


7932 Pearl St, Ventura, CA 93004-4015, Ventura County

APN: 087-0-182-155 CLIP: 2312728011

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	\$166,000	00/1987
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,423	6,534	1987	SFR	

OWNER INFORMATION			
Owner Name	Olson John Trust	Tax Billing Zip	93004
Mail Owner Name	Olson John Trust	Tax Billing Zip+4	4015
Tax Billing Address	7932 Pearl St	Owner Occupied	Yes
Tax Billing City & State	Ventura, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$948,302	School District	VENTURA UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	66 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	46 / 100	Walkable Score	64 / 100
Total Incidents (1 yr)	78	Q1 Home Price Forecast	\$980,754
Standardized Test Rank	47 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
Zip Code	93004	School District	Ventura
Carrier Route	C058	Comm College District Code	Ventura Jt
Zoning	RPD-6U	Census Tract	14.01
Tract Number	388600	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	087-0-182-155	Tax Area	05125
Exemption(s)	Homeowner	Lot	65
% Improved	65%		
Legal Description	N-TRACT: 388600 : LOT: 65 MAPN R: 104MR 51		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$311,457	\$305,350	\$299,363
Assessed Value - Land	\$109,001	\$106,863	\$104,767
Assessed Value - Improved	\$202,456	\$198,487	\$194,596
YOY Assessed Change (\$)	\$6,107	\$5,987	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,079		
2022	\$3,133	\$54	1.76%
2023	\$3,368	\$235	7.51%

CHARACTERISTICS			
County Land Use	Tract Single Fam Res	Full Baths	2
Universal Land Use	SFR	Dining Rooms	1
Lot Acres	0.15	Other Rooms	Dining Room
Lot Area	6,534	Fireplaces	1
Building Sq Ft	1,423	Garage Type	Garage
Gross Area	1,423	Garage Sq Ft	509
Stories	1	Parking Type	Type Unknown
Total Rooms	5	Parking Spaces	2
Bedrooms	2	Year Built	1987
Total Baths	2	# of Buildings	1

SELL SCORE			
Rating	Moderate	Value As Of	2024-10-20 04:33:08
Sell Score	575		

ESTIMATED VALUE			
RealAVM™	\$800,100	Confidence Score	96
RealAVM™ Range	\$753,800 - \$846,300	Forecast Standard Deviation	6
Value As Of	10/07/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	3625	Cap Rate	3.6%
Estimated Value High	3983	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	3267		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/07/1987	Sale Type	Full
Sale Date	00/1987	Deed Type	Grant Deed
Sale Price	\$166,000	Owner Name	Olson John Trust
Price Per Square Feet	\$116.65	Seller	Stonehedge Ltd
Document Number	162124		

Recording Date	08/13/2024	08/12/2024	01/14/2015	02/11/2002	02/08/2002
Sale Date	08/12/2024	08/12/2024	01/08/2015	02/01/2002	02/01/2002
Sale Price					
Nominal	Y	Y	Y	Y	Y
Buyer Name	Olson John Trust	Olson John L	Olson John L & Sherry J	Olson John L & Sherry J	Olson Trust
Seller Name	Olson John L	Olson Sherry J	Olson Family Trust	Olson Trust	Olson John L & Sherry J
Document Number	54256	54097	4784	32895	31764
Document Type	Grant Deed	Affidavit	Grant Deed	Grant Deed	Grant Deed

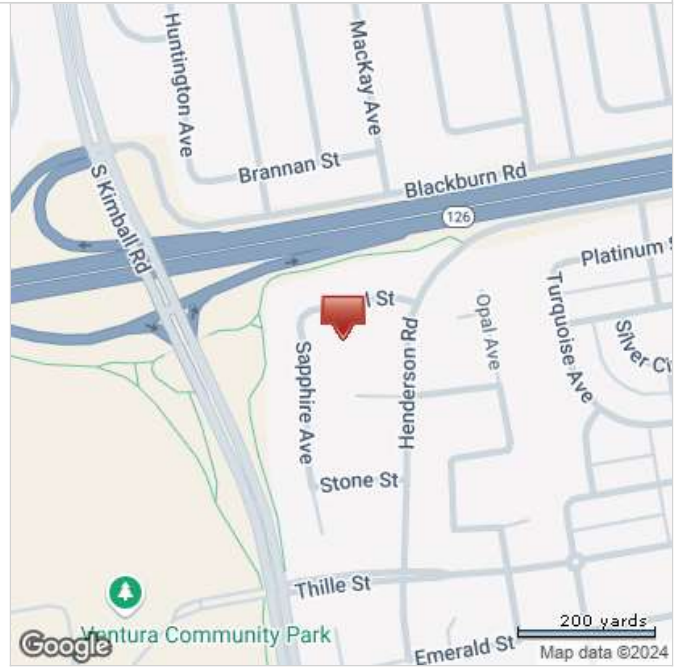
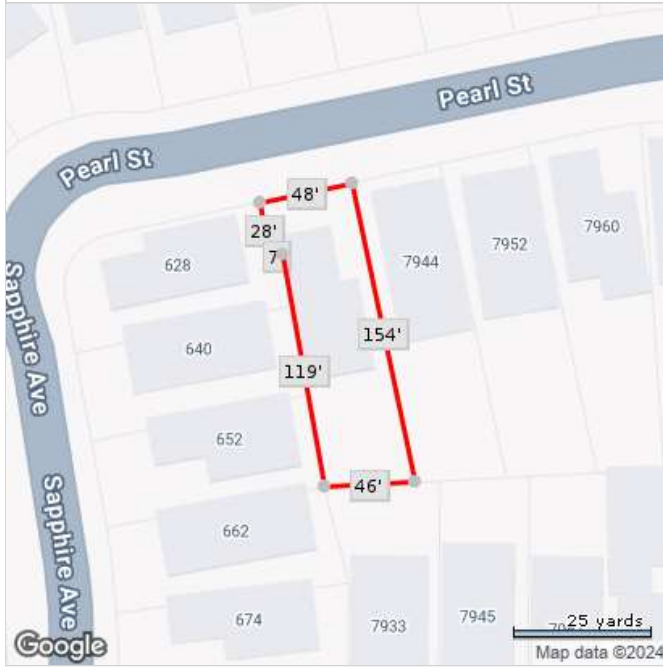
Recording Date	11/03/2000	09/08/2000	10/07/1987
Sale Date	08/29/2000	08/29/2000	00/1987
Sale Price			\$166,000
Nominal	Y	Y	
Buyer Name	Olson Trust	Olson John L & Sherry J	Olson John L & Sherry J
Seller Name	Olson John L & Sherry J	Olson Trust	Stonehedge Ltd
Document Number	173964	142634	162124
Document Type	Grant Deed	Grant Deed	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	10/19/2016	01/14/2015	04/09/2010	02/26/2008	02/09/2005
Mortgage Amount	\$370,000	\$377,300	\$396,000	\$400,000	\$401,600
Mortgage Lender	Wells Fargo Bk Na	Wells Fargo Bk Na	Flagstar Bk Fsb	Allstate Lending Grp	Option One Mtg Corp
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	10/23/2002	10/23/2002	02/08/2002
Mortgage Amount	\$37,000	\$332,000	\$280,500
Mortgage Lender	Ameriquist Mtg Corp	Ameriquist Mtg Corp	Capitol Commerce Mtg
Mortgage Code	Conventional	Conventional	Conventional

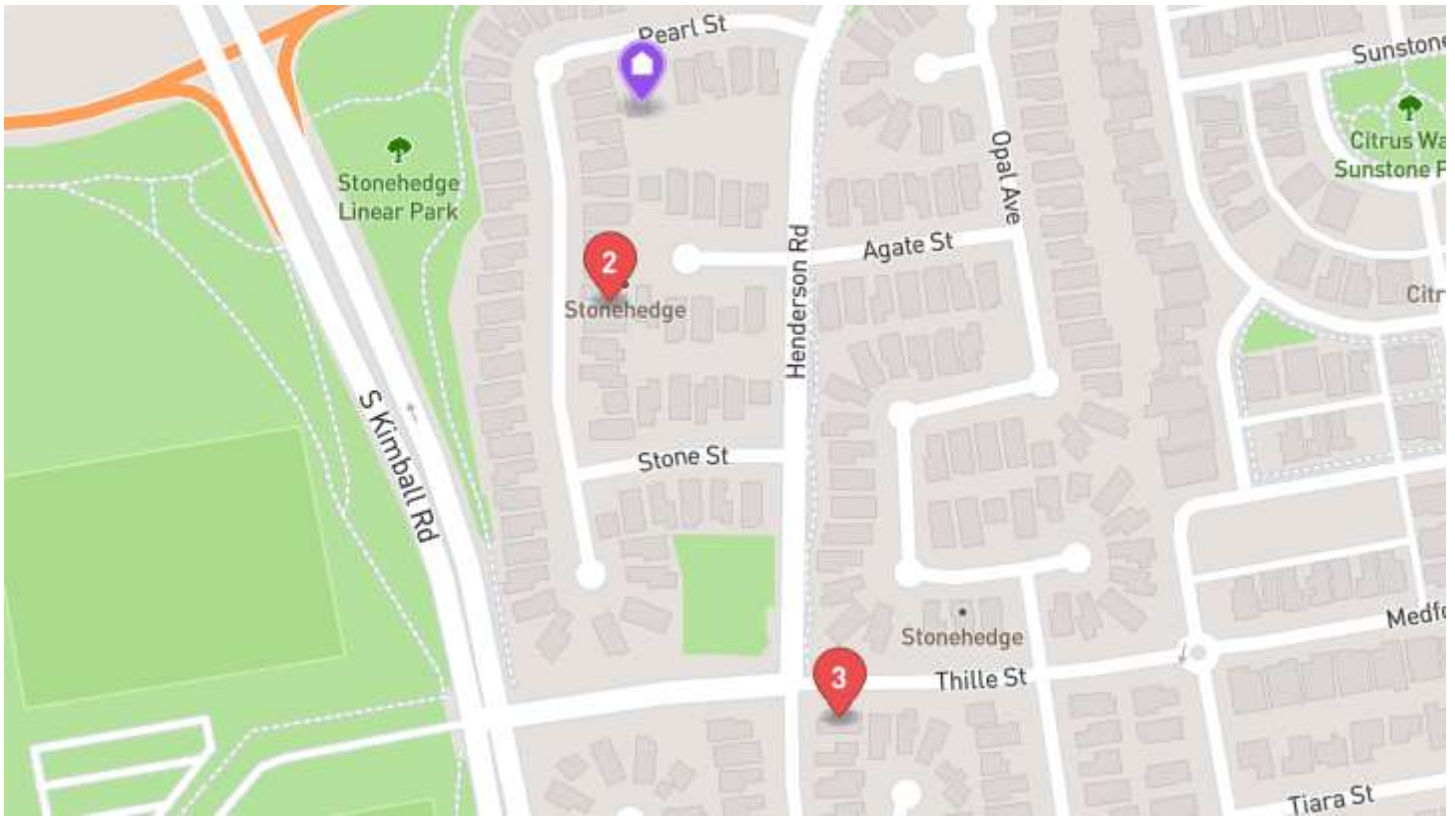
FORECLOSURE HISTORY		
Document Type	Notice Of Default	Notice Of Default
Default Date	12/28/2004	11/24/2004
Recording Date	12/30/2004	11/29/2004
Document Number	345069	315376
Default Amount	\$17,598	\$2,466

PROPERTY MAP



*Lot Dimensions are Estimated

Map of Comparable Listings



STATUS: S = CLOSED

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	7932 Pearl St	-	-	-	-
2	S	716 Sapphire Avenue	2	2.00	1,423.0	\$875,000
3	S	7594 Henderson Road	2	2.00	1,423.0	\$900,000

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
716 Sapphire Avenue	3/28/24	2	2.00	1,423.0	\$875,000	\$615
7594 Henderson Road	8/22/24	2	2.00	1,423.0	\$900,000	\$632
Averages				1,423	\$887,500	\$624

Sold Property Analysis

Averages

102.96%

Homes sold for an average of 102.96% of their list price.

5 Days on market

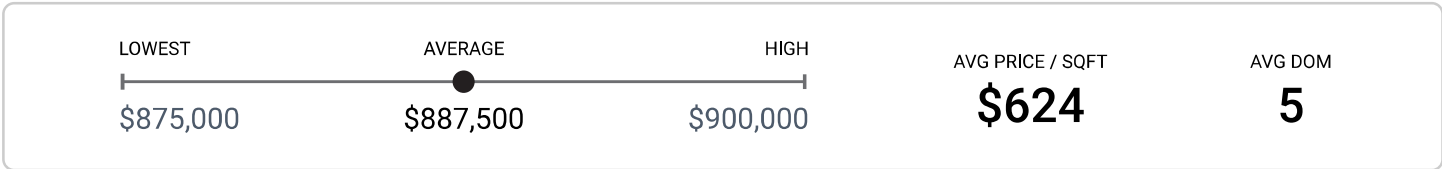
It took an average of 5 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
716 Sapphire Avenue	\$849,000	\$875,000	103.06%	5	\$615
7594 Henderson Road	\$875,000	\$900,000	102.86%	5	\$632
Averages	\$862,000	\$887,500	102.96%	5	\$624

Comparable Property Statistics

S 2 Sold Listings



716 Sapphire Avenue Ventura, CA 93004

MLS #V1-22145

\$875,000

CLOSED 3/28/24

2 Beds 2.00 Baths

1,423.0 Sq. Ft. (\$615 / sqft)

Year Built 1987

Days on market: 5



Details

Prop Type: Single Family Residence

County: Ventura

Area: VC28 - Wells Rd. East to City Limit

Subdivision: Stonehedge 6 - 3886

Full baths: 2.0

Acres: 0.1181

Lot Size (sqft): 5,144

Garages: 2

List date: 2/27/24

Sold date: 3/28/24

Off-market date: 3/28/24

Updated: Mar 28, 2024 5:10 AM

List Price: \$849,000

Orig list price: \$849,000

Assoc Fee: \$45

Features

Association Name: Kimball Road HOA - CPM

Association Y N: Yes

Attached Garage Y/N: Y

Community Features: Curbs, Park, Sidewalks, Suburban

Contract Status Change Date: 2024-03-28T00:00:00

Cooling: None

Flooring: Laminate, Wood

Heating: Central

Interior Features: Beamed Ceilings, Storage

Land Fee/Land Lease: Fee

Levels: One

Listing Terms: Cash, Conventional, FHA, VA Loan

Lot Features: Back Yard, Front Yard

Parking Total: 2

Patio And Porch Features: Concrete

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Room Type: All Bedrooms Down

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: None

Special Listing Conditions: Trust

View: None

Water Source: Public

Year Built Source: Public Records

Remarks

This home exudes pride of ownership and may be the nicest two bedroom home in all of Stonehedge! The property is ideally situated within the neighborhood and has a fantastic floor plan with a large kitchen w/ eat-in dining area, formal living and dining room, and two en-suite bedrooms. The yard is low maintenance and private- perfect for relaxing, entertaining, and enjoying our great Ventura climate. The current owner has spared no expense in updating this property- the long list of amenities/upgrades include a completely remodeled kitchen with a gas range, custom cabinetry with plenty of pull-outs and storage, Silestone counters, stainless steel appliances, and a large pantry and built-in desk/office area; bathrooms are custom with newer vanities, mirrors/sinks/faucets; newer dual pane windows, newer furnace (2023), newer roof, re-paved driveway, garage door, water heater, wood and luxury vinyl plank floors, scraped ceilings, great landscaping, security lighting, and the list goes on. This fantastic community has landscaped walking paths, a gated private park, is located within close proximity of highly rated schools, Kimball Sports Park, grocery stores, restaurants and within easy access of the 101/126 freeways. This is truly a great opportunity to own one of the best homes in Stonehedge at an amazing value! Hurry... THIS IS THE ONE!

Courtesy of RE/MAX Gold Coast REALTORS

Information is deemed reliable but not guaranteed.

716 Sapphire Avenue

Ventura, CA 93004

MLS #V1-22145

\$875,000

CLOSED 3/28/24

2 Beds 2.00 Baths

Year Built 1987

1,423.0 Sq. Ft. (\$615 / sqft)

Days on market: 5



7594 Henderson Road Ventura, CA 93004

MLS #V1-24685

\$900,000

CLOSED 8/22/24

2 Beds 2.00 Baths

Year Built 1983

1,423.0 Sq. Ft. (\$632 / sqft)

Days on market: 5



Details

Prop Type: Single Family Residence

County: Ventura

Area: VC28 - Wells Rd. East to City Limit

Subdivision: Stonehedge 80 - 3680

Full baths: 1.0

3/4 Baths: 1.0

Acres: 0.134

Lot Size (sqft): 5,836

Garages: 2

List date: 6/21/24

Sold date: 8/22/24

Off-market date: 8/23/24

Updated: Aug 23, 2024 12:55 AM

List Price: \$875,000

Orig list price: \$875,000

Assoc Fee: \$130

Features

Association Name: Kimball Road Homeowners Association

Association Y N: Yes

Attached Garage Y/N: Y

Community Features: Biking, Park, Foothills

Contract Status Change

Date: 2024-08-22T00:00:00

Cooling: SEER Rated 13-15

Flooring: Laminate

Heating: Central

Interior Features: Quartz Counters

Land Fee/Land Lease: Fee

Levels: One

Listing Terms: Conventional, VA Loan, Cash

Lot Features: Sprinklers None

Parking Total: 2

Patio And Porch Features: None

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Roof: Composition

Bathroom Features: Shower, Bathtub, Walk-in shower

Kitchen Features: Quartz Counters

Room Type: All Bedrooms Down, Primary Suite, Kitchen

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: None

Special Listing Conditions: Standard

View: None

Water Source: Public

Window Features: Drapes

Year Built Source: Assessor

Remarks

Stonehedge Beauty: Step inside the gate of this single story, corner lot and you'll enter into a professionally designed garden which greets you with the wafting scents of jasmine. Follow the pavers past, apple, orange, lemon, apricot, tangerine, and nectarine trees and roses.....Then, circle back to the front door and enter this professionally updated 2 bedroom, 2 bathroom house with dine-in breakfast kitchen. The kitchen counter is a veined white quartz with water fall edge peninsula and updated cabinets. Breakfast kitchen has slider to side yard and kitchen sink looks out to garden. The first bedroom suite is at entry with en suite glass enclosed shower/soaking tub. Custom double vanity sinks with custom cabinetry below sink functions as linen storage or dresser. The living room and formal dining area allow for intimate gatherings or just catching the latest Netflix show. In the far corner is the fireplace. There are two sliders to the outside which allow for seamless traffic flow and cooling breezes. Enter the primary en suite with high ceilings and slider to garden. The bathroom features a glass enclosed walk-in shower and double vanity. The house has a two car garage with work bench and storage cabinets. Don't miss this highly upgraded Stonehedge beauty! Other features include: newer air conditioning, tankless water heater, upgraded lighting fixtures, recessed LED lighting, newer roof, newer sewer lateral, dual pane windows, wood laminate and tile flooring, drip irrigation and limestone pavers outside. This house is across from the HOA community park: playground, bocce and volleyball court. Across Kimball Road is the 96 acre Ventura Aquatic Center with two pools, walking/jogging and biking path around the park.

Courtesy of Berkshire Hathaway HomeServices California Properties
Information is deemed reliable but not guaranteed.