



Real Estate Reports

Property:
40871 High St
Fremont, CA 94538
APN: 525-661-4-4

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Old Republic Title



Property Details

Mozzetti Benjamin J Jr
40871 High St, Fremont, CA 94538

APN: 525-661-4-4
Alameda County

Owner Information

Primary Owner: **MOZZETTI BENJAMIN J JR**

Secondary Owner:

Mail Address: **3350 SCOTT BLVD BLDG 24
SANTA CLARA CA 95054**

Site Address: **40871 HIGH ST
FREMONT CA 94538**

Assessor Parcel Number: **525-661-4-4**

Census Tract: **4423.02**

Housing Tract Number:

Lot Number:

Legal description:

Sale Information

Sale Date:

Document #:

Sale Amount: **N/A**

Seller:

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$73,720**

Land Value: **\$58,899**

Imp. Value: **\$14,821**

Homeowner
Exemption:

% Improvement: **20.1%**

Tax Amount: **\$1,459.08**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **12-023**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1940**

Pool:

Bathrooms: **2**

Square Feet: **1,926 SF**

Lot Size: **1.23 AC**

Partial Baths:

Number of Units: **1**

No of Stories: **1**

Total Rooms: **6**

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style:

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Mozzetti Benjamin J Jr
40871 High St, Fremont, CA 94538

APN: 525-661-4-4
Alameda County

Prior Transfer

Recording Date: **08/09/2013**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **MOZZETTI JR, BENJAMIN J; LAURA LEE WALKER REVOCABLE TRUST**

Buyer Vesting: **Revocable Trust**

Seller Name: **MOZZETTI JR, BENJAMIN J; LAURA LEE WALKER REVOCABLE TRUST**

Legal description:

City/Muni/Twp: **FREMONT**

Document #: **2013275379 BK-PG -**

Document Type: **Intra-family Transfer Or
Dissolution**

Type of Sale: **Non-Arms Length Transfer**

Interest Rate:

Prior Transfer

Recording Date: **09/18/1989**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name:

Buyer Vesting:

Seller Name:

Legal description:

Document #: **89254411 BK-PG -**

Document Type:

Type of Sale:

Interest Rate:



Comparables

Mozzetti Benjamin J Jr
40871 High St, Fremont, CA 94538

APN: 525-661-4-4
Alameda County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		08/09/2013	N/A	N/A	1,926	6/3/2	1940	1 SF		
1	40589 MAX DR	06/28/2018	\$900,000	\$743	1,210	6/3/1	1951	5,414 SF		.31 Mi.
2	40674 MAX DR	06/08/2018	\$770,000	\$519	1,481	6/3/1	1948	7,615 SF		.24 Mi.
3	3205 HANCOCK PL	06/08/2018	\$1,550,000	\$422	3,665	10/4/3	1985	7,750 SF		.31 Mi.
4	4071 BAY ST	06/06/2018	\$980,000	\$1,032	949	7/3/1		5,779 SF		.26 Mi.
5	40930 VALERO DR	06/04/2018	\$1,288,000	\$940	1,370	6/3/2	1971	4,755 SF		.37 Mi.
6	40740 PENN LN	04/20/2018	\$965,000	\$589	1,636	6/3/2	1977	7,208 SF		.33 Mi.
7	2434 SUENO WAY	01/18/2018	\$1,190,000	\$650	1,828	7/4/2	1971	7,680 SF		.40 Mi.
8	3068 INGERSOLL PL	01/05/2018	\$1,057,000	\$639	1,652	6/3/2	1986	6,405 SF		.17 Mi.
9	3337 WASHINGTON BLVD	01/02/2018	\$1,160,500	\$660	1,758	7/3/2	1985	6,846 SF		.39 Mi.
10	2563 ABACA WAY	09/27/2017	\$1,150,000	\$839	1,370	6/3/2	1971	3,584 SF		.36 Mi.
11	40757 MAX DR	09/15/2017	\$725,000	\$515	1,407	6/2/2	1955	5,985 SF		.20 Mi.
12	3638 UNION ST	09/11/2017	\$720,000	\$694	1,036	4/2/1	1946	6,720 SF		.12 Mi.
13	41186 ROBERTS AVE	09/08/2017	\$952,500	\$765	1,244	6/4/1	1932	13,200 SF		.33 Mi.
14	40578 MAX DR	09/08/2017	\$780,000	\$718	1,086	5/3/1	1951	5,130 SF		.32 Mi.
15	3652 UNION ST	08/11/2017	\$658,000	\$818	804	4/2/1	1948	4,440 SF		.12 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		08/09/2013	N/A	N/A	1,926	6/3/2	1940	1 SF		
1	40589 MAX DR FREMONT, CA 94538-3417	06/28/2018	\$900,000	\$743	1,210	6/3/1	1951	5,414 SF		.31 Mi.
APN: 525-701-64 Document #: 2018128199 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:2 Block:C Tract No:922 MapRef:MB 30 PG 24 City/Muni/Twp:FREMONT										
Buyer Name: HALL, LILIAN M HALL, JASON M										
Seller Name: BUI, MARY LOU NGUYEN, TIM THUONG										
2	40674 MAX DR FREMONT, CA 94538-3418	06/08/2018	\$770,000	\$519	1,481	6/3/1	1948	7,615 SF		.24 Mi.
APN: 525-701-8 Document #: 2018113183 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:3&4 Block:A Tract No:783 MapRef:MB 18 PG 102 Abbreviated Description:SOUTHEAST27FT LOT3 City/Muni/Twp:FREMONT										
Buyer Name: LIAO, WEIYU WANG, YAN										
Seller Name: BHOW, KIRAN BHOW, USHA										
3	3205 HANCOCK PL FREMONT, CA 94538-3744	06/08/2018	\$1,550,000	\$422	3,665	10/4/3	1985	7,750 SF		.31 Mi.
APN: 525-785-69 Document #: 2018113228 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Tract No:3745 MapRef:MB 99 PG 48-50 City/Muni/Twp:FREMONT										
Buyer Name: LEMAIGNEN, OLIVIER J LEMAIGNEN, ISABELLE D										
Seller Name: CHAKRAVARTHY, ARVIND JAIN, SARITA										
4	4071 BAY ST FREMONT, CA 94538-4816	06/06/2018	\$980,000	\$1,032	949	7/3/1		5,779 SF		.26 Mi.
APN: 525-670-5 Document #: 2018111196 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: City/Muni/Twp:FREMONT										
Buyer Name: VINAS, DIEGO A ORTEGA, CECILIA E										
Seller Name: BRINGHURST LLC										
5	40930 VALERO DR FREMONT, CA 94539-4441	06/04/2018	\$1,288,000	\$940	1,370	6/3/2	1971	4,755 SF		.37 Mi.
APN: 525-123-100 Document #: 2018109639 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:50 Block:3 Tract No:3122 MapRef:MB 65 PG 65 City/Muni/Twp:FREMONT										
Buyer Name: DU, HUINI ZHU, YI										
Seller Name: NAMA, MADHUSUDHAN M NAMA, SURABI										
6	40740 PENN LN FREMONT, CA 94538-3559	04/20/2018	\$965,000	\$589	1,636	6/3/2	1977	7,208 SF		.33 Mi.
APN: 525-785-24 Document #: 2018078910 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:24 Tract No:3716 MapRef:MB 93 PG 31 City/Muni/Twp:FREMONT										

Buyer Name: ARAN INVESTMENTS INC

Seller Name: EARL, DANIEL T YOSHIKO EARL LIVING TRUST

7 2434 SUENO WAY **01/18/2018** **\$1,190,000** **\$650** **1,828** **7/4/2** **1971** **7,680 SF** **.40 Mi.**
FREMONT, CA 94539-4439

APN: 525-123-95 Document #: 2018010357 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:45 Block:3 Tract No:3122 MapRef:MB 65 PG 65 City/Muni/Twp:FREMONT

Buyer Name: LEI, MING ZHANG, RUYUN

Seller Name: HUANG, LOU ALBERT WUJI HUANG FAMILY TRUST

8 3068 INGERSOLL PL **01/05/2018** **\$1,057,000** **\$639** **1,652** **6/3/2** **1986** **6,405 SF** **.17 Mi.**
FREMONT, CA 94538-3585

APN: 525-645-25 Document #: 2018003468 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:8 Tract No:3857 MapRef:MB 110 PG 55&56 City/Muni/Twp:FREMONT

Buyer Name: SHRINGARPURE, SUSHANT MOHILE, RAJAS

Seller Name: SHULL, ALLAN P SHULL, DEBBIE M

9 3337 WASHINGTON BLVD **01/02/2018** **\$1,160,500** **\$660** **1,758** **7/3/2** **1985** **6,846 SF** **.39 Mi.**
FREMONT, CA 94539-5060

APN: 525-195-85 Document #: 2018000470 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:71 Tract No:4214 MapRef:MB 118 PG 70-74 City/Muni/Twp:FREMONT

Buyer Name: KIM HAK, DAVID KUO, CHRISTINE

Seller Name: JACOBS REAL ESTATE INVESTMENTS INC

10 2563 ABACA WAY **09/27/2017** **\$1,150,000** **\$839** **1,370** **6/3/2** **1971** **3,584 SF** **.36 Mi.**
FREMONT, CA 94539-4462

APN: 525-123-89 Document #: 2017212658 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:57 Block:3 Tract No:3122 MapRef:MB65 PG65 City/Muni/Twp:FREMONT

Buyer Name: KRISHNAN, RAHUL SRINIVAS, SHYLA

Seller Name: KATJU, VANDANA

11 40757 MAX DR **09/15/2017** **\$725,000** **\$515** **1,407** **6/2/2** **1955** **5,985 SF** **.20 Mi.**
FREMONT, CA 94538-3419

APN: 525-701-43 Document #: 2017202684 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:6 Block:3 Tract No:1465 MapRef:MAP35 PG38 City/Muni/Twp:FREMONT

Buyer Name: FU, LIJUAN LIU, YUNHUA

Seller Name: DIMINO, ROBERT ALAN DIMINO, KATHLEEN MARY

12 3638 UNION ST **09/11/2017** **\$720,000** **\$694** **1,036** **4/2/1** **1946** **6,720 SF** **.12 Mi.**
FREMONT, CA 94538-4327

APN: 525-641-18 Document #: 2017198205 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:51&54 Subdivision:THE LANDS OF THE FX MISISON OF SAN JOSE City/Muni/Twp:FREMONT

Buyer Name: CHATTERJEE, INDRANATH BANERJEE, ANINDITA

Seller Name: CEASE, LINDA 1997 ALBERT CEASE & LINDA CEASE REVOCABL

13 **41186 ROBERTS AVE** **09/08/2017** **\$952,500** **\$765** **1,244** **6/4/1** **1932** **13,200 SF** **.33 Mi.**
FREMONT, CA 94538-4915

APN: 525-600-13 Document #: 2017197406 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:12 Subdivision:ROBERTS ADDITION TO THE TOWN OF IRVINGTON MapRef:MAP10 PG61 City/Muni/Twp:FREMONT

Buyer Name: CHEUNG, CAROLE LAU, ELAINE

Seller Name: SILVERNALE, KATHLEEN MARIE SOUZA 2014 TRUST

14 **40578 MAX DR** **09/08/2017** **\$780,000** **\$718** **1,086** **5/3/1** **1951** **5,130 SF** **.32 Mi.**
FREMONT, CA 94538-3475

APN: 525-701-1 Document #: 2017197403 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Block:A Tract No:922 MapRef:MAP30 PG24 City/Muni/Twp:FREMONT

Buyer Name: ZHANG, NAN CHEN, XI

Seller Name: TORRES, MANUELA DE OCA, JOSE MONTES

15 **3652 UNION ST** **08/11/2017** **\$658,000** **\$818** **804** **4/2/1** **1948** **4,440 SF** **.12 Mi.**
FREMONT, CA 94538-4327

APN: 525-641-17 Document #: 2017175779 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:51&64 Subdivision:LANDS OF EX MISSION SAN JOSE City/Muni/Twp:FREMONT

Buyer Name: GUZMAN, MARCOS GUZMAN, CLAUDIA

Seller Name: RODRIGUEZ, MARCO ANTONIO

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **6,405 SF**

Median # of Baths: **2**

Median Living Area: **1,370 SF**

Median Year Built: **1963**

Price Range - 2 Yrs: **\$658,000 To \$1,550,000**

Age Range: **32 Years To 86 Years**

Median Value: **\$965,000**

Median Age: **55 Years**



Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

ASSESSOR'S MAP 525

Code Area Nos. 12-023, 12-215

661

SCALE: 1" = 100'

- (A) MAP OF THE TRACT EX-MISSION SAN JOSE (PORTION SURVEY 27, 17 & "V") CASE 1-6-15
- (B) MAP OF THE MACK-ISMERT TRACT 340
- (C) MAP OF THE SECADA TRACT 443
- (D) TRACT 2353 483
- (E) P.M. 1023 7633
- (F) P.M. 1822 6951
- (G) P.M. 2246 1155
- (H) P.M. 3383 12592
- (I) TR. 4814 12943
- (J) P.M. 7358 24472



FORMERLY: BLKS 666, 665 & PORT OF 655

TRA: 48D

REF:

HPN: 102

IND PG: 5

Old Republic Title



Mozzetti Benjamin J Jr
40871 High St, Fremont, CA 94538

APN: 525-661-4-4
Alameda County

MOZZETTI BENJAMIN J JR
40871 HIGH ST
FREMONT CA 94538
 APN: 525-661-4-4
 Bedrooms: 3
 Square Feet: 1,926 SF
 Year Built: 1940

Bathrooms: 2
 Lot Size: 1.23 AC
 Garage:

BROWN CLETUS O & LOIS J
40909 HIGH ST
FREMONT CA 94538
 APN: 525-661-7-3
 Bedrooms: 3
 Square Feet: 1,248 SF
 Year Built: 1964

Bathrooms: 2
 Lot Size: 10,047 SF
 Garage:

MUDIVEDU, GOPAL; RAO, SUNITA
40856 HIGH ST
FREMONT CA 94538
 APN: 525-645-130
 Bedrooms: 4
 Square Feet: 2,514 SF
 Year Built: 2002

Bathrooms: 3
 Lot Size: 3,966 SF
 Garage: G

UYEHARA CHONITA P
40834 HIGH ST
FREMONT CA 94538
 APN: 525-645-13-2
 Bedrooms: 3
 Square Feet: 1,235 SF
 Year Built: 1955

Bathrooms: 1
 Lot Size: 5,000 SF
 Garage:

WONG MARC & WU JULIANNE
40929 HIGH ST
FREMONT CA 94538
 APN: 525-661-8
 Bedrooms: 4
 Square Feet: 2,724 SF
 Year Built: 1952

Bathrooms: 3
 Lot Size: 11,088 SF
 Garage: G

FERNANDEZ ALVARO
40941 HIGH ST
FREMONT CA 94538
 APN: 525-661-9
 Bedrooms: 3
 Square Feet: 1,380 SF
 Year Built: 1952

Bathrooms: 1
 Lot Size: 10,729 SF
 Garage: G

SHAIKH IMTIAZ G & SHABANA U
40938 HIGH ST
FREMONT CA 94538
 APN: 525-645-9
 Bedrooms: 3
 Square Feet: 1,368 SF
 Year Built: 1952

Bathrooms: 1
 Lot Size: 6,250 SF
 Garage: G

TSANG CLAUDINA V & ADRIENNE W
40864 SARDIS ST
FREMONT CA 94538
 APN: 525-645-137
 Bedrooms: 4
 Square Feet: 2,514 SF
 Year Built: 2002

Bathrooms: 3
 Lot Size: 3,323 SF
 Garage: G

LI TONGNING & QI QINIAN
HIRAM A DAVIS CMN
FREMONT CA 94538
 APN: 525-645-138
 Bedrooms: 4
 Square Feet: 2,514 SF
 Year Built: 2002

Bathrooms: 3
 Lot Size: 3,257 SF
 Garage: G

ZHANG ZILI & LI QING
3553 UNION ST
FREMONT CA 94538
 APN: 525-661-11
 Bedrooms: 3
 Square Feet: 984 SF
 Year Built: 1952

Bathrooms: 1
 Lot Size: 5,173 SF
 Garage: G

YADAV ANIL K & RUKMANI JAYASHREE
3575 UNION ST
FREMONT CA 94538
 APN: 525-661-12
 Bedrooms: 4
 Square Feet: 1,326 SF
 Year Built: 1952

Bathrooms: 2
 Lot Size: 5,629 SF
 Garage: G

DRAKE FRANCES M TR
40965 HIGH ST
FREMONT CA 94538
 APN: 525-661-10
 Bedrooms: 2
 Square Feet: 1,064 SF
 Year Built: 1952

Bathrooms: 1
 Lot Size: 5,444 SF
 Garage: G

BERIHU ALISSA & YOHANNES
40860 SARDIS ST
FREMONT CA 94538
 APN: 525-645-139
 Bedrooms: 4

Bathrooms: 3

MAN HIN I & CHEUNG MIU Y
40858 SARDIS ST
FREMONT CA 94538
 APN: 525-645-140
 Bedrooms: 3

Bathrooms: 3

Square Feet: 2,514 SF
Year Built: 2002

Lot Size: 3,507 SF
Garage: G

Square Feet: 2,231 SF
Year Built: 2002

Lot Size: 4,526 SF
Garage: G

PEASE, ROSEMARY J; THE ROSEMARY J PEASE TRUST,
40915 LINCOLN ST
FREMONT CA 94538

APN: 525-661-23

Bedrooms: 3

Square Feet: 1,762 SF

Year Built: 1948

Bathrooms: 1

Lot Size: 12,500 SF

Garage: G

Old Republic Title

