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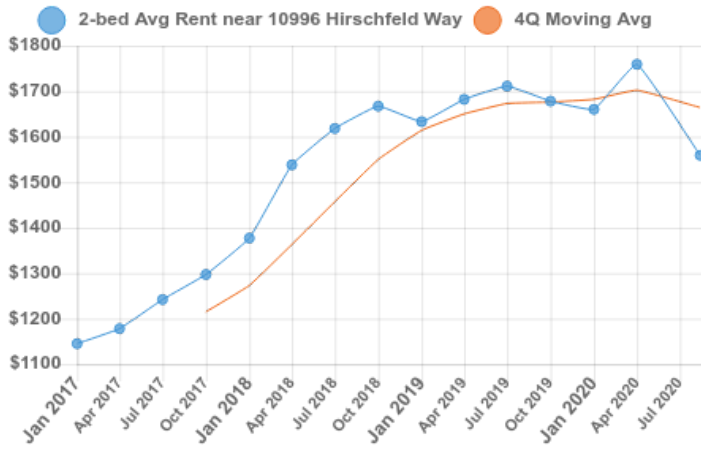
10996 Hirschfeld Way Rancho Cordova, California 95670

Results based on 8, 2-bedroom, 1½ or more bath rentals seen within 12 months in a 2.00 mile radius.

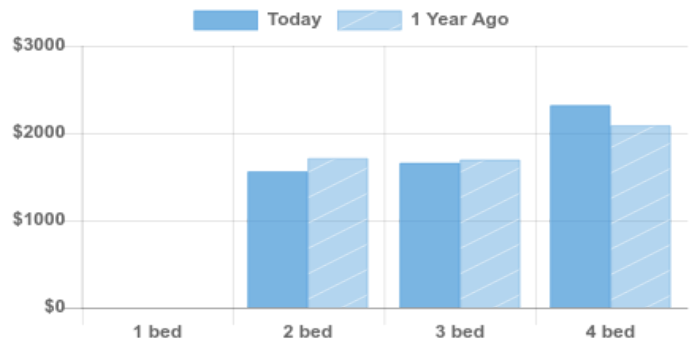
AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,559 ±17%	\$1,463	\$1,055	\$2,064

Report generated: 13 Aug 2020

Historical Trend Line



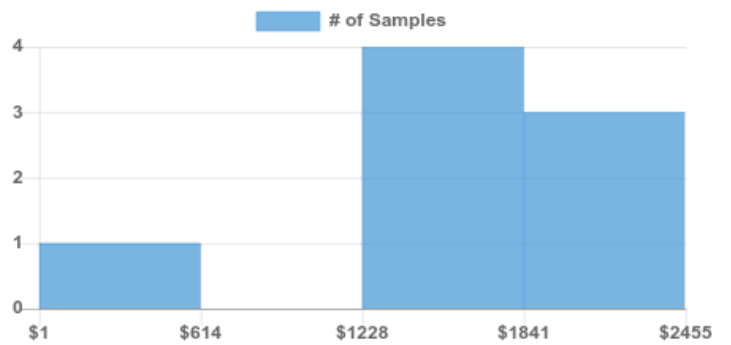
Average Rent by Bedroom Type



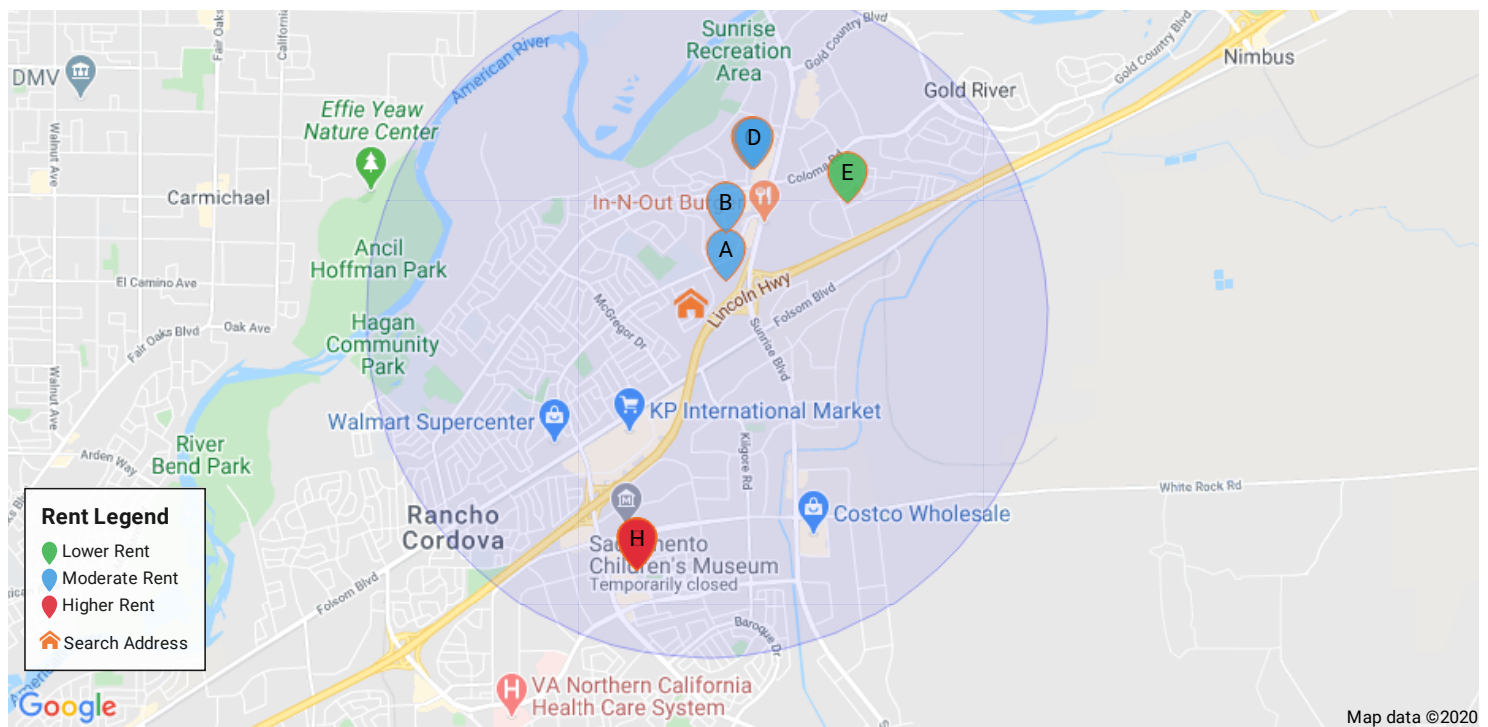
Summary Statistics

Sample Size	8
Sample Min	\$1
Sample Max	\$2,450
Sample Median	\$1,463
Sample Mean	\$1,559
Sample Standard Deviation	\$748
25th – 75th Percentile	\$1,055 – 2,064
10th – 90th Percentile	\$601 – 2,517
5th – 95th Percentile	\$330 – 2,789

Rent Distribution



Sample of Listings Used



Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A 2444 Rashawn Dr, Rancho Cordova, CA 95670	0.31 mi	\$1,400	1,000 ft ²	\$1.40/ft ²	2 bed	2.0ba	Apartment	Sep 2019
B 2330 Vehicle Dr, Rancho Cordova, CA 95670	0.65 mi	\$1,450	986 ft ²	\$1.47/ft ²	2 bed	2.0ba	Apartment	Nov 2019
C 11150 Trinity River Dr, Rancho Cordova, CA 95670	1.17 mi	\$1,450	890 ft ²	\$1.63/ft ²	2 bed	2.0ba	Condo	Nov 2019
D 11150 Trinity River Dr, Rancho Cordova, CA 95670	1.17 mi	\$1,475	941 ft ²	\$1.57/ft ²	2 bed	2.0ba	Condo	Apr 2020
E 2386 Stone River, CT, Gold River, CA 95670	1.36 mi	\$1	1,220 ft ²	\$0.00/ft ²	2 bed	2.0ba	House	Aug 2020
F 3175 Data Dr, Rancho Cordova, CA 95670	1.97 mi	\$2,130	1,182 ft ²	\$1.80/ft ²	2 bed	2.0ba	Apartment	Mar 2020
G 3175 Data Dr, Rancho Cordova, CA 95670	1.97 mi	\$2,450	1,213 ft ²	\$2.02/ft ²	2 bed	2.0ba	Apartment	Aug 2020
H 3175 Data Dr, Rancho Cordova, CA 95670	1.97 mi	\$2,115	1,059 ft ²	\$2.00/ft ²	2 bed	2.0ba	Apartment	Jun 2020

Subject Property Details

10996 Hirschfeld Way, Rancho Cordova, California 95670

Vitals

Bedrooms	4
Baths	3
Year Built	1977
Property Use Group	Residential

Tax Information

Year Assessed	2019
Assessed Value	\$261,537
Tax Fiscal Year	2019
Tax Rate Area	8028
Tax Billed Amount	\$3,229.00

Sale Information

Assessor Last Sale Date	1991-07-16
Assessor Last Sale Amount	\$165,000
Deed Last Sale Date	1991-07-16
Deed Last Sale Amount	\$165,000

Property Size

Building Area	2,031 ft ²
Lot Area	0.1600 acres
Lot Dimensions	0.0x0.0

Deed Information

Mortgage Amount	\$132,000
Mortgage Date	1991-07-16
Lender Name	AMERICAN SAVINGS BANK

Other Information

Roof Material	Composition Shingle
HVAC Cooling Detail	Central
HVAC Heating Detail	Central
HVAC Heating Fuel	Type Unknown

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