



MLS Beds 2	MLS Full Baths 1	Half Baths 1	MLS List Price \$584,950	MLS List Date 05/07/2026
MLS Sq Ft 1,081	Lot Sq Ft 6,892	Yr Built 1955	Type RES-NEC	

OWNER INFORMATION

Owner Name	Watt Kevin Shober	Tax Billing Zip	95258
Owner Name 2	Samera Ernestina	Tax Billing ZIP + 4 Code	9157
Tax Billing Address	595 E Augusta St	Owner Occupied	Yes
Tax Billing City & State	Woodbridge, CA		

COMMUNITY INSIGHTS

Median Home Value	\$638,314	School District	LODI UNIFIED
Median Home Value Rating	8 / 10	Family Friendly Score	60 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	65 / 100	Walkable Score	42 / 100
Total Incidents (1 yr)	41	Q1 Home Price Forecast	\$634,418
Standardized Test Rank	30 / 100	Last 2 Yr Home Appreciation	-2%

LOCATION INFORMATION

Census Tract	41.05	Flood Zone Panel	06077C0168F
Mailing Carrier Route	R002	Flood Zone Date	10/16/2009
Flood Zone Code	X500	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	015-340-65	% Improved	63%
Tax Area	099418		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$437,216	\$428,644	\$420,240
Assessed Value - Land	\$162,364	\$159,181	\$156,060
Assessed Value - Improved	\$274,852	\$269,463	\$264,180
YOY Assessed Change (\$)	\$8,572	\$8,404	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$5,544		
2024	\$5,801	\$257	4.63%
2025	\$6,056	\$256	4.41%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Lodi Usd 2002 Measure K Bond	Actual	\$63.82	.0146
Lodi Usd 2016 Measure U Bond	Actual	\$174.44	.0399
Sj Delta Coll 2004 Measure L B	Actual	\$48.08	.011
Woodbridge Fire Prot (Measure	Actual	\$86.48	
Flood Control Dist Zone 10	Actual	\$2.20	
Water Investigation (Pw)	Actual	\$6.06	
San Joaquin Mosquito Abatmnt	Actual	\$1.52	
Sjc Mosquito & Vector Ctrl	Actual	\$19.94	
Woodbridge Sanitary	Actual	\$875.94	
Csa No 48 (Woodbridge Comm Pk)	Actual	\$16.76	
Csa No 53 Haz Wste Disposal	Actual	\$8.00	
Mokelumne Acre Water Maint	Actual	\$312.00	
Mokelumne Acre Storm Drainage	Actual	\$5.00	
Total Of Special Assessments	Actual	\$1,620.00	
Total Estimated Tax Rate			0.0655

CHARACTERISTICS

Lot Acres	0.16
Lot Sq Ft	6,892
Style	L-Shape
Gross Area	1,081
Building Sq Ft	1,081
Stories	1
Quality	Average
Bedrooms	2
Total Baths	2

Full Baths	1
Half Baths	1
Cooling Type	Central
Construction	Wood
Year Built	1955
County Use Code	2 Single Fam Resid
Universal Land Use	Residential (NEC)
# of Buildings	1

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

RENTAL TRENDS			
Estimated Value	2263	Cap Rate	3.6%
Estimated Value High	2757	Forecast Standard Deviation (FSD)	0.22
Estimated Value Low	1769		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a 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 Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
Listing Number	226053955	Listing Price	\$584,950
Status	Active	Original Listing Price	\$604,950
Status Change Date	05/07/2026	Listing Office Name	CENTURY 21 SELECT REAL ESTA TE
Listing Date	05/07/2026		

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/11/2021	Deed Type	Grant Deed
Settle Date	05/05/2021	Owner Name	Watt Kevin Shober
Sale Price	\$350,000	Owner Name 2	Samera Ernestina
Price Per Sq Ft	\$323.77	Seller Name	Jennings Lisa M
Document Number	83013	Title Company	Chicago Title Co
Sale Type	Full		

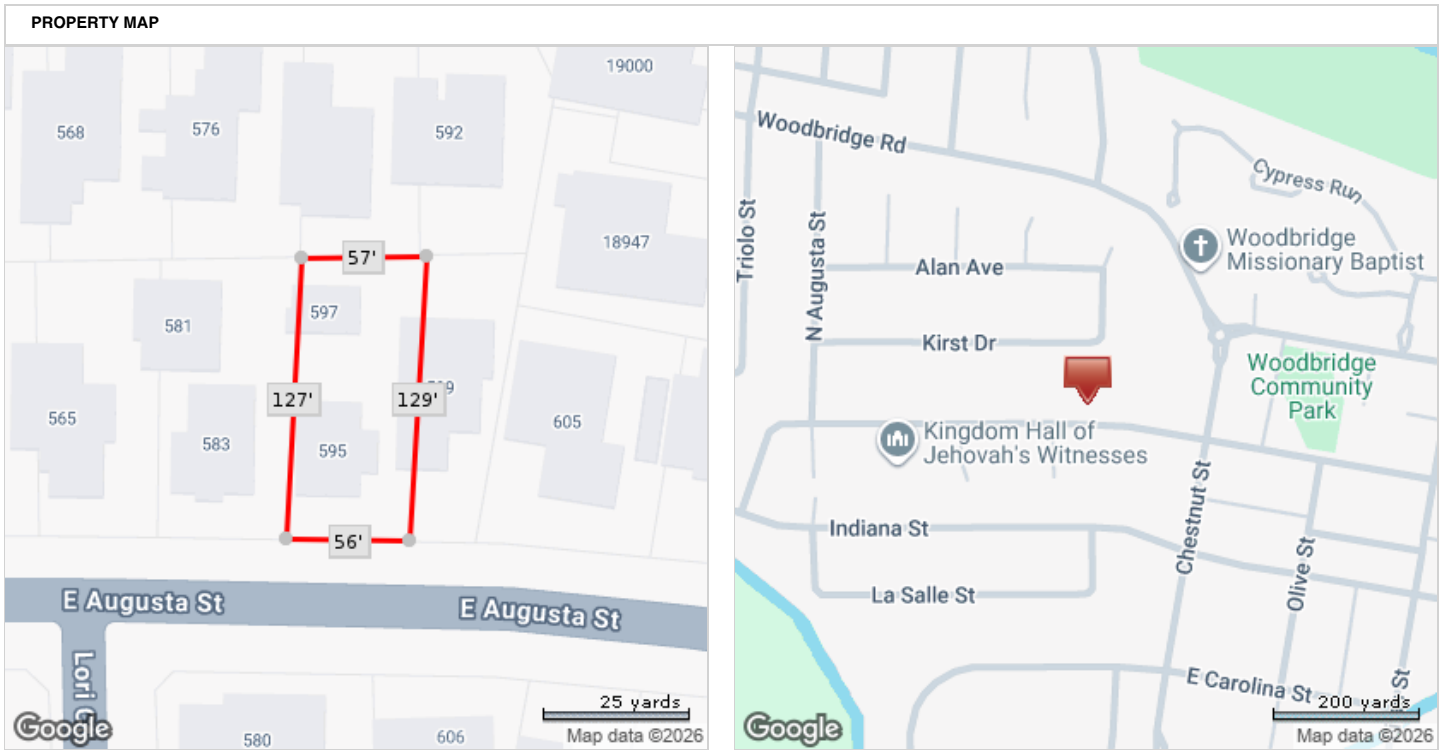
Recording Date	03/15/2022	03/15/2022	11/04/2021	05/11/2021	08/29/2019
Settle Date	03/15/2022	03/04/2022	05/05/2021	05/05/2021	08/22/2019
Sale Price			\$350,000	\$350,000	
Nominal	Y	Y			Y
Owner Name	Watt Kevin S & Ernestine S	Jennings Lisa M	Watt Kevin S & Ernestina S	Watt Kevin S & Ernestina S	Jennings Lisa M
Seller Name	Jennings Lisa M	Watt Kevin S & Ernestina S	Jennings Lisa M	Jennings Lisa M	Jennings Jimmy R
Document Number	34540	34539	184961	83013	94577
Deed Type	Rerecorded Deed	Grant Deed	Correction Deed	Grant Deed	Quit Claim Deed
Title Company	Chicago Title Co	Chicago Title Co	Chicago Title Co	Chicago Title Co	Old Republic Title

Recording Date	08/29/2019	04/09/2015	08/06/2014
Settle Date	08/21/2019	04/09/2015	08/05/2014
Sale Price	\$215,000		
Nominal		Y	Y
Owner Name	Jennings Lisa M	Hayens V & E Living Trust	Haynes Vivien & E Living Trust
Seller Name	Haynes Vivien & Earl L/	Haynes V & E Living Trust	Haynes V & E Living Trust
Document Number	94576	39962	77310
Deed Type	Grant Deed	Grant Deed	Grant Deed
Title Company	Old Republic Title		

MORTGAGE HISTORY					
Mortgage Date	02/24/2026	01/03/2023	05/19/2022	03/15/2022	08/12/2021
Mortgage Amount	\$79,356	\$198,461	\$260,000	\$125,000	\$125,000
Mortgage Lender	144865	Unlock Ptshp Solutions Inc		Hometap Invs Ptrs II Lp	Hometap Invs Ptrs II Lp
Borrower Name	Watt Kevin	Watt Kevin S	Jennings Lisa	Watt Kevin S	Watt Kevin S

Borrower Name 2	Watt Ernestina	Watt Ernestina S	Watt Ernestina S	Watt Ernestina S	Watt Ernestina S
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Type	Conventional	Conventional	Private Party Lender	Conventional	Conventional
Mortgage Term	30				
Mortgage Term Code	Years				

Mortgage Date	07/18/2014
Mortgage Amount	\$35,000
Mortgage Lender	Rabobank Na
Borrower Name	Haynes V & E Living Trust
Borrower Name 2	
Mortgage Purpose	Nominal
Mortgage Type	Conventional
Mortgage Term	10
Mortgage Term Code	Years



*Lot Dimensions are Estimated