



Property Details Report

Subject Property Location

Property Address 3312 TARAVAL ST
City, State & Zip SAN FRANCISCO, CA 94116-2045
County SAN FRANCISCO COUNTY
Mailing Address 20 SUTTER CT, TIBURON, CA 94920-1329
Census Tract 0354.00
Thomas Bros Pg-Grid

Report Date: 03/09/2026
Order ID: R211839440

Property Use Apartment house (5+ units)
Parcel Number 2372 -050
Latitude 37.742145
Longitude -122.501873

Legal Description Details

Current Ownership Information				*Source of Ownership data: Recorder Information	
Primary Owner Name(s)	DAB, MICHAEL G; PAUL DAB FAMILY TRUST,	Sale Price			
		Transfer Date	09/23/2024		
Vesting	Family Trust	Recording Date	09/30/2024		
		Recorder Doc #	2024074988		
		Book/Page			

Latest Full Sale Information	
Details beyond coverage limitations	
Financing Details at Time of Purchase	
No financing details available	

Property Characteristics						
	Bedrooms		Year Built	1957	Living Area (SF)	6,498
	Bathrooms/Partial		Garage Type/Parking Spaces		Price (\$/SF)	
	Total Rooms	36	Stories/Floors	2 Stories	Lot Size (SF/AC)	7,500/.17
	Construction Type	Wood	Units	12	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	Apartment house (5+ units)			Zoning	RH1

Assessment & Taxes						
+ - x =	Assessment Year	2025	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$688,470	Tax Amount	\$9,707.10	Tax Rate Area	1-000
	Land Value	\$277,568	Tax Account ID			
	Improvement Value	\$410,902	Tax Status	No Delinquency Found		
	Improvement Ratio	59.68%	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 3312 TARAVAL ST
City, State & Zip SAN FRANCISCO, CA 94116-2045

Report Date: 03/09/2026
Order ID: R211839442
County: SAN FRANCISCO

Area Sales Analysis					
Total Area Sales/ Count	\$5,275,000/ 2	Median # of Baths		Median Lot Size (SF/AC)	5,875 /.13
Price Range - 2 years	\$2,400,000 - \$2,875,000	Median # of Bedrooms		Median Year Built	1966
Age Range	51 - 69	Median Living Area (SF)	6,038	Median Value	\$2,637,500
Median Age	60	Median Price (\$/SF)	\$440/SF		

Comparable Sales 2 Comps													
Pin	Sale Type	Address	Record Date	Sale Price	\$/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY				6,498	36			1957	7,500/.17		
1		2400 39TH AVE	10/30/2025	\$2,400,000	\$380	6,316	28			1957	5,749/.13		0.27
2		1380 48TH AVE	02/06/2026	\$2,875,000	\$499	5,760	26			1975	6,000/.14		1.33



Comparables Report - Detailed View

Subject Property Location

Property Address 3312 TARAVAL ST
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Report Date: 03/09/2026
Order ID: R211839442
County: SAN FRANCISCO

Comparables Overview

	Subject	High Comparable	Low Comparable	Average
Address	3312 TARAVAL ST SAN FRANCISCO, CA 94116-2045	1380 48TH AVE SAN FRANCISCO, CA 94122-1056	2400 39TH AVE SAN FRANCISCO, CA 94116-2173	Comparables Sale Price data is not available. Unable to display Comparables Overview.
Distance (Mi)		1.33	0.27	
Subdivision				
APN	2372 -050	1802 -046	2387 -042	
Recording Date		02/06/2026	10/30/2025	
Purchase Price		\$2,875,000	\$2,400,000	
Living Area (SF)	6,498	5,760	6,316	
Price (\$/SF)		\$499/SF	\$380/SF	
Lot Size (SF/AC)	7,500/.17	6,000/.14	5,749/.13	
BR/BA	0			
Year Built	1957	1975	1957	

Area Sales Analysis

Total Area Sales/ Count	\$5,275,000/ 2	Median # of Baths		Median Lot Size (SF/AC)	5,875 /.13
Price Range - 2 years	\$2,400,000 - \$2,875,000	Median # of Bedrooms		Median Year Built	1966
Age Range	51 - 69	Median Living Area (SF)	6,038	Median Value	\$2,637,500
Median Age	60	Median Price (\$/SF)	\$440/SF		

Subject Property

Address	S 3312 TARAVAL ST SAN FRANCISCO, CA 94116-2045	County	SAN FRANCISCO
Owner	DAB, MICHAEL G; PAUL DAB FAMILY TRUST,	APN	2372 -050
Census	0354.00	Land Use	Apartment house (5+ units)
Assessed Total	\$688,470	Map Reference	
Subdivision		Assessed Land	\$277,568
Bedrooms	0	Year Built	1957
Bathrooms/Partial		Garage Type/Parking Spaces	
Stories/Floors	2 Stories	Lot Size (SF/AC)	7,500/.17
Units	12	Fireplace	0
Buildings		Pool	
Basement Type/Area		Heat Type	
Style		A/C	
View		Elevator	
		Exterior Walls	
		Roof Material/Type	
		Foundation Type	
		Property Type	Multi-Family

Comparable # 1

Address	1 2400 39TH AVE SAN FRANCISCO, CA 94116-2173	Distance (Mi)	0.27
Owner	LE, BILLY; LE, KIMBERLY	County	SAN FRANCISCO
Seller Name	THE KEE KOON YEE MUI TRUST; MUI, KEE KOON YEE	APN	2387 -042
Sale Price	\$2,400,000	Recording Date	10/30/2025
Sale Date	10/22/2025	Recorder Doc Number	2025091462
Sale Type	Full Sale	Document Description	Grant Deed
Price Code	Sales Price or Transfer Tax rounded by county prio	Assessed Total	\$471,333
Loan Amount	\$900,000	Assessed Improvement	\$293,927
Lender Name	THE KEE KOON YEE MUI TRUST	Assessed Land	\$177,406
Prior Sale Price		Prior Recording Date	
Year Built	1957	Living Area (SF)	6,316
Garage Type/Parking Spaces		Price (\$/SF)	\$380/SF
Stories/Floors	2 Stories	Lot Size (SF/AC)	5,749/.13
Units	9	Fireplace	0
Buildings		Pool	
Basement Type/Area		Heat Type	
Style		A/C	
View		Elevator	
		Tract No.	
		Map Reference	
		Subdivision	
		Zoning	RM1
		Bedrooms	
		Bathrooms/Partial	
		Total Rooms	28
		Construction Type	Wood
		Exterior Walls	
		Roof Material/Type	
		Foundation Type	
		Property Type	Multi-Family

Comparable # 2

Address	2	1380 48TH AVE SAN FRANCISCO, CA 94122-1056		Distance (Mi)	1.33
Owner		RED PIER 48TH AVE LLC		County	SAN FRANCISCO
Seller Name		GIOSSO FAMILY LIVING TRUST; GIOSO, DANIEL		APN	1802 -046
Sale Price	\$2,875,000	Recording Date	02/06/2026	Census	0352.02
Sale Date	01/20/2026	Recorder Doc Number	2026011117	Land Use	Apartment house (5+ units)
Sale Type	Full Sale	Document Description	Grant Deed	Tract No.	
Price Code	Sales Price or Transfer Tax rounded by county prio	Assessed Total	\$729,997	Map Reference	
Loan Amount	\$1,500,000	Assessed Improvement	\$489,743	Subdivision	
Lender Name	JPMORGAN CHASE BANK NA	Assessed Land	\$240,254	Zoning	RH2
Prior Sale Price		Prior Recording Date		Bedrooms	
Year Built	1975	Living Area (SF)	5,760	Bathrooms/Partial	
Garage Type/Parking Spaces		Price (\$/SF)	\$499/SF	Total Rooms	26
Stories/Floors	2 Stories	Lot Size (SF/AC)	6,000/.14	Construction Type	Wood
Units	8	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			



Transaction History Report - Quick View

Subject Property Location

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City, State & Zip SAN FRANCISCO, CA 94116-2045
County SAN FRANCISCO COUNTY
Mailing Address 20 SUTTER CT, TIBURON, CA 94920-1329

Report Date: 03/09/2026
Order ID: R211839443

Property Use Apartment house (5+ units)
Parcel Number 2372 -050

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		2024074988	DAB, MICHAEL G; PAUL DAB FAMILY TRUST	DAB, ELSIE; CERTAIN TRUST



Transaction History Report - Detailed View

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Report Date: 03/09/2026
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Property Use Apartment house (5+ units)
Parcel Number 2372 -050

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		2024074988	DAB, MICHAEL G; PAUL DAB FAMILY TRUST	DAB, ELSIE; CERTAIN TRUST

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	2024074988	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	CERTAIN TRUST	Seller 2 Entity	Trust	Legal City/ Muni/ Township	SAN FRANCISCO
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	NONE AVAILABLE



Nearby Neighbors Report

Subject Property Location

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County SAN FRANCISCO COUNTY
Mailing Address 20 SUTTER CT, TIBURON, CA 94920-1329

Report Date: 03/09/2026

Order ID: R211839444

Property Use
Parcel Number

Apartment house (5+ units)
2372 -050

Subject Property

Address	3312 TARAVAL ST, SAN FRANCISCO, CA 94116			APN	2372 -050
Owner	DAB, MICHAEL G; PAUL DAB FAMILY TRUST,			Lot Size (SF/AC)	7,500/.17
Bedrooms	0	Year Built	1957	Living Area (SF)	6,498
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #1

Address	3332-3336 TARAVAL ST, SAN FRANCISCO, CA 94116			APN	2372 -023
Owner	SUE FAMILY TRUST			Lot Size (SF/AC)	2,495/.06
Bedrooms	0	Year Built	1946	Living Area (SF)	3,163
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #2

Address	2395 43RD AVE, SAN FRANCISCO, CA 94116			APN	2372 -048
Owner	CRIZER FAMILY TRUST 1999			Lot Size (SF/AC)	5,749/.13
Bedrooms	0	Year Built	1957	Living Area (SF)	6,316
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #3

Address	2379 43RD AVE, SAN FRANCISCO, CA 94116			APN	2372 -017
Owner	LEONG FAMILY TRUST			Lot Size (SF/AC)	3,000/.07
Bedrooms	0	Year Built	1952	Living Area (SF)	1,036
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #4

Address	3340-3342 TARAVAL ST, SAN FRANCISCO, CA 94116			APN	2372 -024
Owner	CHIO KAM WA			Lot Size (SF/AC)	2,495/.06
Bedrooms	0	Year Built	1957	Living Area (SF)	2,552
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #5

Address	2375 43RD AVE, SAN FRANCISCO, CA 94116			APN	2372 -016
Owner	JUDSON J LEONG MARITAL TRUST			Lot Size (SF/AC)	3,000/.07
Bedrooms	0	Year Built	1952	Living Area (SF)	1,036
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #6

Address	3344-3346 TARAVAL ST, SAN FRANCISCO, CA 94116			APN	2372 -024B
Owner	KU ANTHONY & LI WILHEIMINA S			Lot Size (SF/AC)	2,495/.06
Bedrooms	0	Year Built	1957	Living Area (SF)	2,552
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #7

Address	2378 44TH AVE, SAN FRANCISCO, CA 94116			APN	2372 -025
Owner	HODGES GREGORY & RAGATZ MICHAEL			Lot Size (SF/AC)	2,996/.07
Bedrooms	2	Year Built	1946	Living Area (SF)	1,306
Bathrooms/Partial	1	Garage Type/Parking Spaces	Garage	Phones	

Nearby Neighbor #8

Address	2371 43RD AVE, SAN FRANCISCO, CA 94116			APN	2372 -015
Owner	LAU HON CHEONG & SOOK GUEN			Lot Size (SF/AC)	3,000/.07
Bedrooms	5	Year Built	1954	Living Area (SF)	1,900
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #9					
Address	2374 44TH AVE, SAN FRANCISCO, CA 94116			APN	2372 -026
Owner	LI RONG LIU TR			Lot Size (SF/AC)	2,996/.07
Bedrooms	0	Year Built	1946	Living Area (SF)	1,402
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #10					
Address	3350 TARAVAL ST, SAN FRANCISCO, CA 94116			APN	2372 -024A
Owner	CHANBANG LLC			Lot Size (SF/AC)	3,200/.07
Bedrooms	0	Year Built	1946	Living Area (SF)	2,766
Bathrooms/Partial		Garage Type/Parking Spaces		Phones	

Nearby Neighbor #11					
Address	2370 44TH AVE, SAN FRANCISCO, CA 94116			APN	2372 -027
Owner	TURNSCAIA OLESEA			Lot Size (SF/AC)	3,000/.07
Bedrooms	4	Year Built	1946	Living Area (SF)	1,620
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #12					
Address	2367 43RD AVE, SAN FRANCISCO, CA 94116			APN	2372 -052
Owner	CHAN TAKAMORI FAMILY TRUST			Lot Size (SF/AC)	3,000/.07
Bedrooms	3	Year Built	1983	Living Area (SF)	2,530
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #13					
Address	2401 43RD AVE, SAN FRANCISCO, CA 94116			APN	2382 -001
Owner	NGO SAMSON			Lot Size (SF/AC)	1,437/.03
Bedrooms	0	Year Built	1943	Living Area (SF)	995
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #14					
Address	2366 44TH AVE, SAN FRANCISCO, CA 94116			APN	2372 -028
Owner	TOYOOKA FMLY TR			Lot Size (SF/AC)	2,996/.07
Bedrooms	0	Year Built	1946	Living Area (SF)	1,162
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #15					
Address	2363 43RD AVE, SAN FRANCISCO, CA 94116			APN	2372 -051
Owner	GOLOUBOW RONALD & SCHENONE CHR			Lot Size (SF/AC)	3,000/.07
Bedrooms	3	Year Built	1983	Living Area (SF)	2,530
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	



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Report Date: 03/09/2026
Order ID: R211839445

Parcel Number 2372 -050

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LOTS MERGED

LOTS 47 & 48 INTO LOTS 41A-C-1926



2372

SUNSET BLK. 1145

RENUMBERED '15

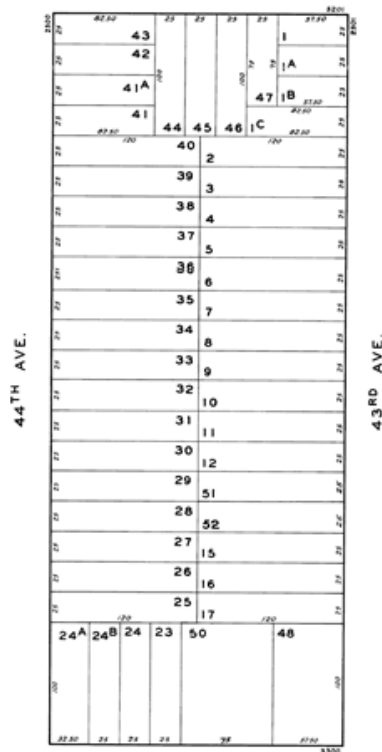
REVISED '59

REVISED '68

" '79

" '82

SANTIAGO



TARAVAL

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Mailing Address 20 SUTTER CT, TIBURON, CA 94920-1329
Census Tract 0354.00

Report Date: 03/09/2026
Order ID: R211839441

Property Use Apartment house (5+ units)
Parcel Number 2372 -050

Legal Description Details

Current Ownership Information *Source of Ownership data: Recorder Information

Primary Owner Name(s)	DAB, MICHAEL G; PAUL DAB FAMILY TRUST,	Sale Price	
		Transfer Date	09/23/2024
		Recording Date	09/30/2024
Vesting	Family Trust	Recorder Doc #	2024074988
		Book/Page	

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built	1957	Living Area (SF)	6,498
	Bathrooms Full/Partial	0/0	Garage Type/Parking Spaces		Price (\$/SF)	
	Total Rooms	36	Stories/Floors	2 Stories	Lot Size (SF/AC)	7,500/.17
	Construction Type	Wood	Units	12	Fireplace	
	Exterior Walls		Buildings		Pool	
	Roof Material/Type		Style		Heat Type	
	Foundation Type		View		A/C	
	Property Type	Multi-Family			Elevator	
	Land Use	Apartment house (5+ units)			Zoning	RH1
	Basement Type/Area					

Assessment & Taxes

	Assessment Year	2025	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$688,470	Tax Amount	\$9,707.10	Tax Rate Area	1-000
	Land Value	\$277,568	Tax Account ID			
	Improvement Value	\$410,902	Tax Status	No Delinquency Found		
	Improvement Ratio	59.68%	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

Disclaimer

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