



Property Details Report

Subject Property Location

Property Address 265 SAN ANSELMO AVE N
City, State & Zip SAN BRUNO, CA 94066-4955
County SAN MATEO COUNTY
Mailing Address 20 SUTTER CT, BEL TIBURON, CA 94920-1329
Census Tract 6041.03

Thomas Bros Pg-Grid

Report Date: 10/11/2026

Order ID: R232289609

Property Use Residential Income (General) (Multi-Family)
Parcel Number 020-383-090
Latitude 37.619795
Longitude -122.407718

Legal Description Details Lot Number: 52,53 Block: 29 Brief Description: LOTS 52 & 53 BLOCK 29 SAN BRUNO PARK 3RD ADD RSM E/72

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s) DAB MICHAEL G TR; DAB PAUL TRUST
Vesting Trust

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	10	Year Built	1968	Living Area (SF)	5,164
	Bathrooms/Partial	5	Garage Type/Parking Spaces	Garage/6	Price (\$/SF)	
	Total Rooms	18	Stories/Floors	2 Stories	Lot Size (SF/AC)	5,000/.11
	Construction Type	Wood	Units	2	Fireplace	
	Exterior Walls		Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Multi-Family	View		Elevator	
	Land Use	Residential Income (General) (Multi-Family)			Zoning	

Assessment & Taxes

	Assessment Year	2026	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$309,401	Tax Amount	\$9,210.20	Tax Rate Area	10-024
	Land Value	\$77,660	Tax Account ID			
	Improvement Value	\$231,741	Tax Status	No Delinquency Found		
	Improvement Ratio	74.9%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



Comparables Report - Quick View

Subject Property Location

Property Address 265 SAN ANSELMO AVE N
City, State & Zip SAN BRUNO, CA 94066-4955

Report Date: 10/11/2026
Order ID: R232289611
County: SAN MATEO

Area Sales Analysis					
Total Area Sales/ Count	\$1,780,000/ 1	Median # of Baths	5	Median Lot Size (SF/AC)	6,494 /.15
Price Range - 2 years	\$1,780,000 - \$1,780,000	Median # of Bedrooms	7	Median Year Built	1926
Age Range	100 - 100	Median Living Area (SF)	3,880	Median Value	\$1,780,000
Median Age	100	Median Price (\$/SF)	\$459/SF		

Comparable Sales 1 Comps													
Pin	Sale Type	Address	Record Date	Sale Price	\$/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY				5,164	18	10	5	1968	5,000/.12		
1		217-219 SAN MARCO AVE	05/28/2026	\$1,780,000	\$459	3,880	8	7	5	1926	6,494/.15		0.2



Comparables Report - Detailed View

Subject Property Location

Property Address 265 SAN ANSELMO AVE N
City, State & Zip SAN BRUNO, CA 94066-4955

Report Date: 10/11/2026
Order ID: R232289611
County: SAN MATEO

Comparables Overview

	Subject	High Comparable	Low Comparable	Average
Address	265 SAN ANSELMO AVE N SAN BRUNO, CA 94066-4955	217-219 SAN MARCO AVE SAN BRUNO, CA 94066-5530	217-219 SAN MARCO AVE SAN BRUNO, CA 94066-5530	217-219 SAN MARCO AVE SAN BRUNO, CA 94066-5530
Distance (Mi)		0.2	0.2	0.2
Subdivision		LOMITA PARK SUB	LOMITA PARK SUB	LOMITA PARK SUB
APN	020-383-090	021-163-110	021-163-110	021-163-110
Recording Date		05/28/2026	05/28/2026	05/28/2026
Purchase Price		\$1,780,000	\$1,780,000	\$1,780,000
Living Area (SF)	5,164	3,880	3,880	3,880
Price (\$/SF)		\$459/SF	\$459/SF	\$459/SF
Lot Size (SF/AC)	5,000/.12	6,494/.15	6,494/.15	6,494/.15
BR/BA	10/5	7/5	7/5	7/5
Year Built	1968	1926	1926	1926

Area Sales Analysis

Total Area Sales/ Count	\$1,780,000/ 1	Median # of Baths	5	Median Lot Size (SF/AC)	6,494 /.15
Price Range - 2 years	\$1,780,000 - \$1,780,000	Median # of Bedrooms	7	Median Year Built	1926
Age Range	100 - 100	Median Living Area (SF)	3,880	Median Value	\$1,780,000
Median Age	100	Median Price (\$/SF)	\$459/SF		

Subject Property

Address	S 265 SAN ANSELMO AVE N SAN BRUNO, CA 94066-4955			County	SAN MATEO
Owner	DAB MICHAEL G TR; DAB PAUL TRUST			APN	020-383-090
Census	6041.03	Land Use	Residential Income (General) (Multi-Family)	Tract No.	
Assessed Total	\$309,401	Map Reference		Assessed Improvement	\$231,741
Subdivision		Assessed Land	\$77,660	Zoning	
Bedrooms	10	Year Built	1968	Living Area (SF)	5,164
Bathrooms/Partial	5	Garage Type/Parking Spaces	Garage/6	Total Rooms	18
Stories/Floors	2 Stories	Lot Size (SF/AC)	5,000/.12	Construction Type	Wood
Units	2	Fireplace	0	Exterior Walls	
Buildings		Pool		Roof Material/Type	
Basement Type/Area		Heat Type		Foundation Type	
Style		A/C		Property Type	Multi-Family
View		Elevator			

Comparable # 1

Address	1 217-219 SAN MARCO AVE SAN BRUNO, CA 94066-5530	Distance (Mi)	0.2
Owner	SHEHADEH, HANI A; SHEHADEH, FADIA S	County	SAN MATEO
Seller Name	FRIENDS OF REAL ESTATE INVESTMENT LLC	APN	021-163-110
Sale Price	\$1,780,000	Recording Date	05/28/2026
Sale Date	05/19/2026	Recorder Doc Number	2026-030501
Sale Type	Full Sale	Document Description	Grant Deed
Price Code	Sales Price or Transfer Tax rounded by county prio	Assessed Total	\$1,507,258
Loan Amount		Assessed Improvement	\$753,629
Lender Name		Assessed Land	\$753,629
Prior Sale Price	\$1,200,000	Prior Recording Date	06/19/2013
Year Built	1926	Living Area (SF)	3,880
Garage Type/Parking Spaces	Detached Garage/2	Price (\$/SF)	\$459/SF
Stories/Floors	2 Stories	Lot Size (SF/AC)	6,494/.15
Units	2	Fireplace	1 Fireplace
Buildings		Pool	
Basement Type/Area		Heat Type	Central
Style	Bungalow	A/C	Central
View		Elevator	

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Transaction History Report - Quick View

Subject Property Location

Property Address 265 SAN ANSELMO AVE N
City, State & Zip SAN BRUNO, CA 94066-4955
County SAN MATEO COUNTY
Mailing Address 20 SUTTER CT, BEL TIBURON, CA 94920-1329

Report Date: 10/11/2026
Order ID: R232289612

Property Use Residential Income (General) (Multi-Family)
Parcel Number 020-383-090

Transaction Summary							
Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	09/30/2024	Deed	Intra-family Transfer or Dissolution		2024-051669	DAB, MICHAEL G; PAUL DAB FAMILY TRUST	DAB, ELSIE



Transaction History Report - Detailed View

Subject Property Location

Property Address	265 SAN ANSELMO AVE N	Report Date: 10/11/2026
City, State & Zip	SAN BRUNO, CA 94066-4955	Order ID: R232289612
County	SAN MATEO COUNTY	Property Use
Mailing Address	20 SUTTER CT, BEL TIBURON, CA 94920-1329	Residential Income (General) (Multi-Family)
		Parcel Number
		020-383-090

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	09/30/2024	Deed	Intra-family Transfer or Dissolution		2024-051669	DAB, MICHAEL G; PAUL DAB FAMILY TRUST	DAB, ELSIE

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	2024-051669	Partial Interest Transferred	
	Transfer Date	09/23/2024	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/30/2024	Property Use	
	Buyer 1	DAB, MICHAEL G	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	PAUL DAB FAMILY TRUST	Buyer 2 Entity	Family Trust	Buyer Mailing Address	20 SUTTER CT, TIBURON, CA 94920-1329
	Seller 1	DAB, ELSIE	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	SAN BRUNO
	Legal Recorder's Map Ref	MB E PG 72	Legal Subdivision	MAP OF SAN BRUNO PARK 3RD ADDITION	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name	NONE AVAILABLE



Nearby Neighbors Report

Subject Property Location

Property Address 265 SAN ANSELMO AVE N
City, State & Zip SAN BRUNO, CA 94066-4955
County SAN MATEO COUNTY
Mailing Address 20 SUTTER CT, BEL TIBURON, CA 94920-1329

Report Date: 10/11/2026

Order ID: R232289613

Property Use Residential Income (General) (Multi-Family)
Parcel Number 020-383-090

Subject Property

Address	265 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-383-090
Owner	DAB MICHAEL G TR; DAB PAUL TRUST			Lot Size (SF/AC)	5,000/.11
Bedrooms	10	Year Built	1968	Living Area (SF)	5,164
Bathrooms/Partial	5	Garage Type/Parking Spaces	Garage/6	Phones	

Nearby Neighbor #1

Address	253 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-383-100
Owner	WOOD ERIC MICHAEL TR; WOOD VERONICA ELENA TR			Lot Size (SF/AC)	5,000/.11
Bedrooms	2	Year Built	1936	Living Area (SF)	2,476
Bathrooms/Partial	2	Garage Type/Parking Spaces	Garage/2	Phones	

Nearby Neighbor #2

Address	271 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-383-080
Owner	LAU BURT K H			Lot Size (SF/AC)	5,000/.11
Bedrooms	5	Year Built	1932	Living Area (SF)	3,934
Bathrooms/Partial	4	Garage Type/Parking Spaces	Garage/3	Phones	

Nearby Neighbor #3

Address	277 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-383-070
Owner	SHEN LEI; ZHOU WEI			Lot Size (SF/AC)	3,750/.09
Bedrooms	2	Year Built	1907	Living Area (SF)	870
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/1	Phones	

Nearby Neighbor #4

Address	249 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-383-110
Owner	MILLER LEE A; MILLER LEE A TR			Lot Size (SF/AC)	5,000/.11
Bedrooms	5	Year Built	1937	Living Area (SF)	2,459
Bathrooms/Partial	2	Garage Type/Parking Spaces	Garage/2	Phones	

Nearby Neighbor #5

Address	256 EAST AVE, SAN BRUNO, CA 94066			APN	020-383-280
Owner	CANO MARIANNE TR, ETAL CANO ROBERT TR			Lot Size (SF/AC)	5,000/.11
Bedrooms	3	Year Built	1944	Living Area (SF)	1,700
Bathrooms/Partial	2	Garage Type/Parking Spaces	Detached Garage/1	Phones	

Nearby Neighbor #6

Address	264 EAST AVE, SAN BRUNO, CA 94066			APN	020-383-290
Owner	RENTERIA MARTIN & EVELIA			Lot Size (SF/AC)	5,000/.11
Bedrooms	3	Year Built	1938	Living Area (SF)	1,480
Bathrooms/Partial	1	Garage Type/Parking Spaces	Detached Garage/1	Phones	

Nearby Neighbor #7

Address	272 EAST AVE, SAN BRUNO, CA 94066			APN	020-383-300
Owner	YANG MAGGIE			Lot Size (SF/AC)	2,500/.06
Bedrooms	2	Year Built	1927	Living Area (SF)	1,109
Bathrooms/Partial	2	Garage Type/Parking Spaces	Underground/Basement/2	Phones	

Nearby Neighbor #8					
Address	252 EAST AVE, SAN BRUNO, CA 94066			APN	020-383-270
Owner	GAN, XINMEI; YE, JIANWEN			Lot Size (SF/AC)	3,750/.09
Bedrooms	4	Year Built	1946	Living Area (SF)	1,565
Bathrooms/Partial	2	Garage Type/Parking Spaces	Attached Garage/1	Phones	

Nearby Neighbor #9					
Address	285 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-383-060
Owner	HERON JOHN			Lot Size (SF/AC)	3,750/.09
Bedrooms	3	Year Built	1928	Living Area (SF)	2,830
Bathrooms/Partial	2	Garage Type/Parking Spaces	Garage/1	Phones	

Nearby Neighbor #10					
Address	276 EAST AVE, SAN BRUNO, CA 94066			APN	020-383-310
Owner	HE HUI LING T/D			Lot Size (SF/AC)	2,500/.06
Bedrooms	3	Year Built	1936	Living Area (SF)	1,090
Bathrooms/Partial	1	Garage Type/Parking Spaces	Underground/Basement/1	Phones	

Nearby Neighbor #11					
Address	244 EAST AVE, SAN BRUNO, CA 94066			APN	020-383-260
Owner	CONSOLACION LEONARDO S & CELIA E & LLOYD A			Lot Size (SF/AC)	3,750/.09
Bedrooms	4	Year Built	1946	Living Area (SF)	2,060
Bathrooms/Partial	2/1	Garage Type/Parking Spaces	Attached Garage/1	Phones	

Nearby Neighbor #12					
Address	264 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-384-350
Owner	PEROTTI ANDREW M & STEVEN W			Lot Size (SF/AC)	3,750/.09
Bedrooms	3	Year Built	1925	Living Area (SF)	1,000
Bathrooms/Partial	1	Garage Type/Parking Spaces	Detached Garage/1	Phones	

Nearby Neighbor #13					
Address	241 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-383-120
Owner	STAPPOZBIL MEREDITH A; OZBIL AYHAN			Lot Size (SF/AC)	5,000/.11
Bedrooms	11	Year Built	1963	Living Area (SF)	5,283
Bathrooms/Partial	6	Garage Type/Parking Spaces	Garage/4	Phones	

Nearby Neighbor #14					
Address	280 EAST AVE, SAN BRUNO, CA 94066			APN	020-383-320
Owner	DUAN SUI ZHI; LUTTRINGER GARY			Lot Size (SF/AC)	2,500/.06
Bedrooms	4	Year Built	1926	Living Area (SF)	2,130
Bathrooms/Partial	3	Garage Type/Parking Spaces	Underground/Basement/2	Phones	

Nearby Neighbor #15					
Address	250 SAN ANSELMO AVE N, SAN BRUNO, CA 94066			APN	020-384-340
Owner	BARIA JHOMAR RAMOS & CINDY CALAUSTRO			Lot Size (SF/AC)	3,750/.09
Bedrooms	2	Year Built	1925	Living Area (SF)	1,110
Bathrooms/Partial	1	Garage Type/Parking Spaces	Detached Garage/1	Phones	



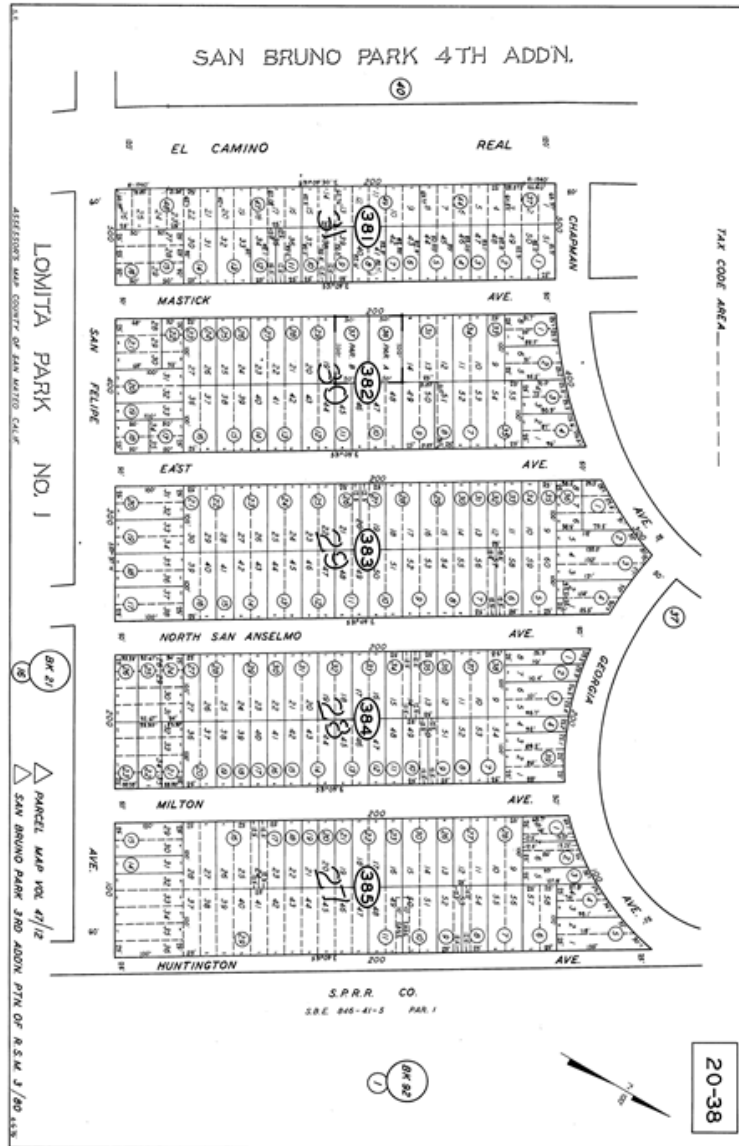
Subject Property Location

Property Address
City, State & Zip
County

265 SAN ANSELMO AVE N
SAN BRUNO, CA 94066-4955
SAN MATEO COUNTY

Report Date: 10/11/2026
Order ID: R232289614

Parcel Number 020-383-090



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City, State & Zip SAN BRUNO, CA 94066-4955

County SAN MATEO COUNTY

Mailing Address 20 SUTTER CT, BEL TIBURON, CA 94920-1329
Census Tract 6041.03

Property Use
Parcel Number

Report Date: 10/11/2026
Order ID: R232289610
Residential Income (General) (Multi-Family)
020-383-090

Legal Description Details Lot Number: 52,53 Block: 29 Brief Description: LOTS 52 & 53 BLOCK 29 SAN BRUNO PARK 3RD ADD RSM E/72

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s) DAB MICHAEL G TR; DAB PAUL TRUST
Vesting Trust

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

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Property Characteristics

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Assessment & Taxes

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	Land Value	\$77,660	Tax Account ID			
	Improvement Value	\$231,741	Tax Status	No Delinquency Found		
	Improvement Ratio	74.9%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available

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