



Enhanced Report



Cover Page

Subject Property:



Site Address
1580 BAHAMA WAY
SAN JOSE , CA , 95122-2259



Mail Address
1580 BAHAMA WAY
SAN JOSE , CA , 95122-2259

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- Property Overview
- Property History Page
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- Property Comparables (Summary)
- Neighborhood
- Plat Map



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Property Overview

1580 BAHAMA WAY, SAN JOSE, CA 95122-2259

Owner and Geographic Information



Primary Owner:

ALTAMIRANO ZEFERINO F; CANELA JULIAN

Secondary Owner:

Mail Address: 1580 BAHAMA WAY , SAN JOSE, CA 95122-2259

Site Address: 1580 BAHAMA WAY , SAN JOSE, CA 95122-2259

APN: 486-04-037

Lot Number:

Page / Grid:

Housing Tract Number: 1739

Legal Description:

Subdivision: TROPICANA VILLAGE
Tract Number: 1739
Legal Brief Description: CITY:SAN JOSE TR#:1739 TROPICANA VILLAGE LOT 254
City / Muni / Twp: SAN JOSE

Property Details



Bedrooms:	3	Year Built:	1959	Square Feet:	1,306
Bathrooms:	2	Garage:		Lot Size:	5,300 SF
Total Rooms:	6	Fireplace:		Number of Units:	0
Zoning:	R1-8	Pool:		Use Code:	Single Family Residential

Sale Information



Transfer Date:	08/04/2015	Seller:	HUYNH, CAM NGOC; DOAN, BICHTRAM
Transfer Value:	\$515,000.00	Document#:	23042697
Cost/Sq Feet:			

Assessment and Taxes



Assessed Value:	\$525,300.00	Percent Improvement:	35.01%	Homeowner Exemption:	
Land Value:	\$341,394.00	Tax Amount:	\$8,666.00	Tax Rate Area:	17-159
Improvement Value:	\$183,906.00	Tax Status:	Current	Tax Account ID:	
Market Improvement Value:		Market Land Value:		Market Value:	



 **Property History**

1580 BAHAMA WAY, SAN JOSE, CA 95122-2259

Mortgage Record - 08/28/2015

Recording Date:	08/28/2015	Document#:	23066555
Loan Amount:		Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	CAM NGOC HUYNH AND BICHTRAM DOAN
Lender Type:			
Vesting:			
Legal Description:			

Mortgage Record - 08/04/2015

Recording Date:	08/04/2015	Document#:	23042698
Loan Amount:	\$497,811.00	Loan Type:	FHA
TD Due Date:		Type of Financing:	
Lender Name:	STEARNS LENDING LLC	Borrowers Name:	ALTAMIRANO, ZEFERINO FRANCISCO
Lender Type:			
Vesting:	JT		
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE Tract Number: 1739 Unit: 1 Map Ref: MAP94 PG19 City / Muni / Twp: SAN JOSE		

Prior Transfer - 08/04/2015

Recording Date:	08/04/2015	Document#:	23042697
Price:	\$515,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Sales Price Rounded from Tax
First TD Doc:	23042698		
Lender Name:		Buyer Vesting:	JT
Buyer Name:	ALTAMIRANO, ZEFERINO FRANCISCO		
Seller Name:	HUYNH, CAM NGOC		
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE Tract Number: 1739 Unit: 1 Map Ref: MAP94 PG19 City / Muni / Twp: SAN JOSE		

Mortgage Record - 06/15/2012

Recording Date:	06/15/2012	Document#:	21710280
Loan Amount:	\$217,500.00	Loan Type:	Conventional
TD Due Date:		Type of Financing:	
Lender Name:	RPM MORTGAGE INC	Borrowers Name:	HUYNH, CAM NGOC
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE Tract Number: 1739 Unit: 1 Map Ref: 0 City / Muni / Twp: SAN JOSE		



Property History **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**

Prior Transfer - 06/15/2012

Recording Date:	06/15/2012	Document#:	21710279
Price:	\$290,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
Lender Name:		Buyer Vesting:	JT
Buyer Name:	HUYNH, CAM NGOC		
Seller Name:	NGO, BINH		
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: MAP94 PG19 City / Muni / Twp: SAN JOSE		

Prior Transfer - 04/07/2009

Recording Date:	04/07/2009	Document#:	20200763
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:		Buyer Vesting:	MM
Buyer Name:	NGO, BINH THANH LE		
Seller Name:	TRAN, TERESA		
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: MAP94 PG19-21 City / Muni / Twp: SAN JOSE		

Prior Transfer - 04/07/2009

Recording Date:	04/07/2009	Document#:	20200762
Price:	\$210,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
Lender Name:		Buyer Vesting:	MM
Buyer Name:	NGO, BINH		
Seller Name:	U S BANK NATIONAL ASSOCIATION		
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: MAP94 PG19-21 City / Muni / Twp: SAN JOSE		

Prior Transfer - 04/09/2008

Recording Date:	04/09/2008	Document#:	19807121
Price:	\$295,000.00	Document Type:	Trustee's Deed (Certificate of Title)
First TD:		Type of Sale:	Full Amount on Deed
Lender Name:		Buyer Vesting:	
Buyer Name:	DOWNEY SLA FA		
Seller Name:	CRUZ, RICARDO		
Legal Description:	Lot Number: 254 Subdivision: TRACT #1739 TROPICANA VILLAGE UNIT #1 Map Ref: MAP94 PG19-21		



Property History

1580 BAHAMA WAY, SAN JOSE, CA 95122-2259

Foreclosure Record - 03/12/2008

Recording Date: 03/12/2008 **Document#:** [19772717](#)
Document Type: Notice of Sale
Lender Type: **Borrowers Name:**
Vesting:
Legal Description:

Foreclosure Record - 12/05/2007

Recording Date: 12/05/2007 **Document#:** [19673053](#)
Document Type: Notice of Default
Lender Type: **Borrowers Name:**
Vesting:
Legal Description: **Lot Number:** 254
Subdivision: TROPICANA VILLAGE UNIT #1

Mortgage Record - 01/16/2007

Recording Date: 01/16/2007 **Document#:** [19264318](#)
Loan Amount: **Loan Type:**
TD Due Date: **Type of Financing:**
Lender Name:
Lender Type: **Borrowers Name:** RICARDO CRUZ AN UNMARRIED MAN AND MARIA H CRUZ AN UNMARRIED WOMAN
Vesting:
Legal Description:

Mortgage Record - 12/22/2006

Recording Date: 12/22/2006 **Document#:** [19238233](#)
Loan Amount: \$502,500.00 **Loan Type:** Negative Amortization
TD Due Date: **Type of Financing:**
Lender Name: DOWNEY SAVINGS & LOAN ASSOCIATION FA
Lender Type: **Borrowers Name:** CRUZ, RICARDO
Vesting:
Legal Description: **Lot Number:** 254
Subdivision: TROPICANA VILLAGE UNIT #1
Tract Number: 1739
Map Ref: MAP94 PG19-21
City / Muni / Twp: SAN JOSE

Prior Transfer - 12/22/2006

Recording Date: 12/22/2006 **Document#:** [19238232](#)
Price: \$251,500.00 **Document Type:** Grant Deed
First TD: **Type of Sale:** Full-Computed from Transfer Tax
First TD Doc: [19238233](#)
Lender Name:
Buyer Name: CRUZ, RICARDO **Buyer Vesting:**
Seller Name: CRUZ, RICARDO
Legal Description: **Lot Number:** 254
Subdivision: TROPICANA VILLAGE UNIT #1
Tract Number: 1739
Map Ref: MAP94 PG19-21
City / Muni / Twp: SAN JOSE

Mortgage Record - 02/22/2006

Recording Date: 02/22/2006 **Document#:** [18815753](#)
Loan Amount: **Loan Type:**
TD Due Date: **Type of Financing:**
Lender Name:
Lender Type: **Borrowers Name:** RICARDO CRUZ, AN UNMARRIED MAN
Vesting:
Legal Description:



 **Property History**

1580 BAHAMA WAY, SAN JOSE, CA 95122-2259

Mortgage Record - 01/31/2006

Recording Date:	01/31/2006	Document#:	18789728
Loan Amount:	\$409,500.00	Loan Type:	Stand Alone First
TD Due Date:		Type of Financing:	
Lender Name:	WORLD SAVINGS BANK FSB	Borrowers Name:	CRUZ, RICARDO
Lender Type:			
Vesting:	JT		
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: MAP94 PG19-21 City / Muni / Twp: SAN JOSE		

Prior Transfer - 01/31/2006

Recording Date:	01/31/2006	Document#:	18789727
Price:	\$205,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
First TD Doc:	18789728		
Lender Name:			
Buyer Name:	CRUZ, RICARDO	Buyer Vesting:	JT
Seller Name:	CRUZ, RICARDO		
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: MAP94 PG19-21 City / Muni / Twp: SAN JOSE		

Mortgage Record - 10/27/2004

Recording Date:	10/27/2004	Document#:	18068269
Loan Amount:	\$360,000.00	Loan Type:	Stand Alone First
TD Due Date:		Type of Financing:	
Lender Name:	WORLD SAVINGS BANK FSB	Borrowers Name:	CRUZ, RICARDO
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: 0 City / Muni / Twp: SAN JOSE		



 **Property History**

1580 BAHAMA WAY, SAN JOSE, CA 95122-2259

Mortgage Record - 11/10/2003

Recording Date:	11/10/2003	Document#:	17465288
Loan Amount:	\$300,000.00	Loan Type:	Stand Alone First
TD Due Date:		Type of Financing:	
Lender Name:	WORLD SAVINGS BANK FSB	Borrowers Name:	CRUZ, RICARDO
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: 0 City / Muni / Twp: SAN JOSE		

Mortgage Record - 06/18/2002

Recording Date:	06/18/2002	Document#:	16317733
Loan Amount:	\$300,000.00	Loan Type:	Stand Alone First
TD Due Date:		Type of Financing:	
Lender Name:	WORLD SVGS BANK FSB	Borrowers Name:	CRUZ, RICARDO
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: 0 City / Muni / Twp: SAN JOSE		

Mortgage Record - 04/03/2001

Recording Date:	04/03/2001	Document#:	15617781
Loan Amount:	\$217,000.00	Loan Type:	Unknown Loan Type
TD Due Date:		Type of Financing:	
Lender Name:	LONG BEACH MTG COMPANY	Borrowers Name:	CRUZ, RICARDO
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 254 Subdivision: TROPICANA VILLAGE UNIT #1 Tract Number: 1739 Map Ref: 0 City / Muni / Twp: SAN JOSE		

Mortgage Record - 05/03/1999

Recording Date:	05/03/1999	Document#:	14788873
Loan Amount:	\$169,000.00	Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:	INNOVEX MTG	Borrowers Name:	CRUZ, RICARDO
Lender Type:			
Vesting:			
Legal Description:	Subdivision: TROPICANA VILLAGE Tract Number: 1739 Legal Brief Description: TROPICANA VILLAGE LOT 254 City / Muni / Twp: SAN JOSE		



 **Property History**

1580 BAHAMA WAY, SAN JOSE, CA 95122-2259

Prior Transfer - 05/03/1999

Recording Date:	05/03/1999	Document#:	14788872
Price:	\$60,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Price Unconfirmed
First TD Doc:	14788873		
Lender Name:			
Buyer Name:	CRUZ, RICARDO	Buyer Vesting:	
Seller Name:	CANALES LUCIO		
Legal Description:	Subdivision: TROPICANA VILLAGE Tract Number: 1739 Legal Brief Description: TROPICANA VILLAGE LOT 254 City / Muni / Twp: SAN JOSE		

Mortgage Record - 08/18/1998

Recording Date:	08/18/1998	Document#:	14341077
Loan Amount:	\$6,850.00	Loan Type:	Unknown Loan Type
TD Due Date:		Type of Financing:	
Lender Name:	GOLDEN STATE MTG	Borrowers Name:	CRUZ, MARIA ARMINDA
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 254 Tract Number: 1739 Map Ref: 0		



Comparable Sales Data **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**



- | | |
|------------------------|-------------------------|
| 1: 1802 LANAI AVE | 2: 1674 MIDFIELD AVE |
| 3: 1770 TERILYN AVE | 4: 1526 PRIMM AVE |
| 5: 1344 CLIFFWOOD DR | 6: 1760 LOYOLA DR |
| 7: 1833 BERMUDA WAY | 8: 1319 S KING RD |
| 9: 1628 TAMPA WAY | 10: 1614 ORLANDO DR |
| 11: 1351 CLIFFWOOD DR | 12: 1636 S KING RD |
| 13: 1634 LONGVIEW ST | 14: 1418 CLIFFWOOD DR |
| 15: 1811 EVERGLADE AVE | 16: 1672 CHRISTOPHER ST |
| 17: 1363 CLIFFWOOD DR | 18: 1612 JUNE AVE |

Area Sales Analysis

Total Area Sales	18	Median # of Bedrooms	3
Median Lot Size	5,428	Median # of Baths	1
Median Living Area	1,000	Median Year Built	1959
Price Range - 2 Yrs	\$475,000.00 to \$720,000.00	Age Range	53 to 59
Median Value	\$632,000.00	Median Age	59



Comparable Sales Data **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**

ALTAMIRANO ZEFERINO F; CANELA JULIAN
1580 BAHAMA WAY, SAN JOSE, CA 95122-2259
APN: 486-04-037 - SANTA CLARA COUNTY

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1 1802 LANAI AVE	01/11/2018	\$636,000.00	\$611.00	1040	5/3/2	1959	6100		.31
Site Address:	SAN JOSE, CA 95122-2214			APN:	491-18-081				
Doc Type:	Grant Deed			Document #:	23847208				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	NGUYEN, HAI - NGO, DUyen			Seller Name:	NGO, DUyen - MAI, NHUNG BACH				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 592						Unit: 2		
	Map Ref: MB97 PG38-40								
	Subdivision Name: TROPICANA VILLAGE								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2 1674 MIDFIELD AVE	12/28/2017	\$660,000.00	\$687.00	960	5/3/1	1959	5000		.33
Site Address:	SAN JOSE, CA 95122-2218			APN:	486-01-023				
Doc Type:	Grant Deed			Document #:	23837355				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	HENDERSON, SEAN - HENDERSON, AMANDA			Seller Name:	KOJOURI, KOURSH - MALEKIAN, MARYAM				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 441			Tract Number: 1790			Unit: 2		
	Map Ref: MB97 PG38-40								
	City/Muni/Twp: SAN JOSE								
	Subdivision Name: TROPICANA VILLAGE								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3 1770 TERILYN AVE	12/22/2017	\$575,000.00	\$552.00	1040	5/3/2	1959	5000		.34
Site Address:	SAN JOSE, CA 95122-2252			APN:	486-01-057				
Doc Type:	Grant Deed			Document #:	23834460				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	FERNANDEZ, HERMINIO			Seller Name:	MOJICA, RAY P - MOJICA, GLORIA E				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 469			Tract Number: 1790			Unit: 2		
	Map Ref: MB97 PG38-40								
	City/Muni/Twp: SAN JOSE								
	Subdivision Name: TROPICANA VILLAGE								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4 1526 PRIMM AVE	12/14/2017	\$565,000.00	\$588.00	960	5/3/1	1959	5555		.17
Site Address:	SAN JOSE, CA 95122-2276			APN:	486-05-011				
Doc Type:	Grant Deed			Document #:	23828105				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	CORTEZ, JORGE A RAMIREZ - LEON, KARLA			Seller Name:	CAMACHO, JESUS MENDEZ				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 135			Tract Number: 1739			Unit: 1		
	Map Ref: MB94 PG19-21								
	City/Muni/Twp: SAN JOSE								
	Subdivision Name: TROPICANA VILLAGE								



Comparable Sales Data **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5 1344 CLIFFWOOD DR	12/07/2017	\$650,000.00	\$677.00	960	5/3/1	1959	6000		.29
Site Address:	SAN JOSE, CA 95122-2028			APN:	486-17-077				
Doc Type:	Grant Deed			Document #:	23821195				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	LE, DINH - LE, JASMINE			Seller Name:	NGUYEN, THUAN M				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 951 Map Ref: MAP103 PG51 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #2219								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6 1760 LOYOLA DR	11/27/2017	\$720,000.00	\$692.00	1040	5/3/2	1959	5356		.17
Site Address:	SAN JOSE, CA 95122-2047			APN:	486-15-050				
Doc Type:	Grant Deed			Document #:	23811565				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	CASTILLO, STEVE - CASTILLO, VAN			Seller Name:	RESERVED ASSET HOLDINGS LLC				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 1046 Map Ref: MAP103 PG51-53 City/Muni/Twp: SAN JOSE Subdivision Name: TROPICANA VILLAGE Tract Number: 2219 Unit: 3								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7 1833 BERMUDA WAY	10/30/2017	\$640,000.00	\$498.00	1283	6/3/2	1965	5150		.32
Site Address:	SAN JOSE, CA 95122-1704			APN:	491-27-071				
Doc Type:	Grant Deed			Document #:	23788812				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	VAN PHAM, CANH - PHAM, HUYEN THI LE			Seller Name:	SIMS WALSH, EMELITA T - SIMS, EMELITA T				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 70 Map Ref: MAP179 PG7 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #2588								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8 1319 S KING RD	10/26/2017	\$550,000.00	\$528.00	1040	5/3/2	1959	5886		.25
Site Address:	SAN JOSE, CA 95122-2149			APN:	486-09-060				
Doc Type:	Grant Deed			Document #:	23786031				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	AHMED, ISRAR			Seller Name:	PETERS, LOUIS JOSEPH - PETERS, JOHN M				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 315 Map Ref: MAP94 PG19-21 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #1739 TROPICANA VILLAGE UNIT #1								



Comparable Sales Data **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9 1628 TAMPA WAY	10/18/2017	\$675,000.00	\$450.00	1499	6/3/3	1959	5886		.08
Site Address:	SAN JOSE, CA 95122-2242			APN:	486-03-050				
Doc Type:	Grant Deed			Document #:	23778817				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	CARRANZA, JONATHAN G SARABIA			Seller Name:	ARAIZA, JOSE GUILLERMO - ARAIZA, SILVIA				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 728 Map Ref: MAP97 PG38-40 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #1790 TROPICAN VILLAGE UNIT #2								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
10 1614 ORLANDO DR	10/04/2017	\$673,000.00	\$701.00	960	5/3/1	1959	5150		.12
Site Address:	SAN JOSE, CA 95122-2064			APN:	486-13-055				
Doc Type:	Grant Deed			Document #:	23769245				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	GUERRERO, IVAN BLANCO - ZAMORA, AIDA MARIN			Seller Name:	BARRIOS, ALEJANDRINO PEREZ - LEAL, MARINA HERRERA				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 1164 Map Ref: MAP103 PG51-53 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #2219 TROPICANA VILLAGE UNIT #3								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
11 1351 CLIFFWOOD DR	09/22/2017	\$525,000.00	\$546.00	960	5/3/1	1959	5000		.27
Site Address:	SAN JOSE, CA 95122-2029			APN:	486-12-028				
Doc Type:	Grant Deed			Document #:	23760149				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	NGUYEN, MINH CHAU LE - VU, HUY			Seller Name:	EVANS, DOUGLAS OWEN - THE ROBERT E WOLF & LENORA WOLF TRUST,				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 947 Map Ref: MAP103 PG51-53 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #2219 TROPICANA VILLAGE UNIT #3								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
12 1636 S KING RD	09/22/2017	\$645,000.00	\$620.00	1040	5/3/2	1959	5562		.09
Site Address:	SAN JOSE, CA 95122-2224			APN:	486-13-012				
Doc Type:	Grant Deed			Document #:	23760380				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	SINGH, RAVNEET - SINGH, DALJIT			Seller Name:	LY, VIET Q				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 1207 Map Ref: MAP103 PG51-53 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #2219 TROPICANA VILLAGE UNIT #3								



Comparable Sales Data **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
13 1634 LONGVIEW ST	09/21/2017	\$590,000.00	\$614.00	960	5/3/1	1959	5500		.32
Site Address:	SAN JOSE, CA 95122-2126			APN:	486-09-108				
Doc Type:	Grant Deed			Document #:	23758663				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	PEREZ VAZQUEZ, ARACELI FONSECA - TAPIA, JOSE ANTONIO ALCARAZ			Seller Name:	KIM, DOUGLAS - LEE, HANNAH				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 376 Map Ref: MAP94 PG19-21 City/Muni/Twp: SAN JOSE Subdivision Name: TROPICANA VILLAGE UNIT #1								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
14 1418 CLIFFWOOD DR	09/21/2017	\$628,000.00	\$654.00	960	5/3/1	1959	5000		.25
Site Address:	SAN JOSE, CA 95122-2030			APN:	486-17-070				
Doc Type:	Grant Deed			Document #:	23758889				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	JUNG, YOUNG HO - KIM, SUNG JA			Seller Name:	JAYDEN ESTATES LLC				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 958 Map Ref: MAP103 PG51-53 City/Muni/Twp: SAN JOSE Subdivision Name: TROPICANA VILLAGE Tract Number: 2219 Unit: 3								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
15 1811 EVERGLADE AVE	09/08/2017	\$544,000.00	\$566.00	960	5/3/1	1959	5150		.32
Site Address:	SAN JOSE, CA 95122-2040			APN:	486-12-015				
Doc Type:	Grant Deed			Document #:	23748501				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	SINGLA, SANJEEV K - SINGLA, ANITA			Seller Name:	MORA, ISRAEL - MADERA, OLGA				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 914 Map Ref: MAP103 PG51-53 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #2219 TROPICANA VILLAGE UNIT #3								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
16 1672 CHRISTOPHER ST	09/06/2017	\$662,000.00	\$636.00	1040	5/3/2	1959	5777		.19
Site Address:	SAN JOSE, CA 95122-2109			APN:	486-04-062				
Doc Type:	Grant Deed			Document #:	23745612				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	VAN LE, CU - DANG, DUY PHAM LE			Seller Name:	ZHI, CONG - ZHU, CHAOGANG				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 279 Map Ref: MAP94 PG19-21 City/Muni/Twp: SAN JOSE Subdivision Name: TRACT #1739 TROPICANA UNIT #1								



Comparable Sales Data **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
17 1363 CLIFFWOOD DR	08/18/2017	\$475,000.00	\$494.00	960	5/3/1	1959	5000		.26
Site Address:	SAN JOSE, CA 95122-2029			APN:	486-12-029				
Doc Type:	Grant Deed			Document #:	23732731				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	ARGUETA, ANA - EDITH, ANA			Seller Name:	GUILLEN, CRISTINA				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 946			Tract Number: 2219			Unit: 3		
	Map Ref: MAP103 PG51-53								
	City/Muni/Twp: SAN JOSE								
	Subdivision Name: TROPICANA VILLAGE								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
18 1612 JUNE AVE	08/17/2017	\$610,000.00	\$586.00	1040	5/3/2	1959	5800		.11
Site Address:	SAN JOSE, CA 95122-2211			APN:	486-02-022				
Doc Type:	Grant Deed			Document #:	23728356				
Price Code:	R			Use Code:	Single Family Residential				
Buyer Name:	GONZAGA, DONNA JOYCE V - CABRERA, CARLA JEAN			Seller Name:	HAM, YSIDRO - HARO, TERESA				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 158								
	Map Ref: MAP94 PG19-21								
	City/Muni/Twp: SAN JOSE								
	Subdivision Name: TRACT #1739 TROPICANA VILLAGE UNIT #1								



Summary Comparables **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**

ALTAMIRANO ZEFERINO F; CANELA JULIAN
1580 BAHAMA WAY, SAN JOSE, CA 95122-2259
APN: 486-04-037 - SANTA CLARA COUNTY

Year Built:		1959	Lot:	5,300 SF	Bld/Area:	1306	Pool:	RM/BR/Bth:	6/3/2	
#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	1802 LANAI AVE	01/11/2018	\$636,000.00	\$611.00	1,040	5/3/2	1959	6100		.31
2	1674 MIDFIELD AVE	12/28/2017	\$660,000.00	\$687.00	960	5/3/1	1959	5000		.33
3	1770 TERILYN AVE	12/22/2017	\$575,000.00	\$552.00	1,040	5/3/2	1959	5000		.34
4	1526 PRIMM AVE	12/14/2017	\$565,000.00	\$588.00	960	5/3/1	1959	5555		.17
5	1344 CLIFFWOOD DR	12/07/2017	\$650,000.00	\$677.00	960	5/3/1	1959	6000		.29
6	1760 LOYOLA DR	11/27/2017	\$720,000.00	\$692.00	1,040	5/3/2	1959	5356		.17
7	1833 BERMUDA WAY	10/30/2017	\$640,000.00	\$498.00	1,283	6/3/2	1965	5150		.32
8	1319 S KING RD	10/26/2017	\$550,000.00	\$528.00	1,040	5/3/2	1959	5886		.25
9	1628 TAMPA WAY	10/18/2017	\$675,000.00	\$450.00	1,499	6/3/3	1959	5886		.08
10	1614 ORLANDO DR	10/04/2017	\$673,000.00	\$701.00	960	5/3/1	1959	5150		.12
11	1351 CLIFFWOOD DR	09/22/2017	\$525,000.00	\$546.00	960	5/3/1	1959	5000		.27
12	1636 S KING RD	09/22/2017	\$645,000.00	\$620.00	1,040	5/3/2	1959	5562		.09
13	1634 LONGVIEW ST	09/21/2017	\$590,000.00	\$614.00	960	5/3/1	1959	5500		.32
14	1418 CLIFFWOOD DR	09/21/2017	\$628,000.00	\$654.00	960	5/3/1	1959	5000		.25
15	1811 EVERGLADE AVE	09/08/2017	\$544,000.00	\$566.00	960	5/3/1	1959	5150		.32
16	1672 CHRISTOPHER ST	09/06/2017	\$662,000.00	\$636.00	1,040	5/3/2	1959	5777		.19
17	1363 CLIFFWOOD DR	08/18/2017	\$475,000.00	\$494.00	960	5/3/1	1959	5000		.26
18	1612 JUNE AVE	08/17/2017	\$610,000.00	\$586.00	1,040	5/3/2	1959	5800		.11



Neighborhood Overview **1580 BAHAMA WAY, SAN JOSE, CA 95122-2259**

Nearby Neighbors

ALTAMIRANO ZEFERINO F; CANELA JULIAN			
1580 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-037		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,306	Lot Size:	5,300 SF
Year Built:	1959	Garage:	

PEREZ, JAVIER A			
1570 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-038		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	5,300 SF
Year Built:	1959	Garage:	G

HUYNH, BICH NGOC; HUYNH, TRANG THU			
1590 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-036		
Bedrooms:	4	Bathrooms:	3
Square Feet:	2,002	Lot Size:	5,400 SF
Year Built:	2016	Garage:	G

HERNANDEZ MARGARITA L; HERNANDEZ NANCY			
1571 S KING RD , SAN JOSE , CA , 95122			
APN:	486-04-085		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	5,777 SF
Year Built:	1959	Garage:	G

REED WILLIAM H AND JANE A (TRUSTEE)			
1562 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-039		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	5,300 SF
Year Built:	1959	Garage:	G

RAMIREZ RUFUGIO			
1598 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-035		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	4,320 SF
Year Built:	1959	Garage:	G

PHAM THANH T AND NGUYEN JOE MINH			
1583 S KING RD , SAN JOSE , CA , 95122			
APN:	486-04-086		
Bedrooms:	5	Bathrooms:	3
Square Feet:	1,534	Lot Size:	5,300 SF
Year Built:	1959	Garage:	G

PHAM LIEM			
1559 S KING RD , SAN JOSE , CA , 95122			
APN:	486-04-084		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	5,777 SF
Year Built:	1959	Garage:	G

RAMIREZ BERTA C; BERRIOS OSCAR A			
1547 S KING RD , SAN JOSE , CA , 95122			
APN:	486-04-083		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	5,777 SF
Year Built:	1959	Garage:	G

CRUZ JR, MANUEL B; THE MANUEL B CRUZ JR 2017 REVOCABLE TRUS,			
1595 S KING RD , SAN JOSE , CA , 95122			
APN:	486-04-087		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	6,322 SF
Year Built:	1960	Garage:	G

FELIX JESUS C (TRUSTEE)			
1554 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-040		
Bedrooms:	4	Bathrooms:	2
Square Feet:	1,301	Lot Size:	5,400 SF
Year Built:	1959	Garage:	G

RAMIREZ ANGEL P AND PENA MARIA			
1581 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-032		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	5,886 SF
Year Built:	1959	Garage:	G

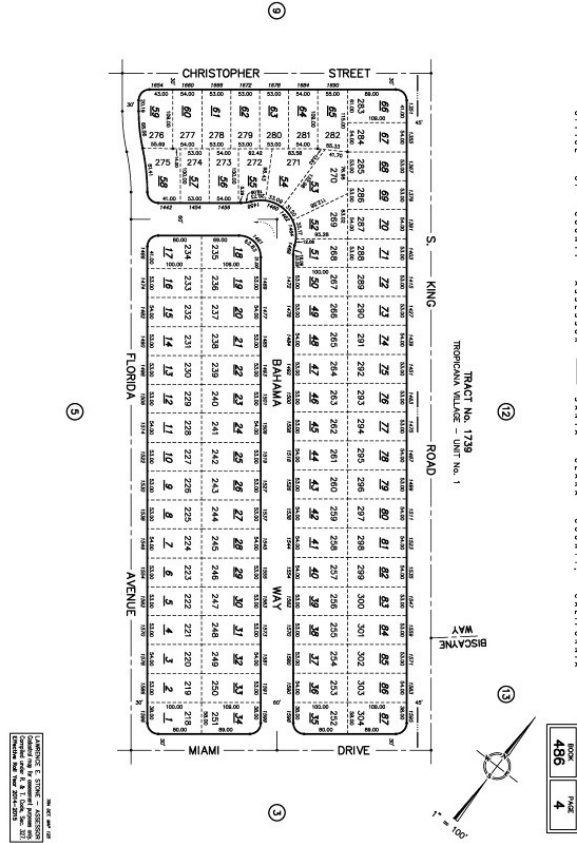
ALVAREZ ENRIQUE			
1573 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-031		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	5,777 SF
Year Built:	1959	Garage:	G

HUANG STEVE X AND HAN DUAN			
1591 BAHAMA WAY , SAN JOSE , CA , 95122			
APN:	486-04-033		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,514	Lot Size:	5,777 SF
Year Built:	1959	Garage:	G

GUILLINZ MARIA			
1535 S KING RD , SAN JOSE , CA , 95122			
APN:	486-04-082		
Bedrooms:	3	Bathrooms:	2
Square Feet:	1,040	Lot Size:	5,886 SF
Year Built:	1960	Garage:	G



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