



First American

*my*FirstAm® Combined Report

4576 Paradise Dr, Belvedere Tiburon, CA 94920

Property Address:

**4576 Paradise Dr
Belvedere Tiburon, CA 94920**



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myFirstAm® Property Profile

4576 Paradise Dr, Belvedere Tiburon, CA 94920

Property Information			
Owner(s):	Sierra Pines Group Llc	Mailing Address:	Po Box 37, Corte Madera, CA 94976
Owner Phone:	Unknown	Property Address:	4576 Paradise Dr, Belvedere Tiburon, CA 94920
Vesting Type:	Corporation	Alt. APN:	
County:	Marin	APN:	038-142-02
Map Coord:		Census Tract:	124100
Lot#:		Block:	
Subdivision:		Tract:	
Legal:			

Property Characteristics			
Use:	Duplex	Year Built / Eff. :	1927 / 1927
Zoning:		Sq. Ft. :	3042
Bedrooms:	6	Lot Size Ac / Sq Ft:	10 / 435600
# Rooms:		# of Units:	2
Pool:		Bathrooms:	3
Stories:		Fireplace:	Y
Gross Area:	3042	Quality:	Average
		Heating:	
		Air:	
		Style:	Contemporary
		Improvements:	
		Parking / #:	Garage / 2
		Garage Area :	400
		Basement Area:	

Sale and Loan Information			
Sale / Rec Date:	04/11/2019 / 04/19/2019	*\$/Sq. Ft.:	\$591.72
Sale Price:	\$1,800,000	2nd Mtg.:	
Doc No.:	000000012860	1st Loan:	
Doc Type:	Grant Deed	Loan Type:	
Seller:	Adams Gordon Hamilton Shirlev	Transfer Date:	04/19/2019
		Prior Sale Amt:	
		Prior Sale Date:	
		Prior Doc No.:	0000053375
		Prior Doc Type:	Deed

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
Imp Value:	\$183,954	Exemption Type:	
Land Value:	\$1,708,151	Tax Year / Area:	2021 / 53-012
Total Value:	\$1,892,105	Tax Value:	
Total Tax Amt:	\$21,740.30	Improved:	10%



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myFirstAm® Transaction History

4576 Paradise Dr, Belvedere Tiburon, CA 94920

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : SALE/TRANSFER

Buyer:	Sierra Pines Group Llc	Seller:	Adams Gordon Hamilton Shirley
Transaction Date:	04/11/2019	Sale Price:	\$1,800,000
Recording Date:	04/19/2019	Sale Price Type:	
Recorded Doc #:	000000012860	Title Company:	Old Republic Title Company
Document Type:	Deed Transfer	Vesting Type:	

History Record # 2 : SALE/TRANSFER

Buyer:	Adams Gordon H	Seller:	Robbins Harriet D Trust
Transaction Date:	08/30/2016	Sale Price:	
Recording Date:	09/07/2016	Sale Price Type:	Full Value
Recorded Doc #:	000000040346	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Separate / Married Man

History Record # 3 : SALE/TRANSFER

Buyer:	Adams Gordon H	Seller:	Baker K D A Living Trust
Transaction Date:	08/30/2016	Sale Price:	
Recording Date:	09/07/2016	Sale Price Type:	Full Value
Recorded Doc #:	000000040345	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Separate / Married Man

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History Record # 4 : SALE/TRANSFER

Buyer:	Dalton Starrett L	Seller:	Robbins Harriett D
Transaction Date:	07/15/2016	Sale Price:	
Recording Date:	07/20/2016	Sale Price Type:	Unknown
Recorded Doc #:	000000032300	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	

History Record # 5 : SALE/TRANSFER

Buyer:	Baker K D A Living Trust	Seller:	Baker Katherine D
Transaction Date:	06/27/2016	Sale Price:	
Recording Date:	07/19/2016	Sale Price Type:	Unknown
Recorded Doc #:	000000032172	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Revocable Trust

History Record # 6 : SALE/TRANSFER

Buyer:	Robbins,Harriet D Trust Etal	Seller:	Owner Name Unavailable
Transaction Date:		Sale Price:	
Recording Date:	11/02/1995	Sale Price Type:	
Recorded Doc #:	0000053375	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	

History Record # 7 : SALE/TRANSFER

Buyer:	Robbins Trust	Seller:	Robbins,Harriet
Transaction Date:	08/23/1994	Sale Price:	
Recording Date:	08/30/1994	Sale Price Type:	
Recorded Doc #:	0000065049	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	

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History Record # 8 : SALE/TRANSFER

Buyer:	Baker Trust	Seller:	Baker,Katherine
Transaction Date:	08/15/1994	Sale Price:	
Recording Date:	08/22/1994	Sale Price Type:	
Recorded Doc #:	0000063076	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	



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Comparable Sales

4576 Paradise Dr, Belvedere Tiburon, CA 94920

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
038-142-02	4576 Paradise Dr, Belvedere Tiburon, CA 94920	\$1,800,000	1927	6	3	3042		

Comparable Sales

A.	060-131-07	10 Buckeye RD , Belvedere Tiburon, CA 94920	\$3,988,000	1958	5	4	3076	11/22/2021	2.40 mi
B.	059-172-41	2030 Paradise DR , Belvedere Tiburon, CA 94920	\$3,200,000	1963	6	4	3054	03/02/2022	2.91 mi
C.	022-131-11	30 Lucky DR , Greenbrae, CA 94904	\$1,445,000	1955	5	4	2825	04/28/2021	3.07 mi
D.	029-203-06	157 Marlin AVE , Mill Valley, CA 94941	\$2,485,000	1960	5	3	2176	04/22/2022	3.24 mi
E.	028-223-04	115 Walnut AVE , Mill Valley, CA 94941	\$4,250,000	1985	5	4	2907	08/11/2021	3.28 mi
F.	050-013-35	915 W California AVE , Mill Valley, CA 94941	\$1,850,000	1959	5	3	2480	04/28/2021	3.48 mi
G.	028-202-21	104 Montford AVE , Mill Valley, CA 94941	\$948,000	1937	5	4	2505	01/16/2014	3.57 mi
H.	021-085-35	96 Madrone AVE #B, Larkspur, CA 94939	\$1,175,000	1935	5	3	2201	03/26/2021	3.70 mi
I.	065-263-11	109 Marion AVE , Sausalito, CA 94965	\$2,550,000	1957	5	4	3010	01/28/2022	4.25 mi
J.	008-010-19	50 Mooring RD , San Rafael, CA 94901	\$1,100,000	1951	6	4	3367	11/17/2020	4.35 mi
K.	027-022-21	550 Ralston AVE , Mill Valley, CA 94941	\$1,600,000	1918			2273	05/06/2022	4.41 mi
L.	013-114-03	173 Woodland AVE , San Rafael, CA 94901	\$965,000	1961	6	2	2420	09/15/2021	4.54 mi
M.	013-061-10	29 Mariposa RD , San Rafael, CA 94901	\$1,050,000	1921	5	3	2076	12/28/2020	4.87 mi
N.	014-054-04	525 Belle AVE , San Rafael, CA 94901	\$2,495,822	1902	6	4	3499	07/30/2021	4.98 mi
O.	012-153-15	526 D ST , San Rafael, CA 94901	\$1,265,000	1898	5	3	2245	02/28/2022	5.13 mi
P.	011-162-14	22 Bryn Mawr DR , San Rafael, CA 94901	\$1,480,000	1954	5	4	2714	05/17/2021	5.54 mi
Q.	010-241-68	1959 5th AVE , San Rafael, CA 94901	\$1,764,000	1958	5	3	2312	11/12/2021	5.94 mi

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
038-142-02	4576 Paradise Dr, Belvedere Tiburon, CA 94920	\$1,800,000	1927	6	3	3042		

Comparable Sales

R.	010-075-17	2060 5th AVE , San Rafael, CA 94901	\$1,260,000	1955	5	3	4174	10/15/2021	6.09 mi
S.	006-023-07	118 San Francisco BLVD , San Anselmo, CA 94960	\$181,000	1994	5	4	3424	04/13/1998	7.11 mi
T.	005-202-16	20 Durham RD , San Anselmo, CA 94960	\$1,655,000	1945	5	2	1740	12/10/2021	7.28 mi
U.	005-194-02	1385 Sir Francis Drake BLVD , San Anselmo, CA 94960	\$1,360,000	1907	5	2	2172	04/19/2021	7.49 mi
V.	002-212-05	7 Belmont AVE , Fairfax, CA 94930	\$1,575,000	1929	5	3	3740	06/28/2021	7.80 mi
W.	177-133-28	512 The Alameda , San Anselmo, CA 94960	\$1,191,500	1964	5	3	2310	08/31/2021	8.01 mi
X.	177-133-29	508 The Alameda , San Anselmo, CA 94960	\$1,056,000	1963	5	3	2310	06/04/2021	8.02 mi
Y.	003-122-26	303 Cascade DR , Fairfax, CA 94930	\$1,198,000	1956	5	3	2270	12/14/2021	8.16 mi

Comparable Statistics

	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
Sale Price:	\$1,723,493	\$181,000	\$4,250,000
Loan Amount:	\$1,067,233	\$466,000	\$2,560,000
Bedrooms:	5	5	6
Bathrooms:	3	2	4
Sq. Ft.:	2691	1740	4174
Sale \$ / Sq. Ft.*:	\$640	\$104	\$1,018

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.



School District: Reed Union Elementary School District

District #: 0632160

Number of Schools: 3

School Name: Del Mar Middle School

Grade Span: Middle

Address: 105 Avenida Miraflores Tiburon CA 94920

Number of Teachers: 35

Phone #: 415-435-1468

Number of Students: 540

School Name: Bel Aire Elementary School

Grade Span: Primary

Address: 277 Karen Way Tiburon CA 94920

Number of Teachers: 31

Phone #: 415-388-7100

Number of Students: 459

School Name: Reed Elementary School

Grade Span: Primary

Address: 1199 Tiburon Boulevard Tiburon CA 94920

Number of Teachers: 22

Phone #: 415-435-7841

Number of Students: 363

School District: Tamalpais Union High School District

District #: 0638790

Number of Schools: 1

School Name: Redwood High School

Grade Span: High

Address: 395 Doherty Drive Larkspur CA 94939

Number of Teachers: 113

Phone #: 415-924-6200

Number of Students: 1928

Private Schools (within 5 miles)

School Name: Marin Country Day School

Grade Span: Other

Address: 5221 Paradise Drive Corte Madera CA 94925

Distance: 1.05 mi.

Phone #: 415-9275900

Continued on next page...

Private Schools (within 5 miles)

School Name: Marin Montessori School	Grade Span: Other
Address: 5200 Paradise Drive Corte Madera CA 94925	Distance: 1.07 mi.
Phone #: 415-924-5388	

School Name: Saint Hilary School	Grade Span: Other
Address: 765 Hilary Drive Tiburon CA 94920	Distance: 1.37 mi.
Phone #: 415-435-2224	

School Name: Ring Mountain Day School	Grade Span: Other
Address: 70 Lomita Drive Mill Valley CA 94941	Distance: 2.51 mi.
Phone #: 415-381-8183	

School Name: Greenwood School	Grade Span: Other
Address: 17 Buena Vista Avenue Mill Valley CA 94941	Distance: 2.7 mi.
Phone #: 415-388-0495	

School Name: Allaire School	Grade Span: Other
Address: 50 El Camino Drive, Gamma Building Corte Madera CA 94925	Distance: 2.96 mi.
Phone #: 415-927-2640	

School Name: The New Village School	Grade Span: Other
Address: 100 Ebbtide Avenue Sausalito CA 94965	Distance: 3.09 mi.
Phone #: 415-289-0889	

School Name: Lycee Francais De San Francisco	Grade Span: Elementary
Address: 610 Coloma Street Sausalito CA 94965	Distance: 3.21 mi.
Phone #: 415-661-5232	

School Name: Marin Primary And Middle School	Grade Span: Other
Address: 20 Magnolia Avenue Larkspur CA 94939	Distance: 3.3 mi.
Phone #: 415-924-2608	

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Private Schools (within 5 miles)

School Name: Mount Tamalpais School	Grade Span: Other
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Address: 100 Harvard Avenue Mill Valley CA 94941	Distance: 3.39 mi.
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Phone #: 415-383-9434

School Name: North Bridge Academy	Grade Span: Other
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Address: 110 Magnolia Avenue Larkspur CA 94939	Distance: 3.42 mi.
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Phone #: 415-462-5657

School Name: St. Patrick School	Grade Span: Other
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Address: 120 King Street Larkspur CA 94939	Distance: 3.69 mi.
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Phone #: 415-924-0501

School Name: Marin Horizon School	Grade Span: Other
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Address: 305 Montford Avenue Mill Valley CA 94941	Distance: 3.75 mi.
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Phone #: 415-388-8404

School Name: Marin Catholic High School	Grade Span: Secondary
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Address: 675 Sir Francis Drake Boulevard Kentfield CA 94904	Distance: 4.35 mi.
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Phone #: 415-464-3800

School Name: Anova Center For Education San Rafael	Grade Span: Other
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Address: 150 Lovell Avenue San Rafael CA 94901	Distance: 4.59 mi.
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Phone #: 415-485-1076

School Name: Ms.	Grade Span: Elementary
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Address: 345 Drake Ave Marin City CA 94965	Distance: 4.76 mi.
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Phone #: 415-332-1703



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myFirstAm® Neighbors

4576 Paradise Dr, Belvedere Tiburon, CA 94920

Address:	111 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Turner Racheal		
APN:	038-391-09	Sale Amount:	\$1,315,000	Sale Date:	02/27/2014
Beds / Baths:	3 / 3	Square Feet:	2,256	Year Built:	1985
Use Code:	SFR	# Units:	1	Lot Size:	.234298

Address:	115 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Huang Ken Trust Huang Ken Tr		
APN:	038-391-10	Sale Amount:	\$945,000	Sale Date:	01/27/2003
Beds / Baths:	4 / 3	Square Feet:	2,268	Year Built:	1986
Use Code:	SFR	# Units:	1	Lot Size:	.173646

Address:	107 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Beauchamp Scott A Beauchamp Toni R		
APN:	038-391-08	Sale Amount:	\$1,190,000	Sale Date:	12/03/2012
Beds / Baths:	3 / 3	Square Feet:	1,975	Year Built:	1984
Use Code:	SFR	# Units:	1	Lot Size:	.277548

Address:	119 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Joy L Graustark Revocable Trust Graustark Joy L		
APN:	038-391-11	Sale Amount:	\$345,000	Sale Date:	
Beds / Baths:	4 / 3	Square Feet:	2,652	Year Built:	1986
Use Code:	SFR	# Units:	1	Lot Size:	.176446

Address:	123 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Martin Family Trust 2017 Martin Stephen R Tr & Martin Stephen R		
APN:	038-391-12	Sale Amount:	\$1,950,000	Sale Date:	05/31/2019
Beds / Baths:	4 / 4	Square Feet:	2,880	Year Built:	1986
Use Code:	SFR	# Units:	1	Lot Size:	.178375

Address:	103 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Massey-Kim Living Trust Massey-Kim James L Massey-Kim Cynthia S		
APN:	038-391-07	Sale Amount:	\$2,750,000	Sale Date:	02/27/2020
Beds / Baths:	5 / 5	Square Feet:	2,885	Year Built:	1980
Use Code:	SFR	# Units:	1	Lot Size:	.413223

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Address:	127 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Gersch Revocable Trust Gersch Jordan Tr & Gersch Jordan Tr
APN:	038-391-13	Sale Amount:	\$2,250,000
Beds / Baths:	4 / 4	Square Feet:	3,501
Use Code:	SFR	# Units:	1
		Sale Date:	01/09/2012
		Year Built:	2011
		Lot Size:	.183448

Address:	99 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Schwach Family Trust Schwach Richard P Tr & Schwach Richard P
APN:	038-391-44	Sale Amount:	\$225,000
Beds / Baths:	4 / 4	Square Feet:	3,721
Use Code:	SFR	# Units:	1
		Sale Date:	01/01/1900
		Year Built:	1999
		Lot Size:	.675459

Address:	4575 Paradise Dr, Belvedere Tiburon, CA 94920	Owner(s):	Hendricks Kathryn A Exempt Trust Hendricks Kathryn A Tr
APN:	038-141-09	Sale Amount:	
Beds / Baths:	3 / 3	Square Feet:	2,447
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1948
		Lot Size:	.609917

Address:	106 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Allen Margaret C 2010 Family Allen Margaret C Tr
APN:	038-391-05	Sale Amount:	
Beds / Baths:	4 / 3	Square Feet:	2,992
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1984
		Lot Size:	.249082

Address:	102 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Bledsoe Sonia
APN:	038-391-06	Sale Amount:	
Beds / Baths:	3 / 3	Square Feet:	2,032
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1984
		Lot Size:	.208907

Address:	110 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Grunnan Snorre A Tr & Grunnan Snorre A Grunnan Gail L Tr
APN:	038-391-04	Sale Amount:	
Beds / Baths:	4 / 3	Square Feet:	3,148
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1980
		Lot Size:	.239394

Address:	3 Mateo Dr, Belvedere Tiburon, CA 94920	Owner(s):	Lin Ju
APN:	038-381-11	Sale Amount:	\$2,700,000
Beds / Baths:	3 / 3	Square Feet:	2,387
Use Code:	SFR	# Units:	1
		Sale Date:	03/07/2018
		Year Built:	1974
		Lot Size:	.516529

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Address:	4589 Paradise Dr, Belvedere Tiburon, CA 94920	Owner(s):	Singh Family Trust Singh Charan J Tr & Singh Charan J
APN:	038-111-27	Sale Amount:	\$930,000
Beds / Baths:	4 / 4	Square Feet:	3,705
Use Code:	SFR	# Units:	1
		Sale Date:	11/08/1995
		Year Built:	1974
		Lot Size:	1.088843

Address:	114 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Paradise Cay Llc
APN:	038-391-03	Sale Amount:	\$560,000
Beds / Baths:	4 / 3	Square Feet:	3,532
Use Code:	SFR	# Units:	1
		Sale Date:	01/22/2004
		Year Built:	1981
		Lot Size:	.272039

Address:	98 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Harris David Irrevoc Trust Harris David S Tr
APN:	038-391-42	Sale Amount:	\$1,820,000
Beds / Baths:	3 / 3	Square Feet:	2,675
Use Code:	SFR	# Units:	1
		Sale Date:	05/14/2014
		Year Built:	1987
		Lot Size:	.216942

Address:	5 Mateo Dr, Belvedere Tiburon, CA 94920	Owner(s):	Groah Linda K Trust Groah Linda K Tr
APN:	038-381-12	Sale Amount:	
Beds / Baths:	4 / 2	Square Feet:	2,584
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1974
		Lot Size:	.46832

Address:	4585 Paradise Dr, Belvedere Tiburon, CA 94920	Owner(s):	Ellison Robert O Tr Ellison Diane S Tr
APN:	038-111-26	Sale Amount:	
Beds / Baths:	4 / 4	Square Feet:	3,885
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1969
		Lot Size:	1.009022

Address:	95 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Hughes Charles P & Victoria S
APN:	038-391-45	Sale Amount:	
Beds / Baths:	3 / 3	Square Feet:	2,588
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1987
		Lot Size:	.490243

Address:	129 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Minty John P Minty Natasha
APN:	038-221-01	Sale Amount:	\$1,595,000
Beds / Baths:	4 / 3	Square Feet:	2,964
Use Code:	SFR	# Units:	1
		Sale Date:	08/15/2011
		Year Built:	1978
		Lot Size:	.253076

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Address:	4505 Paradise Dr, Belvedere Tiburon, CA 94920	Owner(s):	Gassel Trust Gassel James A Tr & Gassel James A
APN:	038-141-12	Sale Amount:	\$2,890,000
APN:	038-141-12	Sale Date:	06/25/2013
Beds / Baths:	4 / 4	Square Feet:	4,131
Beds / Baths:	4 / 4	Year Built:	2000
Use Code:	SFR	# Units:	1
Use Code:	SFR	Lot Size:	1.239669

Address:	4579 Paradise Dr, Belvedere Tiburon, CA 94920	Owner(s):	Schmitt Rodney D Tr & Schmitt Rodney D Decomo Deborah R Tr
APN:	038-111-12	Sale Amount:	
APN:	038-111-12	Sale Date:	
Beds / Baths:	4 / 3	Square Feet:	3,118
Beds / Baths:	4 / 3	Year Built:	1962
Use Code:	SFR	# Units:	1
Use Code:	SFR	Lot Size:	1.161157

Address:	7 Mateo Dr, Belvedere Tiburon, CA 94920	Owner(s):	Nicoll Living Trust Nicoll Christine D Tr
APN:	038-381-13	Sale Amount:	
APN:	038-381-13	Sale Date:	
Beds / Baths:	3 / 3	Square Feet:	3,522
Beds / Baths:	3 / 3	Year Built:	1974
Use Code:	SFR	# Units:	1
Use Code:	SFR	Lot Size:	.459137

Address:	135 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Day Jason S Day Kathryn D
APN:	038-211-11	Sale Amount:	\$2,100,000
APN:	038-211-11	Sale Date:	08/17/2018
Beds / Baths:	4 / 3	Square Feet:	2,769
Beds / Baths:	4 / 3	Year Built:	1969
Use Code:	SFR	# Units:	1
Use Code:	SFR	Lot Size:	.302548

Address:	94 Trinidad Dr, Belvedere Tiburon, CA 94920	Owner(s):	Gross Marshall D Tr Gross Shelby F Tr
APN:	038-391-43	Sale Amount:	\$425,000
APN:	038-391-43	Sale Date:	03/20/1998
Beds / Baths:	4 / 4	Square Feet:	3,436
Beds / Baths:	4 / 4	Year Built:	2000
Use Code:	SFR	# Units:	1
Use Code:	SFR	Lot Size:	.266299