

DataTree[®] ACADEMY

TOTAL VIEW REPORT

Rev. 20201015



Contents

Overview..... 2

Before We Begin: 3

Owner Name, Vesting, Mailing, Value Range and Legal Description 3

Last Market Sale, Listing Information, and Foreclosure Information 4

Association Information: 5

TVR Property Details:..... 5

Open Liens – Current Owner:..... 6

Involuntary Liens – Current Owner..... 6

Prior Loan History – Current Owner: 7

Transfers & Conveyances – Current Owner..... 7

Ownership History (Full Value Transfers) – All Owners 8

Loan History – Prior Owner (Dynamic Section)..... 8

Tax Status Section: 9

Listing History Section: 10

Comparables and Nearby Sales:..... 10

TVR Market Trends Section: 12

Overview

This document will provide an overview of the Total View Report. This report is designed to provide a comprehensive holistic look at a property and combines Public Record, Home Owners Association, Listing Information, Title Plant Data, and Market Trends. It is the first report listed in the Property Data Reports section.

Before We Begin:

The Total View Report sources the following data: County Recorder, County Assessor, Listing Data, Homeowners Association Data, and First American Title Plant Data (where available).

Coverage information is found in the [Help Menu](#) > [Geo-Coverage](#) in DataTree.

NOTE: If a given county includes the Title Chain and Lien Report shown in the Geo-Coverage, then Title Plant data is available. This directly affects the Tax Status section of the report. See the Tax Status Section for more information.

Tax Status Report	●
Title Chain and Lien Report 	12/2/1974
Transaction History Basic	●

Owner Name, Vesting, Mailing, Value Range and Legal Description

The first section of the Total View Report contains summary information about the owner and property.

- 1: Address and APN
2. County currency
- 3: Vesting and Ownership
- 4: Value range. This value range is derived from First American's proprietary valuation model.
- 5: Legal description. Please note that should a full legal be required for recording purposes, it is recommended that it be retrieved from the last deed of trust.

TotalView Report

1175 Calder Ln, Walnut Creek, CA 94598 1

APN: 2 Contra Costa County Data as of: 05/27/2016

Owner Information

Owner Name: Sancha Bhukkarat / Jasmin Bhukkarat 3
Vesting: Husband And Wife / Community Property
Mailing Address: 1175 Calder Ln, Walnut Creek, CA 94598

Value Range: \$968,952 - \$1,308,977 4

Legal Description: A PARCEL OF LAND LOCATED IN THE STATE OF CA, COUNTY OF CONTRA COSTA, WITH A SITUS ADDRESS OF 1175 CALDER LN, WALNUT CREEK CA 94598-1863 C028 CURRENTLY OWNED BY BHUKKARAT SANCH & JASMIN HAVING A TAX ASSESSOR NUMBER OF 173-201-025-9 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS T05289 L0041 B EX MR AND DESCRIBED IN DOCUMENT NUMBER 2016.86157 DATED 5/3/2016 AND RECORDED 5/6/2016. 5

Last Market Sale, Listing Information, and Foreclosure Information

While the Last Market Sale information is typically filled out, the Current Listing Status and Active Foreclosure Status will be populated only if the property is either listed or is in a foreclosure state. If Foreclosure information is available, a link to the Foreclosure Report will be available.

Last Market Sale 1 Seller: Dudum Rick & Sandra Buyer: Bhukkarat Sancha & Jasmin Sale Date: 05/03/2016 Rec Date: 05/06/2016 Sale Price: \$1,180,000	Current Listing Status 2 Status: Sold List Price: \$1,080,000 Sold Price: \$1,180,000 DOM: 229	Active Foreclosure Status 3 There is no foreclosure data available.
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Active Foreclosure Status
Status: Default
Filing Date: 01/25/2019
Doc Type: Notice Of Sale
Unpaid: \$724,482
Auction Date: 02/26/2019
[Order Foreclosure Report 4](#)

Association Information:

This section is unique to the TVR. The information will include a mailing address and, if available, an email or phone number for the property management company.

Association Information				
Type	Name	Address	Phone / Email	Est. Amount / Frequency
HOA	SAN MARCO HOME OWNERS ASSN	2266 Camino Ramon, San Ramon, CA 94583		\$300 / Month

Association Information				
Type	Name	Address	Phone / Email	Est. Amount / Frequency
HOA	Sundown Association	425 Gregory Ln Ste 101, Pleasant Hill, CA 94523		\$415 / Month

TVR Property Details:

The TVR contains two sections with Property Details; the Public Record section is taken from County Assessors information. The Listing Information is taken from the information recorded by the agent.

Property Details - Public Record 1					
Land Use:	SFR	Lot Size:	2,072 Sq. Ft.	Stories:	2
Zoning:	CDP	Living Area:	1,729 Sq. Ft.	Pool:	
Year Built / Eff:	1972 / 1973	Basement:		Fireplace:	
Style:		Bedrooms:	4	Heat / Cooling:	
		Baths (F / H):	2 / 1	Total Rooms:	9
				Garage #:	
				Parking Type:	Garage
				Interior Wall:	
				Exterior Wall:	
				Price / Sq. Ft.:	\$385

Property Details - Listing Information 2					
Prop. Type:	Townhouse/Row house	Lot Size:	2,072 Sq. Ft.	Stories:	2
Sub Type:		Living Area:	1,729 Sq. Ft.	Pool:	Community Fclty
Zoning:		Basement:	N	Fireplace:	
Year Built:	1972	Bedrooms:	4	Heat / Cooling:	Forced Air / Fan Cooling
Style:	Contemporary	Baths:	3	Roof Material:	Tile
				Interior Wall:	
				Exterior Wall:	Dual Pane Windows, Stucco
				Parking Type:	Attached, Attached Garage, Guest Parking, Guest
				Garage #:	

The Property Details – Listing Information has no equivalent in any of the other reports. Note that its availability is governed by whether listing information is available. If the property was never listed for sale no data will be available, and the section will not appear.

The Property Details – Public Record section provides County Assessor data.

Open Liens – Current Owner:

Active liens (1, 2) along with their modifying documents (3, 4) for the current owner are reported in this section. Modifying documents will be indented under their document and highlighted in gray.

Open Liens - Current Owner								
Owner 1:	Michael Durkee	Combined Loan To Value:	95%					
Owner 2:	P Genell Durkee	Estimated Equity:	\$61,490					
<input type="checkbox"/>	Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
<input type="checkbox"/>	05/26/2004	1st / Trust Deed/Mortgage	1	\$1,000,000	Najarian Loans Inc	Durkee Genell / Durkee Michael P	Conventional	Fix /
<input type="checkbox"/>	^ 05/11/2012	Notice Of Default						
<input type="checkbox"/>	^ 05/11/2012	Assignment						
<input type="checkbox"/>	^ 08/15/2012	Notice Of Sale			Najarian Lns Inc	Durkee Michael P & P Genell		
<input type="checkbox"/>	^ 03/04/2013	Rescission Of Lis Pendens/Notice Of Default/Notice Of Sale	3			Durkee Michael P & P Genell		
<input type="checkbox"/>	^ 12/31/2014	Notice Of Default		\$75,498	Najarian Lns Inc	Durkee Michael P & P Genell		
<input type="checkbox"/>	^ 07/06/2015	Notice Of Sale			Najarian Lns Inc	Durkee Michael P & P Genell		
<input type="checkbox"/>	^ 10/20/2015	Notice Of Sale			Najarian Lns Inc	Durkee Michael P & P Genell		
<input type="checkbox"/>	05/26/2004	2nd / Trust Deed/Mortgage	2	\$250,000	Chase Manhattan Bank USA NA	Durkee Genell / Durkee Michael P	Conventional	Var /
<input type="checkbox"/>	^ 04/03/2013	Assignment	4		JP Morgan Chase BK	Durkee Michael P & P G		

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Involuntary Liens – Current Owner

Any involuntary liens for the current owner will be displayed in this section.

Involuntary Liens - Current Owner						
07/22/1976 through 06/09/2016						
Debtor: Peter M Glick Te / Lynne M Glick Te						
<input type="checkbox"/>	Date	Type	Description	Party 1	Party 2	Document #
<input type="checkbox"/>	06/07/1999	Release	Undetermined	Glick		1999.1031642
<input type="checkbox"/>	04/07/1999	Release	Undetermined	Glick		1999.594948
<input type="checkbox"/>	02/11/1986	Notice	Notice	Glick		1986.185646
<input type="checkbox"/>	07/29/1976	Release	Undetermined	Kenne		1976.0729.204 4

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Prior Loan History – Current Owner:

TVR's Prior Loan History – Current Owner reports on the closed/released liens for the current owner.

Prior Loan History - Current Owner							
Borrower 1:		Dudum Rick G					
Borrower 2:							
Date	Type	Verified	Amount	Lender	Borrower	Loan Type	Type / Term
02/28/2001	Trust Deed/Mortgage		\$550,000	World Savings Bank	Dudum Rick G	Conventional	Var /
^ 11/25/2002	Release						
06/11/1998	Trust Deed/Mortgage		\$412,500	Standard Federal Bank	Dudum Michelle J / Dudum Rick G	Conventional	Fix /
^ 03/28/2001	Release						
11/18/1996	Trust Deed/Mortgage		\$52,000	Bank Of America	Dudum Michelle J / Dudum Rick G	Conventional	Var /
07/12/1994	Trust Deed/Mortgage		\$50,000	Lawrence Eckenfelder	Dudum Michelle J / Dudum Rick G	Conventional	Fix /
07/12/1994	Trust Deed/Mortgage		\$62,817	Lawrence Eckenfelder	Dudum Michelle J / Dudum Rick G	Conventional	Fix /
02/22/1994	Trust Deed/Mortgage		\$304,500	Headlands Mortgage	Dudum Michelle J / Dudum Rick G	Conventional	Fix /
03/02/1993	Trust Deed/Mortgage			Bank Of America	Dudum Rick / Dudum Miche		Var /
03/06/1992	Trust Deed/Mortgage		\$260,000	Margaretten & Co Inc	Dudum Miche / Dudum Rick	Conventional	Fix /

Transfers & Conveyances – Current Owner

This section relates any transfers or conveyances that the current owner was involved in, including the original where the property was conveyed from the prior owner to the current owner. This will involve other non-arm's length transactions such as moving the title from a husband and wife to a trust.

Transfers & Conveyances - Current Owner							
<input type="checkbox"/>	Date	Document	Verified	Type	From	To	Amount
<input type="checkbox"/>	07/14/2010	Deed Transfer		Resale	Dudum Rick	Dudum Sandra	
<input type="checkbox"/>	02/11/2003	Deed Transfer		Resale	Dudum TR	Dudum Rick / Dudum Sandra	
<input type="checkbox"/>	11/08/2002	Deed Transfer		Sale	Dudum Sandra	Dudum TR	
<input type="checkbox"/>	04/03/2001	Deed Transfer		Resale	Dudum Rick G	Dudum Trust	
<input type="checkbox"/>	02/28/2001	Deed Transfer		Sale	Dudum Michelle J	Dudum Rick G	
<input type="checkbox"/>	03/06/1992	Deed Transfer		Resale	Catherall Alan B	Dudum Miche / Dudum Rick	\$465,000

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Ownership History (Full Value Transfers) – All Owners

TVR summarizes the arms-length full value transfers for the subject property.

Ownership History (Full Value Transfers) - All Owners							
<input type="checkbox"/>	Date	Document	Verified	Type	Seller	Buyer	Amount
<input type="checkbox"/>	05/29/2008	Deed Transfer	1 ✓	Resale	Washington Mutual Bank	Vitakis Kostas	\$1,177,000
<input type="checkbox"/>	10/20/2006	Deed Transfer	2 ✓	Resale	Morris Timothy M	Arellano Yolanda L	\$1,395,000
<input type="checkbox"/>	01/26/2001	Deed Transfer	3 ✓	Resale	Toovey Robert P	Morris Diane M / Morris Timothy M	\$769,000
<input type="checkbox"/>	07/19/2000	Deed Transfer	4 ✓	Resale	Sari Robert B & Zanne R	Toovey Robert P	\$685,000

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Note that the TVR lists the Seller then the Buyer where the Transaction History, Conveyances Section lists the Buyer then the Seller.

Loan History – Prior Owner (Dynamic Section)

If a property was sold in the last three years, an additional section will display which includes the loan history of the prior owner. Again, this section is dynamic and will only be available in the aforementioned situation.

Loan History - Prior Owner										
Borrower 1:		Marshall James O								
Borrower 2:		Kitchen Kristine L								
<input type="checkbox"/>	Date	Type	Verified	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #
<input type="checkbox"/>	03/07/2014	Trust Deed/Mortgage		\$480,000	Marshall James O / Kitchen Kristine L	Premia Relocation Mtg	Conventional	/ 30 Years		2014.35093

[ORDER](#)

Tax Status Section:

The Tax Status section is affected by whether First American Title Plant Data is available in that county.

The Tax Status section in Figure One is from a county where First American Title has a plant. Installment information and assessment details will be available.

Figure One:

Tax Status							
Tax Authority - Contra Costa County							
Agency ID:		Last Updated:	08/23/2019	Status:	Paid		
Tax ID:		Type:	Primary				
Address:	625 Court Street, Martinez, CA 94553						
2018-19 Taxes							
Exemption:	\$7,000	Assessed Value:	\$1,220,672				
Property Tax:	\$14,233.38	Land Value:	\$832,320				
		Improvement Value:	\$395,352				
Installment Data							
	Tax Type / Basis	Amount	Status	Date Paid	Delinquent After	Penalty	Balance Due
	Installment 1	Partial	\$7,116.69	Paid	12/06/2018	12/10/2018	\$711.66
	Installment 2	Partial	\$7,116.69	Paid	04/01/2019	04/10/2019	\$731.66
Assessment Details							
Description	Type	Amount					
Central Ccco Sanitary Dist	Sewer	\$567.00					
Acalanes Parcel Tax	Spec Lien	\$301.00					
	Misc Assessments	\$149.18					

Figure Two shows the Tax Status section where First American does not have Title Plant coverage. The data reported is from the County Assessor.

Figure Two:

Tax Status							
Effective Date:		Land Value:	\$15,400	Exemption:			
Assessor Parcel#:		Improvement Value:	\$18,608	Total Taxable Value:	\$34,008		
Tax Year:	2016	Property Tax:	\$818.83				
2016 Taxes							
Tax Type / Basis	Amount	Status	Date Paid	Delinquent After	Penalty	Balance Due	
There is no tax installment data available.							

Listing History Section:

DataTree leverages listing data to provide a listing history for the subject property. This will include the original listing information, any price changes as well as status changes.

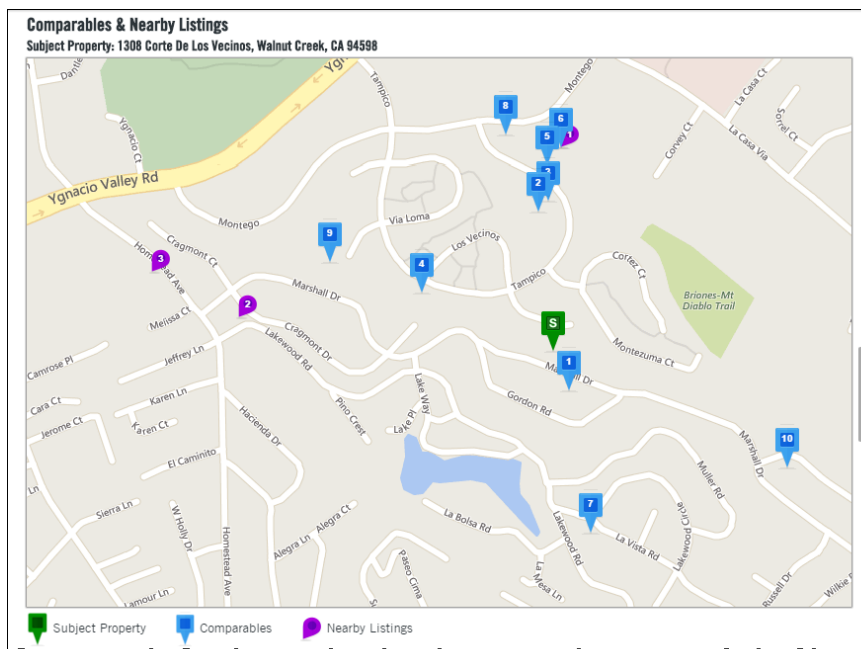
1308 CORTE DE LOS VECINOS, WALNUT CREEK, CA 94598							
Date	List / Sold	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	DOM
04/04/2016	04/01/2016	Sold	Sold	\$685,000	\$665,000	\$396	183
02/25/2016	10/01/2015	Pending	Pending	\$685,000		\$396	147
12/14/2015	10/01/2015	Active	Price Change	\$685,000		\$396	74
10/05/2015	10/01/2015	Active	New Listing	\$699,000		\$404	4

Comparables and Nearby Sales:

Total View uses the following fixed parameters:

- Number of Months back: 6 months
- Radius: 0.5 mile
- Living Area Difference: +/- 15% from the subject property

The report will return the first 10 sales comparables and the first 10 nearby listings.



The section map identifies the comparables and nearby listings.

The comparables will be included on a table immediately below the map.

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.07		361 Marshall Dr, Walnut Creek, CA 94598	03/13/2016	\$910,000			1,654	\$550	4 / 2	9,900	55
2	0.15		730 Tampico, Walnut Creek, CA 94598	03/28/2016	\$655,000			1,508	\$434	3 / 2	1,200	40
3	0.16		740 Tampico, Walnut Creek, CA 94598	04/01/2016	\$705,000			1,732	\$407	3 / 2	1,320	28
4	0.16		403 Tampico, Walnut Creek, CA 94598	03/10/2016	\$680,000			1,496	\$455	3 / 2	2,212	28
5	0.2		823 Tampico, Walnut Creek, CA 94598	03/18/2016	\$647,500			1,784	\$363	4 / 2	1,875	40
6	0.22	L	825 Tampico, Walnut Creek, CA 94598			04/04/2016	\$675,000	1,511	\$447	2 / 2	2,485	32
7	0.24		401 La Vista Rd, Walnut Creek, CA 94598	12/03/2015	\$919,500			1,987	\$463	3 / 2	16,553	63
8	0.24		855 Tampico, Walnut Creek, CA 94598	12/01/2015	\$675,000			1,742	\$387	3 / 2	1,800	40
9	0.28		1314 Corte Madera, Walnut Creek, CA 94598	12/08/2015	\$665,000			1,647	\$404	3 / 2	4,876	47
10	0.32		680 La Vista Rd, Walnut Creek, CA 94598	04/29/2016	\$1,000,000			1,525	\$656	4 / 2	11,000	61

L: Listed R: REO
D: Default RS: REO Sale
A: Auction SS: Short Sale

Note the key at the bottom of the Comparables section showing the status of each property

Nearby Listings will be in a separate table.

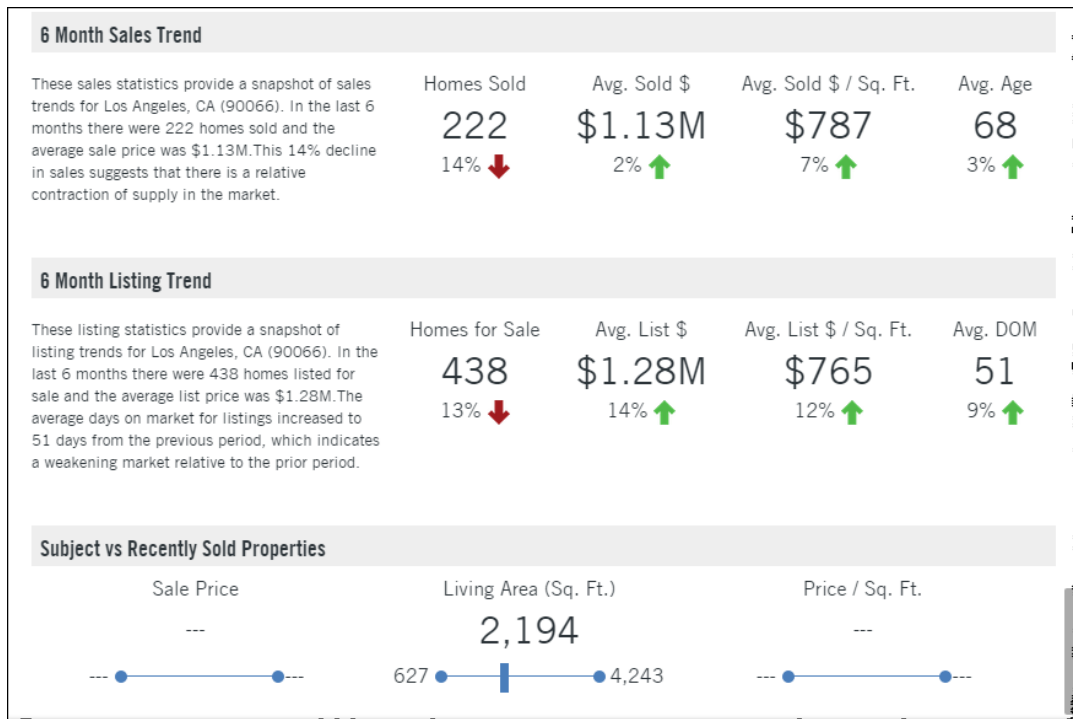
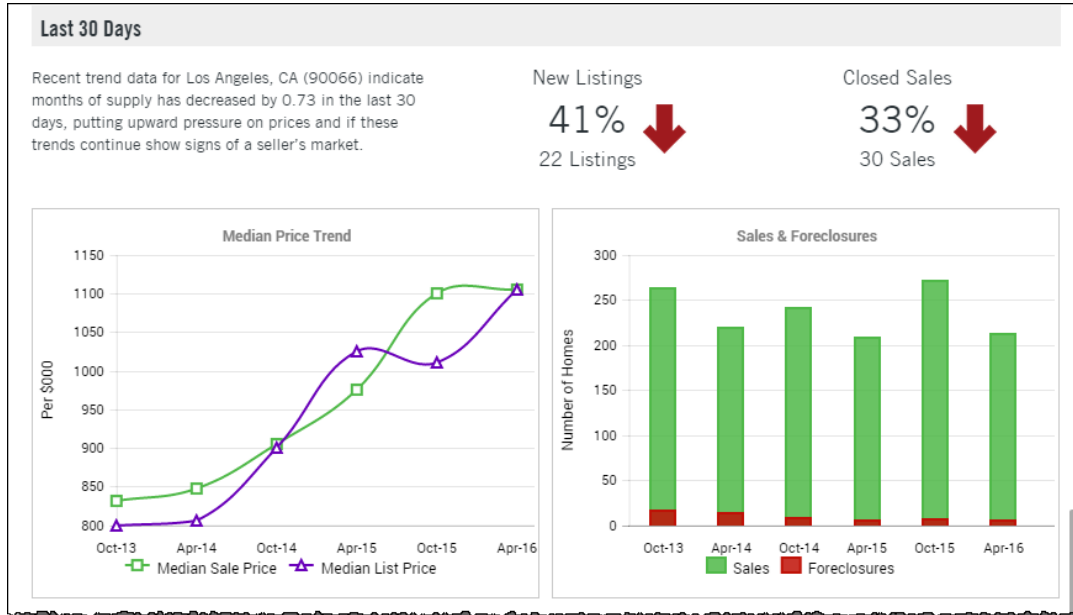
NEARBY LISTINGS												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.22	A	825 Tampico, Walnut Creek, CA 94598	07/08/2005	\$623,000	04/04/2016	\$675,000	1,511	\$447	2 / 2	2,485	42
2	0.37	P	139 Cragmont Dr, Walnut Creek, CA 94598		\$196,000	05/02/2016	\$1,179,000	2,067	\$570	4 / 2	12,030	63
3	0.48	P	1241 Homestead Ave Apt 193, Walnut Creek, CA 94598	05/26/1999	\$156,500	04/18/2016	\$435,000	1,166	\$373	3 / 1	0	46

A: Active C: Contingent
P: Pending

The report includes a key for the property's listing status (Active, Pending or Contingent).

TVR Market Trends Section:

At the end of the report is a trends section with graphs representing the subject property's zip code for both 30-day and six-month trends. The information represents listing information for sales, foreclosures, listings, and prices.



For immediate support, please contact the Client Service team using the Live Chat tool in DataTree.