


503 Divisadero St, San Francisco, CA 94117-2212, San Francisco County

APN: 1204-010 CLIP: 8968350804

	Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	6	3	N/A	\$1,200,000	07/09/2010
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	3,050	2,652	1900	DUPLEX	

OWNER INFORMATION			
Owner Name	Skyblake Properties	Tax Billing Zip	94941
Tax Billing Address	35 Lois Ct	Tax Billing ZIP + 4 Code	1439
Tax Billing City & State	Mill Valley, CA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$1,871,380	School District	SAN FRANCISCO UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	8 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	2 / 100	Walkable Score	99 / 100
Total Incidents (1 yr)	401	Q1 Home Price Forecast	\$1,899,689
Standardized Test Rank	51 / 100	Last 2 Yr Home Appreciation	4%

LOCATION INFORMATION			
Census Tract	164.00	Comm College District Code	San Francisco City
Mailing Carrier Route	C047	Flood Zone Code	X
Subdivision	Western Add	Flood Zone Panel	0602980114A
Zoning	NC2	Flood Zone Date	03/23/2021
Neighborhood Code	06f-06f	Within 250 Feet of Multiple Flood Zone	No
School District	San Francisco		

TAX INFORMATION			
APN	1204-010	Lot #	10
Tax Area	1000	% Improved	30%
Block ID	1204		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,537,402	\$1,507,258	\$1,477,705
Assessed Value - Land	\$1,076,182	\$1,055,081	\$1,034,394
Assessed Value - Improved	\$461,220	\$452,177	\$443,311
YOY Assessed Change (\$)	\$30,144	\$29,553	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$18,169		
2024	\$18,446	\$277	1.52%
2025	\$18,990	\$544	2.95%
Jurisdiction	Tax Type	Tax Amount	
Sf Bay Rs Parcel Tax	Actual	\$12.00	
Sfusd Facilities District	Actual	\$43.00	
Sfccd Parcel Tax	Actual	\$99.00	
Sf-Teacher Support	Actual	\$319.34	
Total Of Special Assessments	Actual	\$807.72	

CHARACTERISTICS			
Lot Acres	0.0609	Total Baths	3
Lot Sq Ft	2,652	Full Baths	3
Gross Area	3,050	Construction	Wood
Building Sq Ft	3,050	Year Built	1900
Stories	2	County Use Code	Flats Or Duplex
Total Units	2	Universal Land Use	Duplex
Total Rooms	8	# of Buildings	1
Bedrooms	6		

SELL SCORE			
Rating	High	Value As Of	2025-12-28 06:32:57
Sell Score	812		

RENTAL TRENDS			
Estimated Value	5903	Cap Rate	1.5%
Estimated Value High	9445	Forecast Standard Deviation (FSD)	0.6
Estimated Value Low	2361		

(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	369346	Pending Date	06/18/2010
Status	Closed	Selling Date	07/09/2010
Status Change Date	07/09/2010	Selling Price	\$1,200,000
Listing Date	04/19/2010	Listing Office Name	FOG HORN REALTY
Listing Price	\$1,395,000	Selling Broker Name	GREEN KEY REAL ESTATE
Original Listing Price	\$1,395,000		

Listing Number	367443	367439	226109	200369
Status	Closed	Closed	Expired	Expired
Listing Date	03/09/2010	03/09/2010	04/11/1995	06/26/1993
Listing Price	\$1,395,000	\$1,395,000	\$300,000	\$349,000
Original Listing Price	\$1,395,000	\$1,395,000	\$300,000	\$369,000
Selling Date	07/09/2010	07/09/2010		
Selling Price	\$1,200,000	\$1,200,000		

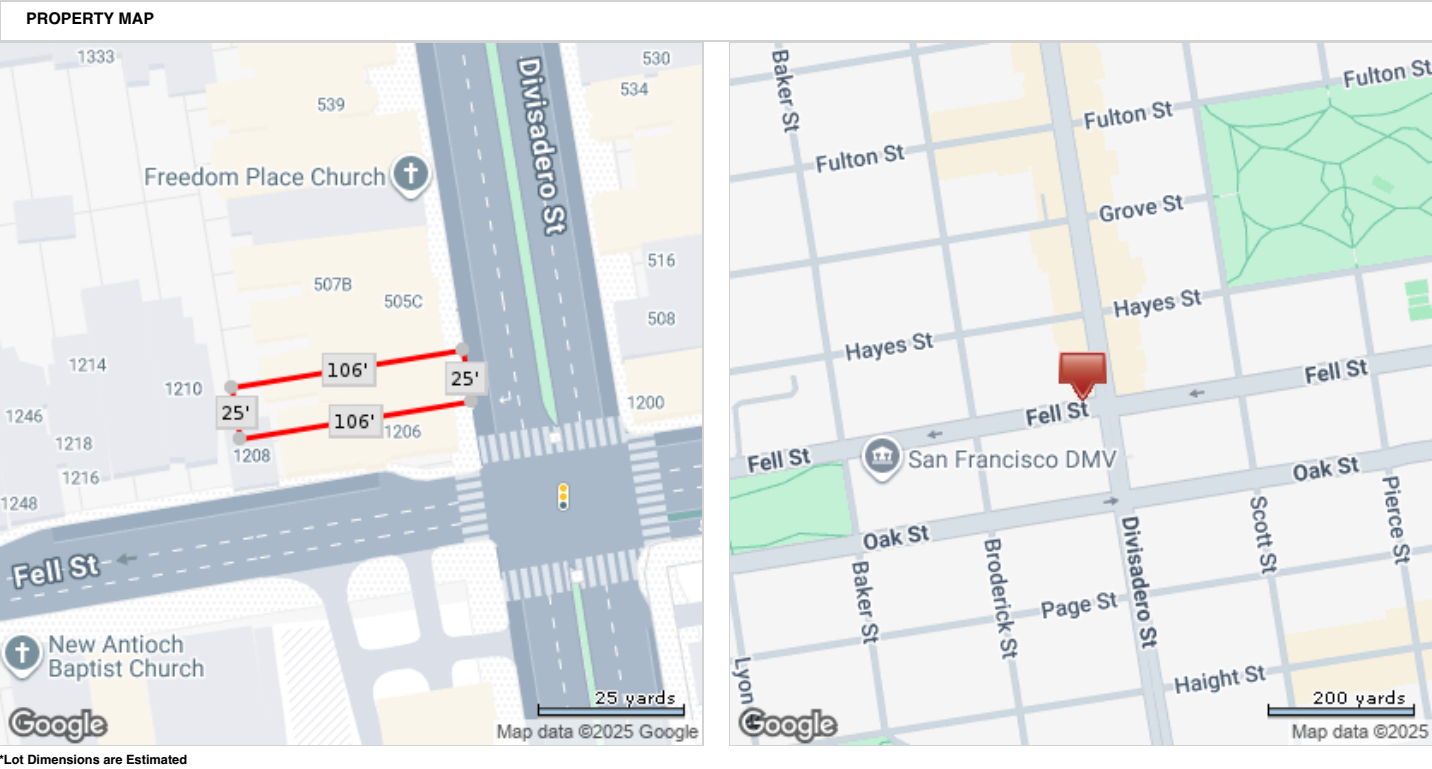
LAST MARKET SALE & SALES HISTORY			
Recording Date	07/09/2010	Sale Type	Full
Settle Date	Tax: 07/06/2010 MLS: 07/09/2010	Deed Type	Grant Deed
Sale Price	\$1,200,000	Owner Name	Skyblake Properties
Price Per Sq Ft	\$393.44	Seller Name	Stoyanoff Trust
Document Number	K182-154	Title Company	Chicago Title Co

Recording Date	10/06/2017	07/09/2010	07/09/2010	07/09/2010	06/23/2010
Settle Date	08/23/2017	07/06/2010	07/06/2010	07/06/2010	06/23/2010
Sale Price		\$1,200,000			
Nominal	Y		Y	Y	Y
Owner Name	Skyblake Properties	Somers Eric	Somers Eric	Todzo Mark	Stoyanof Priscilla
Seller Name	Somers Eric	Stoyanoff Trust	Somers C Stirling	Todzo Benay	Stoyanof Angel G
Document Number	K523307	K182-154	K182-153	K182-152	K170-281
Deed Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Affidavit
Title Company		Chicago Title Co	Chicago Title Co	Chicago Title Co	

Recording Date	03/08/2010	03/06/2008	12/02/2003
Settle Date	01/20/2010	01/01/2008	10/28/2003
Sale Price			
Nominal	Y	Y	Y
Owner Name	Stoyanof Trust	Esandes LLC	Sagatelyan Alan
Seller Name	Esandes LLC	Sagatelyan Alan	Sagatelyan Alan
Document Number	K094-161	J592-475	I524-1133
Deed Type	Grant Deed	Grant Deed	Grant Deed
Title Company			

MORTGAGE HISTORY					
Mortgage Date	07/09/2010	09/29/1998	05/14/1997	02/11/1997	08/06/1990
Mortgage Amount	\$729,750	\$390,000	\$29,000	\$261,000	\$16,100
Mortgage Lender	Wells Fargo Bk Na	Western Fin'l Bk	Parkside Fin'l	Parkside Fin'l	Small Busn Admn
Borrower Name	Somers Eric	Sagatelyan Alan A	Sagatelyan Alan A	Sagatelyan Alan A	Paul Mark
Borrower Name 2	Todzo Mark				Paul Lauri
Mortgage Purpose	Resale	Refi	Refi	Resale	Refi

Mortgage Type	Conventional	Conventional	Conventional	Conventional	Small Business Admini stration
Interest Rate Type		Fixed Rate Loan		Fixed Rate Loan	
Mortgage Term	15	30			
Mortgage Term Code	Years	Years			
Mortgage Date		09/12/1989		09/12/1989	
Mortgage Amount		\$75,000		\$205,000	
Mortgage Lender				Redwood Bk	
Borrower Name		Hamilton Mark		Hamilton Mark	
Borrower Name 2		Hamilton Lauri		Hamilton Lauri	
Mortgage Purpose		Refi		Refi	
Mortgage Type		Private Party Lender		Conventional	
Interest Rate Type				Adjustable Int Rate Loan	
Mortgage Term					
Mortgage Term Code					



COMPARATIVE MARKET ANALYSIS REPORT

Listings as of: Tuesday, December 30, 2025 3:38 PM

Page: 1/5

Residential Active

ADDRESS	CITY	BD	BATH	SQ FT	LOT SIZE	YEAR	DATE	\$/SQFT	DOM CDOM	ORIG PRICE	LIST PRICE
863 Haight St #5	San Francisco	0	1 (1 0)	361	4068	1900	08/13/25	\$1,286	139/139	\$495,000	\$464,200
LISTING COUNT: 1	AVERAGES:			361				\$1,286	139/139	\$495,000	\$464,200
HIGH PRICE: \$464,200		MEDIAN PRICE: \$464,200				LOW PRICE: \$464,200					

Closed

ADDRESS	CITY	BD	BATH	SQ FT	LOT SIZE	YEAR	DATE	\$/SQFT	DOM CDOM	ORIG PRICE	LIST PRICE	CLOSE PRICE	CP% LP
972 Haight St	San Francisco	1	1 (1 0)	845	13562	1987	12/05/25	\$911	21/21	\$787,000	\$787,000	\$770,000	98%
1205 Oak St #2	San Francisco	1	1 (1 0)		2512	1926	08/15/25		11/11	\$799,000	\$799,000	\$1,000,000	125%
1353 Oak St	San Francisco	3	2 (1 1)	1,336	3363	1903	07/10/25	\$1,100	11/11	\$1,225,000	\$1,225,000	\$1,470,000	120%
350 Broderick St #300	San Francisco	1	1 (1 0)	671	49213	2007	11/14/25	\$546	183/183	\$366,457	\$366,457	\$366,457	100%
529 Broderick St #A	San Francisco	1	1 (1 0)	500	3438		10/24/25	\$860	83/83	\$450,000	\$425,000	\$430,000	101%
1543 Mcallister St #1	San Francisco	1	1 (1 0)	862	3781	1904	10/10/25	\$945	26/26	\$799,000	\$799,000	\$815,000	102%
629 Broderick St	San Francisco	2	2 (2 0)	1,255	2500	1900	08/07/25	\$837	97/97	\$1,188,000	\$1,070,000	\$1,050,000	98%
1375 Fulton St	San Francisco	2	1 (1 0)		1717	1900	10/06/25		11/11	\$895,000	\$895,000	\$1,052,000	118%
438 Broderick St	San Francisco	3	3 (2 1)	1,514	3984	1908	07/09/25	\$941	4/4	\$1,380,000	\$1,380,000	\$1,425,000	103%
432 Broderick St	San Francisco	3	3 (2 1)	1,561	3984	1908	10/01/25	\$993	12/12	\$1,400,000	\$1,400,000	\$1,550,000	111%
525 Baker St	San Francisco	3	1 (1 0)	1,808	3125		11/21/25	\$871	11/11	\$1,095,000	\$1,095,000	\$1,575,000	144%
527 Baker St	San Francisco	3	3 (2 1)	1,810	3125	1900	08/13/25	\$967	7/7	\$1,695,000	\$1,695,000	\$1,750,000	103%
1445 Fulton St	San Francisco	3	2 (2 0)	1,727	3437	1908	11/24/25	\$1,216	15/15	\$1,900,000	\$1,900,000	\$2,100,000	111%
516 Baker St	San Francisco	4	2 (2 0)	2,803	3063	1900	10/22/25	\$803	33/33	\$2,250,000	\$2,250,000	\$2,250,000	100%
431 Broderick St	San Francisco	4	4 (3 1)	3,050	2417	1900	08/29/25	\$852	166/166	\$2,899,000	\$2,850,000	\$2,600,000	91%
LISTING COUNT: 15	AVERAGES:			1,519				\$911	46/46	\$1,275,230	\$1,262,430	\$1,346,897	108%
	HIGH PRICE: \$2,600,000				MEDIAN PRICE: \$1,425,000				LOW PRICE: \$366,457				

REPORT TOTALS

LISTING COUNT: 16		AVERAGES:		1,436				\$938	52/52	\$1,226,466	\$1,212,541	\$1,346,897	108%
-------------------	--	-----------	--	-------	--	--	--	-------	-------	-------------	-------------	-------------	------

PRESENTED BY:



Shana R Gates

LIC: 01729222

📞 Primary:310-746-6232 Secondary:209-410-6112

✉️ shana@craftbauer.com

🌐 <http://www.Gatesteamcb.com>

Real Broker

LIC: 02022092

📍 1420 Kettner Blvd. # 100 San Diego CA 92101

📞 855-450-0442

All data, photos, visualizations, and information regarding a property, including the property's compliance with state and local legal requirements and all measurements and calculations of area, have been obtained from various sources, and may include such material that has been generated by use of artificial intelligence. Such information and material have not been and will not be verified for accuracy by the listing broker or the multiple listing service, and are not guaranteed as complete, accurate or reliable. Such information and material should be independently reviewed and verified for accuracy. This information and material are intended for the personal use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

COMPARATIVE MARKET ANALYSIS REPORT

Listings as of: Tuesday, December 30, 2025 3:38 PM

Page: 2/5

Residential Income

Active

ADDRESS	CITY	SQ FT	LOT SIZE	YEAR	DATE	\$/SQ FT	DOM CDOM	ORIG PRICE	LIST PRICE
1048-1050 Oak St	San Francisco	1,380	1920	1908	10/05/25	\$630	86/86	\$895,000	\$869,000
LISTING COUNT: 1		AVERAGES:	1,380			\$630	86/86	\$895,000	\$869,000
HIGH PRICE: \$869,000			MEDIAN PRICE: \$869,000			LOW PRICE: \$869,000			

Closed

ADDRESS	CITY	SQ FT	LOT SIZE	YEAR	DATE	\$/SQ FT	DOM CDOM	ORIG PRICE	LIST PRICE	CLOSE PRICE	CP% LP
102 Baker St	San Francisco	4,543	2422	1900	10/01/25	\$1,100	41/41	\$5,440,000	\$5,440,000	\$4,999,000	92%
1451-1453 Hayes St	San Francisco	2,100	3438	1900	12/15/25	\$600	35/35	\$1,350,000	\$1,350,000	\$1,260,000	93%
242 Divisadero St	San Francisco	6,108	2543	1913	10/10/25	\$327	112/112	\$2,995,000	\$2,350,000	\$2,000,000	85%
221-223 Scott St	San Francisco	2,500	1450	1900	11/20/25	\$800	32/32	\$2,295,000	\$2,295,000	\$2,000,000	87%
245 Scott St	San Francisco	4,060	2495	1905	07/07/25	\$575	77/77	\$2,500,000	\$2,400,000	\$2,335,000	97%
431-433 Broderick St	San Francisco	3,050	2417	1900	08/29/25	\$852	166/166	\$2,899,000	\$2,850,000	\$2,600,000	91%
833 Scott St	San Francisco	6,238	2652	1905	09/12/25	\$513	44/44	\$3,200,000	\$3,200,000	\$3,200,000	100%
555 Broderick St	San Francisco	9,615	4031	1927	12/09/25	\$437	12/12	\$4,300,000	\$4,300,000	\$4,200,000	98%
LISTING COUNT: 8		AVERAGES:	4,777			\$651	65/65	\$3,122,375	\$3,023,125	\$2,824,250	93%
HIGH PRICE: \$4,999,000			MEDIAN PRICE: \$2,467,500			LOW PRICE: \$1,260,000					

REPORT TOTALS

LISTING COUNT: 9		AVERAGES:	4,399			\$648	67/67	\$2,874,889	\$2,783,778	\$2,824,250	93%
------------------	--	-----------	-------	--	--	-------	-------	-------------	-------------	-------------	-----

PRESENTED BY:



Shana R Gates

LIC: 01729222

Primary:310-746-6232 Secondary:209-410-6112

shana@craftbauer.com

<http://www.Gatesteamcb.com>

Real Broker

LIC: 02022092

1420 Kettner Blvd. # 100 San Diego CA 92101

855-450-0442

All data, photos, visualizations, and information regarding a property, including the property's compliance with state and local legal requirements and all measurements and calculations of area, have been obtained from various sources, and may include such material that has been generated by use of artificial intelligence. Such information and material have not been and will not be verified for accuracy by the listing broker or the multiple listing service, and are not guaranteed as complete, accurate or reliable. Such information and material should be independently reviewed and verified for accuracy. This information and material are intended for the personal use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

COMPARATIVE MARKET ANALYSIS REPORT

Commercial Sale


Closed

ADDRESS	CITY	SQ FT	LOT SIZE	YEAR	DATE	\$/SQ FT	DOM CDOM	ORIG PRICE	LIST PRICE	CLOSE PRICE	CP% LP
782 Haight St	San Francisco	1,645	3,050	1895	10/17/25	\$547	614/657	\$1,399,000	\$950,000	\$900,000	95%
LISTING COUNT: 1		AVERAGES:	1,645			\$547	614/657	\$1,399,000	\$950,000	\$900,000	95%
HIGH PRICE: \$900,000			MEDIAN PRICE: \$900,000			LOW PRICE: \$900,000					

REPORT TOTALS


LISTING COUNT: 1		AVERAGES:	1,645			\$547	614/657	\$1,399,000	\$950,000	\$900,000	95%
------------------	--	-----------	-------	--	--	-------	---------	-------------	-----------	-----------	-----


PRESENTED BY:




Shana R Gates

Lic: 01729222


 Primary:310-746-6232 Secondary:209-410-6112


 shana@craftbauer.com

 <http://www.Gatesteamcb.com>

Real Broker

Lic: 02022092

 1420 Kettner Blvd. # 100 San Diego CA 92101

 855-450-0442


COMPARATIVE MARKET ANALYSIS REPORT

Business Opportunity

Pending


ADDRESS	CITY	SQ FT	LOT SIZE	YEAR	DATE	\$/SQ FT	DOM CDOM	ORIG PRICE	LIST PRICE
5500 Coast Hwy #5400	Pacifica		114,563		12/08/25		250/250	\$550,000	\$550,000
LISTING COUNT: 1	AVERAGES:						250/250	\$550,000	\$550,000
HIGH PRICE: \$550,000			MEDIAN PRICE: \$550,000			LOW PRICE: \$550,000			
REPORT TOTALS									
LISTING COUNT: 1	AVERAGES:						250/250	\$550,000	\$550,000


PRESENTED BY:




Shana R Gates

Lic: 01729222


 Primary:310-746-6232 Secondary:209-410-6112


 shana@craftbauer.com

 <http://www.Gatesteamcb.com>

Real Broker

Lic: 02022092

 1420 Kettner Blvd. # 100 San Diego CA 92101

 855-450-0442

COMPARATIVE MARKET ANALYSIS REPORT

Residential Lease

Active

Price Style: /mo

ADDRESS	CITY	BD	BATH	SQ FT	LOT SIZE	YEAR	DATE	\$/SQFT	DOM CDOM	ORIG PRICE	LIST PRICE
1241 Fulton St	San Francisco	3	3 (2 1)	1,500		1906	11/02/25	\$5	58/58	\$8,000	\$7,500
LISTING COUNT: 1	AVERAGES:			1,500				\$5	58/58	\$8,000	\$7,500
HIGH PRICE: \$7,500				MEDIAN PRICE: \$7,500				LOW PRICE: \$7,500			

Closed


Price Style: /mo

ADDRESS	CITY	BD	BATH	SQ FT	LOT SIZE	YEAR	DATE	\$/SQFT	DOM CDOM	ORIG PRICE	LIST PRICE	CLOSE PRICE	CP% LP
969 Page St	San Francisco	3	4 (2 2)	2,215		1890	10/04/25	\$6	7/7	\$12,995	\$12,995	\$12,995	100%
LISTING COUNT: 1	AVERAGES:			2,215				\$6	7/7	\$12,995	\$12,995	\$12,995	100%
HIGH PRICE: \$12,995				MEDIAN PRICE: \$12,995				LOW PRICE: \$12,995					

REPORT TOTALS


LISTING COUNT: 2		AVERAGES:		1,858				\$5	33/33	\$10,498	\$10,248	\$12,995	100%
------------------	--	-----------	--	-------	--	--	--	-----	-------	----------	----------	----------	------


PRESENTED BY:




Shana R Gates

Lic: 01729222


 Primary:310-746-6232 Secondary:209-410-6112


 shana@craftbauer.com

 <http://www.Gatesteamcb.com>

Real Broker

Lic: 02022092

 1420 Kettner Blvd. # 100 San Diego CA 92101

 855-450-0442

All data, photos, visualizations, and information regarding a property, including the property’s compliance with state and local legal requirements and all measurements and calculations of area, have been obtained from various sources, and may include such material that has been generated by use of artificial intelligence. Such information and material have not been and will not be verified for accuracy by the listing broker or the multiple listing service, and are not guaranteed as complete, accurate or reliable. Such information and material should be independently reviewed and verified for accuracy. This information and material are intended for the personal use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

Copyright © 2025, MetroList Services, Inc. Copyright © 2025, Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045