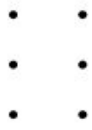


COMPASS

Date: 07/14/2020
Property: 3572 ERIS CT, WALNUT CREEK, CA 94598-4669
APN: 138-020-030-1
County: CONTRA COSTA

Prepared
By:

Compass
susan@thisfeelslikehome.com
1646 N. California Blvd #101
Walnut Creek, CA, 94596
susan@thisfeelslikehome.com



Property Details



Subject Property Location

Property Address 3572 ERIS CT
 City, State & Zip WALNUT CREEK, CA 94598-4669
 County CONTRA COSTA COUNTY
 Mailing Address 3572 ERIS CT, WALNUT CREEK, CA 94598-4669
 Map Reference
 Thomas Bros Pg-Grid 613-3A

Report Date: 07/14/2020
 Order ID: R7877494

Property Use Single Family Residential
 Parcel Number 138-020-030-1
 Census Tract 3553.02

Legal Description

Lot	
Section/Block	/
Tract No	6471
Abbrev. Description	T6471 L19

Current Ownership Information

Owner Name(s)	PIERCE THEODORE M & ANNE R	Sale Price	\$571,000
		Sale Date	04/08/1998
		Recording Date	04/16/1998
Vesting	Community Property (Marital Community)	Recorder Doc #	98-081505
		Book/Page	

Latest Full Sale Information

Owner Name(s)	PIERCE, THEODORE M; PIERCE, ANNE R	Sale Price	\$571,000
		Sale Date	04/08/1998
		Recording Date	04/16/1998
Vesting	Community Property (Marital Community)	Recorder Doc #	98-081505
		Book/Page	

Financing Details at Time of Purchase

1	Loan Amount	\$321,000	Origination Lender Name	NORWEST MTG
	Loan Type		Recording Doc #	

Loan Officer Insights

No details available

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	12/16/2011	RPM MORTGAGE INC	\$357,000	NO
2	08/28/2009	CITIBANK NA	\$250,000	NO
3	08/26/2009	CITIMORTGAGE INC	\$283,000	NO
4	04/18/2003	HSBC MORTGAGE CORPORATION USA	\$305,900	NO
5	04/16/1998	NORWEST MTG	\$321,000	YES

Estimated Current Value Range



Date As of: 07/14/2020 \$1,541,197 - \$2,031,578

Property Characteristics

	Bedrooms	6	Year Built	1985	Living Area (SF)	3,689
	Bathrooms/Partial	3.5	Garage/No. of Cars	Garage/2	Price (\$/SF)	\$155/SF
	Total Rooms	14	Stories/Floors	2 Stories	Lot Size (SF/AC)	9,990/.23
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	

Roof Material/Type		Basement Type/Area		Heat Type	
Foundation Type		Style		A/C	
Property Type	Residential	View	No view	Elevator	
Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2019	Tax Year	2019	Tax Exemption	
	Total Taxable Value	\$817,319	Tax Amount	\$9,907	Tax Rate Area	9-008
	Land Value	\$370,012	Tax Account ID			
	Improvement Value	\$447,307	Tax Status	No Delinquency Found		
	Improvement Ratio	54.73%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

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Transaction History

COMPASS

Subject Property Location

Report Date: 07/14/2020

Property Address 3572 ERIS CT
 City, State & Zip WALNUT CREEK, CA 94598-4669
 County CONTRA COSTA COUNTY
 Mailing Address 3572 ERIS CT, WALNUT CREEK, CA 94598-4669
 Map Reference

Property Use Single Family Residential
 Parcel Number 138-020-030-1

Legal Description	
Lot	
Section/Block	/
Tract No	6471
Abbrev. Description	T6471 L19

Current Ownership Information			
Owner Name(s)	PIERCE THEODORE M & ANNE R	Sale Price	\$571,000
		Sale Date	04/08/1998
		Recording Date	04/16/1998
Vesting	Community Property (Marital Community)	Recorder Doc #	98-081505
		Book/Page	

Loan Officer Insights	
No details available	


Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	01/31/2012	Release	Full Release with Legal Description	\$283,000	2012-022671	PIERCE, ANNA R; PIERCE, THEODORE M	
2	01/25/2012	Release	Full Release with Legal Description	\$250,000	2012-017550	PIERCE, ANNE R; PIERCE, THEODORE M	
3	12/16/2011	Mortgage	Conventional	\$357,000	2011-274670	PIERCE, THEODORE M; PIERCE, ANNE R	
4	09/03/2009	Release	Full Release with Legal Description	\$305,900	2009-212238	PIERCE, ANNE R; PIERCE, THEODORE M	
5	08/28/2009	Mortgage	Credit Line	\$250,000	2009-208054	PIERCE, THEODORE M; PIERCE, ANNE R	
6	08/26/2009	Mortgage	Unknown Loan Type	\$283,000	2009-205446	PIERCE, THEODORE M; PIERCE, ANNA R	
7	04/18/2003	Mortgage	Unknown Loan Type	\$305,900	2003-178536	PIERCE, THEODORE M; PIERCE, ANNE R	
8	04/16/1998	Mortgage		\$321,000		PIERCE, THEODORE M; PIERCE, ANNE R	
9	04/16/1998	Deed	Grant Deed	\$571,000	98-081505	PIERCE, THEODORE M; PIERCE, ANNE R	CUTTING MARSHALL J & CHRISTY E; MARSHALL J & CHRISTY E CUTTING REVOCABLE
10	03/05/1998	Deed	Intra-family Transfer or Dissolution		98-045245	CUTTING, MARSHALL J; CUTTING, CHRISTY E	CUTTING MARSHALL J & CHRISTY E

Transaction Details

Mortgage Release

	Transaction ID	1	Recorder Doc Number	2012-022671	Loan Amount	\$283,000
	Effective Date	01/27/2012	Document Type	Release	Origination Doc #	2009-205446
	Borrower(s) Name	PIERCE, ANNA R; PIERCE, THEODORE M	Document Description	Full Release with Legal Description	Origination Recording Date	08/26/2009
	Current Lender	VERDUGO TRUSTEE SERVICE CORPORATION	Recording Date	01/31/2012	Original Lender	CITIMORTGAGE INC

Mortgage Release

	Transaction ID	2	Recorder Doc Number	2012-017550	Loan Amount	\$250,000
	Effective Date	01/23/2012	Document Type	Release	Origination Doc #	2009-208054
	Borrower(s) Name	PIERCE, ANNE R; PIERCE, THEODORE M	Document Description	Full Release with Legal Description	Origination Recording Date	08/28/2009
	Current Lender	VERDUGO TRUSTEE SERVICE CORPORATION	Recording Date	01/25/2012	Original Lender	CITIBANK NA

Mortgage

	Transaction ID	3	Recorder Doc Number	2011-274670	Recorder Book/Page	
	Mortgage Date	12/07/2011	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$357,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	12/16/2011	1st Periodic Cap Rate	
	Origination Lender Name	RPM MORTGAGE INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	01/01/2027	IO Period	
	Borrower 1	PIERCE, THEODORE M	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	PIERCE, ANNE R	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage Release


	Transaction ID	4	Recorder Doc Number	2009-212238	Loan Amount	\$305,900
	Effective Date	08/28/2009	Document Type	Release	Origination Doc #	2003-178536
	Borrower(s) Name	PIERCE, ANNE R; PIERCE, THEODORE M	Document Description	Full Release with Legal Description	Origination Recording Date	04/18/2003
	Current Lender	HSBC BANK USA, N.A.	Recording Date	09/03/2009	Original Lender	HSBC MORTGAGE CORP USA

Transaction Details (cont.) (2)

Mortgage


	Transaction ID	5	Recorder Doc Number	2009-208054	Recorder Book/Page	
	Mortgage Date	08/19/2009	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$250,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	08/28/2009	1st Periodic Cap Rate	
	Origination Lender Name	CITIBANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	PIERCE, THEODORE M	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	PIERCE, ANNE R	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Community Property (Marital Community)				

Mortgage


	Transaction ID	6	Recorder Doc Number	2009-205446	Recorder Book/Page	
	Mortgage Date	08/19/2009	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$283,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	08/26/2009	1st Periodic Cap Rate	
	Origination Lender Name	CITIMORTGAGE INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	09/01/2024	IO Period	
	Borrower 1	PIERCE, THEODORE M	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	PIERCE, ANNA R	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (3)

Mortgage

	Transaction ID	7	Recorder Doc Number	2003-178536	Recorder Book/Page	
	Mortgage Date	03/31/2003	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$305,900	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	04/18/2003	1st Periodic Cap Rate	
	Origination Lender Name	HSBC MORTGAGE CORPORATION USA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/01/2033	IO Period	
	Borrower 1	PIERCE, THEODORE M	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	PIERCE, ANNE R	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Community Property (Marital Community)				

Mortgage


	Transaction ID	8	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$321,000	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	04/16/1998	1st Periodic Cap Rate	
	Origination Lender Name	NORWEST MTG	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/01/2028	IO Period	
	Borrower 1	PIERCE, THEODORE M	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	PIERCE, ANNE R	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Community Property (Marital Community)				

Transaction Details (cont.) (4)

Transfer

	Transaction ID	9	Recorder Doc Number	98-081505	Partial Interest Transferred	
	Sale Date	04/08/1998	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$571,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/16/1998	Property Use	
	Buyer 1	PIERCE, THEODORE M	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Community Property (Marital Community)
	Buyer 2	PIERCE, ANNE R	Buyer 2 Entity		Buyer Mailing Address	3572 ERIS CT, WALNUT CREEK, CA 94598-4669
	Seller 1	CUTTING MARSHALL J & CHRISTY E	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	
	Seller 2	MARSHALL J & CHRISTY E CUTTING REVOCABLE	Seller 2 Entity	Revocable Trust	Legal City/ Muni/ Township	WALNUT CREEK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	TRACT 6471 LOT 19/ / /			Title Company Name	FIDELITY NATIONAL TITLE CO

Transfer

	Transaction ID	10	Recorder Doc Number	98-045245	Partial Interest Transferred	
	Sale Date	02/27/1998	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/05/1998	Property Use	
	Buyer 1	CUTTING, MARSHALL J	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Revocable Trust
	Buyer 2	CUTTING, CHRISTY E	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	3572 ERIS CT, WALNUT CREEK, CA 94598-4669
	Seller 1	CUTTING MARSHALL J & CHRISTY E	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	3572 ERIS CT, WALNUT CREEK, CA 94598-4669
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	WALNUT CREEK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	TRACT 6471 LOT 19/ / /			Title Company Name	

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



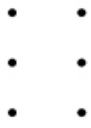
Mortgage Release

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Assessor Map

COMPASS

Subject Property Location

Property Address 3572 ERIS CT
 City, State & Zip WALNUT CREEK, CA 94598-4669
 County CONTRA COSTA COUNTY
 Mailing Address 3572 ERIS CT, WALNUT CREEK, CA 94598-4669
 Map Reference

Report Date: 07/14/2020
 Order ID: R7877496

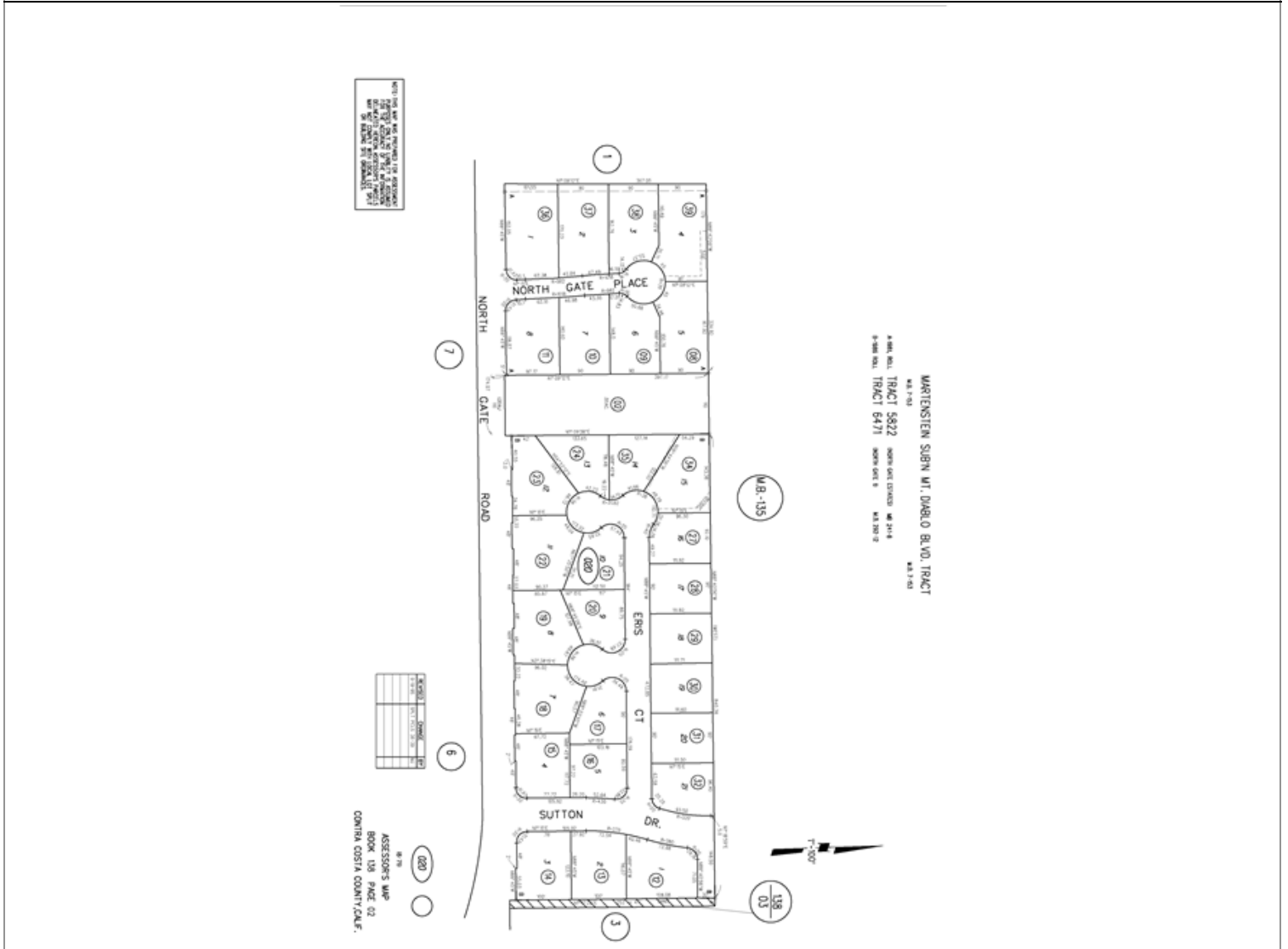
Property Use Single Family Residential
 Parcel Number 138-020-030-1



Click here to get the map in PDF



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