site Address		CONCORD, CA 94521-2354		APN		117-112-021				
Doc Type		Grant Deed		Document #		2007-333460				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		VALERIO, PETER J		Seller Name		VALENTINE, CRAIG M ; THE VALENTINE REVOCABLE TRUST				
Loan Amount		\$435,000		Lender Name		US BANK NA ND				
Legal: Lot : 41 Subdivision : R N BURGESS COMPANYS MAP #1 AYERS RANCH SUB MapRef : MAP7 PG170 City/Muni/Twp : CONCORD										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
11	4727 TOBI DR	12/07/2007	\$793,000	\$323	2,454	9/4/3	1958	17,325 SF	Yes	.37Mi.
Site Address		CONCORD, CA 94521-1417		APN		116-040-023				
Doc Type		Grant Deed		Document #		2007-332218				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		VEGA, ELAINE		Seller Name		PORTIER, BRENDA				
Loan Amount		\$293,000		Lender Name		WORLD SAVINGS BANK FSB				
Legal: City/Muni/Twp : CONCORD										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
12	5153 CONCORD BLVD	12/06/2007	\$650,000	\$282	2,297	10/3/2.5	1980	13,915 SF		.58Mi.
Site Address		CONCORD, CA 94521-2316		APN		117-030-038				
Doc Type		Grant Deed		Document #		2007-331353				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		WARFORD, KRAIG M ; HUPPENTHAL, JO A		Seller Name		HORTON, ROGER A ; HORTON, NANCY A				
Loan Amount		\$417,000		Lender Name		PROVIDENT FUNDING ASSOCIATES LP				
Legal: Lot : A MapRef : MAP39 PG3 City/Muni/Twp : UNINCORPORATED										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
13	1779 TRAILCREEK CT	10/25/2007	\$620,000	\$293	2,116	10/4/2	1991	6,700 SF		.35Mi.
Site Address		CONCORD, CA 94521-2262		APN		116-140-077				
Doc Type		Grant Deed		Document #		2007-299433				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		DEWHURST, GREGORY BERNARD ; DEWHURST, JEANIE KATHLEEN		Seller Name		SAFFORD, MICHAEL R ; SAFFORD, SANDRA M				
Loan Amount		\$417,000		Lender Name		SIERRA PACIFIC MORTGAGE COMPANY INC				
Legal: Lot : 4 Subdivision : CONCORD GARDENS SUB7228 City/Muni/Twp : CONCORD MapRef : MAP335 PG45 Abbreviated Description : MAP										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
<input checked="" type="checkbox"/>	14 1748 MINTWOOD DR	10/16/2007	\$620,000	\$316	1,956	10/4/2.5	1967	8,000 SF	Yes	.42Mi.
	Site Address	CONCORD, CA 94521-2152		APN	116-284-006					
	Doc Type	Grant Deed		Document #	2007-287766					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	FOSSAN, MICHAEL A ; FOSSAN, KRISTINA D		Seller Name	MCPHUN, VICTOR LAMBERT ; MCPHUN, DIANE KATHLEEN; THE 1998 VICTOR & DIANE MCPHUN TRUST					
	Loan Amount	\$417,000		Lender Name	WELLS FARGO BANK NA					
	Legal:	Lot : 165	Subdivision : SILVERWOOD SUBDIVISION UNIT #5	MapRef : MAP117 PG16	Abbreviated Description : AMENDED MAP SUB3495 City/Muni/Twp : CONCORD					

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
<input checked="" type="checkbox"/>	15 1765 LIMEWOOD CT	09/28/2007	\$605,000	\$355	1,700	8/3/2	1967	8,000 SF		.48Mi.
	Site Address	CONCORD, CA 94521-2146		APN	116-281-021					
	Doc Type	Grant Deed		Document #	2007-272865					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	SMITH, MANDI L		Seller Name	ANAST, YVONNE M					
	Loan Amount	\$210,000		Lender Name	NL INC					
	Legal:	Lot : 203	Subdivision : SILVERWOOD SUBDIVISION UNIT #5	MapRef : MAP117 PG16	Abbreviated Description : AMENDED MAP SUB3495 City/Muni/Twp : CONCORD					

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
<input checked="" type="checkbox"/>	16 1771 LIMEWOOD CT	09/12/2007	\$485,000	\$318	1,523	8/3/2	1967	8,075 SF		.48Mi.
	Site Address	CONCORD, CA 94521-2146		APN	116-281-020					
	Doc Type	Grant Deed		Document #	2007-257756					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	POINDEXTER, ROGER A ; POINDEXTER, TERESA M		Seller Name	MARTIN, VIRGINIA C					
	Loan Amount	\$388,000		Lender Name	SIERRA PACIFIC MORTGAGE COMPANY INC					
	Legal:	Lot : 202	MapRef : MB117 PG16	Abbreviated Description : MAP SUB3495 City/Muni/Twp : CONCORD						

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
17	5198 HERITAGE DR	08/02/2007	\$925,000	\$338	2,731	11/4/2.5	2001	12,212 SF		.65Mi.
Site Address		CONCORD, CA 94521-3178		APN		117-020-085				
Doc Type		Grant Deed		Document #		2007-222255				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		RYAN, JILL A		Seller Name		VEDOVELLI, DENNIS M ; VEDOVELLI, RUTH A				
Loan Amount		\$150,000		Lender Name		WASHINGTON MUTUAL BANK FA				
Legal: Lot : 10 MapRef : MAP430 PG7 Abbreviated Description : MAP SUB8418 City/Muni/Twp : CONCORD										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
18	1542 HEATHER DR	08/01/2007	\$503,000	\$454	1,106	7/3/2	1964	8,000 SF		.78Mi.
Site Address		CONCORD, CA 94521-3040		APN		116-233-011				
Doc Type		Grant Deed		Document #		2007-220597				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		LOUIS, JULIE		Seller Name		DISSANAYAKE, ANNE				
Loan Amount		\$402,400		Lender Name		WELLS FARGO BANK NA				
Legal: Lot : 19 Subdivision : SUBDIVISION 3098 HEATHER GLEN MapRef : MAP96 PG25 City/Muni/Twp : CONCORD										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
19	1630 CLAYCORD AVE	07/05/2007	\$505,000	\$291	1,732	9/4/2	1969	8,424 SF		.58Mi.
Site Address		CONCORD, CA 94521-2217		APN		116-303-006				
Doc Type		Grant Deed		Document #		2007-193122				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		BUSH, RENEE J ; BUSH, JONATHAN L		Seller Name		TEJADA, EDWIN A ; TEJADA, MARTHA D				
Loan Amount		\$426,000		Lender Name		BANK OF AMERICA NA				
Legal: Lot : 334 MapRef : MB128 PG47 Abbreviated Description : MAP SUB3496 City/Muni/Twp : CONCORD										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
20	30 KIRKWOOD CT	07/03/2007	\$811,000	\$214	3,781	12/3/3	1969	21,875 SF	Yes	.23Mi.
Site Address		CONCORD, CA 94521-1427		APN		116-270-011				
Doc Type		Grant Deed		Document #		2007-191910				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		JEANS, DAVID ; JEANS, MARLEIN			Seller Name		PURDUE, RICHARD E ; PURDUE, DENISE L			
Loan Amount		\$648,000		Lender Name		WELLS FARGO BANK NA				
Legal: Lot : 11 MapRef : MB105 PG32 Abbreviated Description : MAP SUB3377 City/Muni/Twp : UNINCORPORATED										

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Area Sales Analysis

Total Area Sales	20	Median # of Bedrooms	3
Median Lot Size	10,894 SF	Median # of Baths	2
Median Living Area	1,754 SF	Median Year Built	1967
Price Range - 2 Yrs	\$320,000 to \$925,000	Age Range	7 years to 62 years
Median Value	\$544,750	Median Age	41 years

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Summary Comparables

**EMVEST MORTGAGE FUND LLC,
4900 MYRTLE DR, CONCORD 94521-1436
APN: 116-110-001 CONTRA COSTA COUNTY**

Year Built : 2005 Square Feet : 3,019 SF Lot : 39,312 SF Bld/Area : 3019SF Pool : RM/BR/Bth : 7/2/3

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1)	1792 MARGARITA CT	10/01/2008	\$575,000	\$282	2,032	10/4/2.5	1978	11,000	Yes	.63Mi.
2)	4863 THIESSEN CT	08/12/2008	\$514,500	\$340	1,509	7/3/2	1985	10,788	Yes	.73Mi.
3)	1854 EARL LN	07/11/2008	\$360,000	\$253	1,422	7/3/1	1955	8,200		.20Mi.
4)	4973 MYRTLE DR	06/02/2008	\$325,000	\$264	1,230	8/3/2	1953	11,200		.16Mi.
5)	1821 DIXON LN	04/25/2008	\$320,000	\$226	1,415	7/4/1	1954	12,500		.52Mi.
6)	5100 LAUREL DR	04/24/2008	\$610,000	\$195	3,114	10/4/2	1946	35,400	Yes	.32Mi.
7)	1795 AYERS RD	04/17/2008	\$377,000	\$279	1,348	5/3/2	1952	9,191		.45Mi.
8)	5187 OLIVE DR	03/12/2008	\$875,000	\$276	3,164	11/4/3	2001	12,810		.69Mi.
9)	1781 HAMES CT	01/11/2008	\$490,000	\$330	1,483	8/3/2	1969	8,550		.38Mi.
10)	5152 LODATO CT	12/10/2007	\$442,000	\$248	1,776	6/3/2	1956	13,775		.58Mi.
11)	4727 TOBI DR	12/07/2007	\$793,000	\$323	2,454	9/4/3	1958	17,325	Yes	.37Mi.
12)	5153 CONCORD BLVD	12/06/2007	\$650,000	\$282	2,297	10/3/2.5	1980	13,915		.58Mi.
13)	1779 TRAILCREEK CT	10/25/2007	\$620,000	\$293	2,116	10/4/2	1991	6,700		.35Mi.
14)	1748 MINTWOOD DR	10/16/2007	\$620,000	\$316	1,956	10/4/2.5	1967	8,000	Yes	.42Mi.
15)	1765 LIMWOOD CT	09/28/2007	\$605,000	\$355	1,700	8/3/2	1967	8,000		.48Mi.
16)	1771 LIMWOOD CT	09/12/2007	\$485,000	\$318	1,523	8/3/2	1967	8,075		.48Mi.
17)	5198 HERITAGE DR	08/02/2007	\$925,000	\$338	2,731	11/4/2.5	2001	12,212		.65Mi.
18)	1542 HEATHER DR	08/01/2007	\$503,000	\$454	1,106	7/3/2	1964	8,000		.78Mi.
19)	1630 CLAYCORD AVE	07/05/2007	\$505,000	\$291	1,732	9/4/2	1969	8,424		.58Mi.
20)	30 KIRKWOOD CT	07/03/2007	\$811,000	\$214	3,781	12/3/3	1969	21,875	Yes	.23Mi.

Area Sales Analysis

Total Area Sales	20	Median # of Bedrooms	3
Median Lot Size	10,894 SF	Median # of Baths	2
Median Living Area	1,754 SF	Median Year Built	1967
Price Range - 2 Yrs	\$320,000 to \$925,000	Age Range	7 years to 62 years
Median Value	\$544,750	Median Age	41 years

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Neighborhood Demographics

4900 MYRTLE DR, CONCORD, CA, 94521- 1436


Population

Area	2000	2008	2013	Growth Rate	Growth Centile
 ZIP 94521	40,653	42,909	44,353	0.7 %	45.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


Household

Area	2000	2008	2013	Household Growth Rate	Average Household Size
 ZIP 94521	14,689	15,337	15,800	0.5 %	2.8
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


Family

Area	2000	2008	Family Growth Rate
 ZIP 94521	10,893	11,283	0.4 %
National	71,787,347	78,006,259	1.0 %


Age Distribution

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
 ZIP 94521	6.1 %	6.2 %	6.9 %	7.1 %	6.2 %	25.7 %	29.7 %	10.5 %	1.6 %
National	6.9 %	6.5 %	6.7 %	7.1 %	7.0 %	27.4 %	25.8 %	10.7 %	1.9 %


Median Age

Area	2008	Male Ratio	Female Ratio
 ZIP 94521	39.8	48.0 %	52.0 %
National	36.8	49.1 %	50.9 %

Household Income

Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
 ZIP 94521	8.4 %	14.1 %	36.2 %	25.4 %	15.9 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

Median Household Income

Area	2008	2013	Per Capita Income
 ZIP 94521	\$84,631.00	\$102,317.00	\$37,486.00
National	\$54,749.00	\$64,042.00	\$28,151.00

Household Income Centile

Area	National	State
 ZIP 94521	93.0 %	83.0 %
National		

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Public Schools Report


4900 MYRTLE DR, CONCORD, CA, 94521- 1436

Public School Statistics

Ayers Elementary School	.37Mi. from subject property					
5120 Myrtle Dr. Concord, CA 94521-1522 925-682-7686						
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:20.5 • Full Time Equivalent Administrators: 21 						
Grade Membership						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
59	72	68	78	68	65	410
API Score: 						
1		5			10	

Silverwood Elementary School	.57Mi. from subject property					
1649 Claycord Ave. Concord, CA 94521-2228 925-687-1150						
<ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:19.8 • Full Time Equivalent Administrators: 24 						
Grade Membership						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
59	66	78	65	68	72	408
API Score: 						
1		5			10	

El Dorado Middle School		1.62Mi. from subject property		
1750 West St. Concord, CA 94521-1008 925-682-5700				
<ul style="list-style-type: none"> • Grade 6 - Grade 9 • Student Teacher Ratio: 1:24.4 • Full Time Equivalent Administrators: 44 				
Grade Membership				
GR - 6	GR - 7	GR - 8	GR - 9	Total
321	322	327	2	972
API Score: 				
1	5	10		

Clayton Valley High School		1.52Mi. from subject property		
1101 Alberta Way Concord, CA 94521-3747 925-682-7474				
<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Student Teacher Ratio: 1:23.5 • Full Time Equivalent Administrators: 89 				
Grade Membership				
GR - 9	GR - 10	GR - 11	GR - 12	Total
515	507	475	404	1,901
API Score: 				
1	5	10		

About School Report

Public Schools

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within this district, please contact Student Services office of your assigned district.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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Private Schools Report

4900 MYRTLE DR, CONCORD, CA, 94521- 1436

Private School Statistics

MYRTLE FARM MONTESSORI SCHOOL		.17Mi. from subject property	
4976 MYRTLE DR CONCORD, CA 94521- 510-356-2482 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Nonsectarian • Student Teacher Ratio: 1:3.05 • Full Time Equivalent Administrators: 2.6 	
Grade Membership			
PK	KDGN	Total	
26	8	34	

YGNACIO VALLEY CHRISTIAN SCHOOL									.33Mi. from subject property
4977 CONCORD BLVD CONCORD, CA 94521- 925-798-3131 Gender: Coed									<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Other • Student Teacher Ratio: 1:19.37 • Full Time Equivalent Administrators: 9.5
Grade Membership									
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total	
16	23	20	22	25	18	19	22	184	

KINDERCARE LEARNING CENTERS		1.04Mi. from subject property	
1551 BAILEY RD CONCORD, CA 94521- 510-682-9560 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Nonsectarian • Student Teacher Ratio: 1:2.38 • Full Time Equivalent Administrators: 8 	
Grade Membership			
PK	KDGN	Total	
70	19	89	

TABERNACLE BAPTIST SCHOOL										1.20Mi. from subject property
4380 CONCORD BOULEVARD CONCORD, CA 94521- 510-685-9169 Gender: Coed					<ul style="list-style-type: none"> • Prekindergarten - Grade 8 • Christian (no specific denomination) • Student Teacher Ratio: 1:21.82 • Full Time Equivalent Administrators: 28.9 					
Grade Membership										
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total	
24	100	100	75	75	75	75	50	50	654	

KINGS VALLEY CHRISTIAN SCHOOL										1.69Mi. from subject property
4255 CLAYTON ROAD CONCORD, CA 94521- 510-687-2020 Gender: Coed					<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Christian (no specific denomination) • Student Teacher Ratio: 1:16.6 • Full Time Equivalent Administrators: 24.9 					
Grade Membership										
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total		
74	74	57	47	41	36	37	28	413		

FIRST LUTHERAN										1.91Mi. from subject property
4002 CONCORD BLVD CONCORD, CA 94519- 510-671-9717 Gender: Coed					<ul style="list-style-type: none"> • Prekindergarten - Grade 5 • Lutheran Church - Missouri Synod • Student Teacher Ratio: 1:14.86 • Full Time Equivalent Administrators: 5.3 					
Grade Membership										
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total			
57	37	5	7	16	7	6	135			

BIANCHI ELEMENTARY SCHOOL										2.18Mi. from subject property
4347 COWELL RD CONCORD, CA 94518- 510-680-8606 Gender: Coed					<ul style="list-style-type: none"> • Kindergarten - Grade 5 • Nonsectarian • Student Teacher Ratio: 1:11.47 • Full Time Equivalent Administrators: 7.5 					
Grade Membership										
KDGN	GR - 1	GR - 2	GR - 3	GR - 5	Total					
33	18	18	10	7	86					

CALVARY CHRISTIAN										2.86Mi. from subject property
3425 CONCORD BLVD. CONCORD, CA 94522- 510-689-2542 Gender: Coed					<ul style="list-style-type: none"> • Kindergarten - Grade 12 • Pentecostal • Student Teacher Ratio: 1:11 • Full Time Equivalent Administrators: 2 					
Grade Membership										
KDGN	GR - 8	GR - 9	GR - 10	GR - 12	Total					
13	5	5	1	2	22					

MONTESSORI SCHOOL OF CONCORD		3.24Mi. from subject property
3039 WILLOW PASS ROAD CONCORD, CA 94519- 510-682-8067 Gender: Coed	<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Nonsectarian • Student Teacher Ratio: 1:7 • Full Time Equivalent Administrators: 1 	
Grade Membership		
PK	KDGN	Total
31	7	38

SPRINGFIELD MONTESSORI SCHOOL		3.94Mi. from subject property
2210 OAK GROVE ROAD WALNUT CREEK, CA 94598- 510-944-0626 Gender: Coed	<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Nonsectarian • Student Teacher Ratio: 1:12 • Full Time Equivalent Administrators: 2 	
Grade Membership		
PK	KDGN	Total
84	24	108

About School Report

Private Schools

As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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Crime Report

4900 MYRTLE DR, CONCORD, CA, 94521- 1436

City Crime Stats

FBI Crime Index for CONCORD	
Murder :	1
Forcible Rape:	14
Robbery:	197
Aggravated Assault:	296
Burglary:	1,114
Motor Vehicle Theft:	1,162
Larceny - Theft:	3,972
Arson:	11
Total Crimes:	6,767

FBI Uniform Crime Reports (UCR)

Whenever available, actual crime rates are reported using data obtained from the FBI Uniform Crime Reports. The major sources of the data represented in these reports are the individual local enforcement agencies. There are approximately 16,800 city, county and state law enforcement agencies that contributing to these reports. The data is reported by cities and towns police departments. Unincorporated areas and rural areas that are not under city police departments are reported through other enforcement agencies such as Sheriffs, County Police or State Police departments.

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