

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Timothy Williams	Loan Number: 002233	
Street Address: 7040 Fulton Avenue	City: Palermo	State: CA	Zip Code: 95968
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 215,000	As Repaired List	\$ 215,000	Quick Sale	\$ 199,000	Land	\$ 25,000
Suggested List Price:	As Is Sale	\$ 205,000	As Repaired Sale	\$ 205,000	Quick Sale	\$ 195,000	Land	\$ 25,000

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 0

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 0
Explain Required Repairs:			

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 1418
Bedroom: 3	Bathroom: 2	Garage: 1 Det
Year Built: 1958	Lot Size: 0.89 Ac	Basement: No
APN#: 026-080-026	Has the subject property been listed in the last 12 months? Yes	
Previous List Price: \$ 260,000	Previous DOM: 178	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Rural

SUBJECT PROPERTY COMMENTS

Subject appears to be in average condition with some work in progress on the exterior (trim around windows/front door). Subject appears to be secure but front gate/s are not secure. There is some debris behind front fence next to entry gate and some dead wood in front the entrance. No other debris was observed.

Property Status							
Vacant:	Yes	Vandalized:	Unknown	Locked/Secured:	Unknown	Winterized:	Unknown

COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
2775 SOUTH VILLA AVE OROVILLE CA	FS	SFR-Det	Poor	0.77 Mi	654	2	1	3.84 Ac		No	1932	175,000	148,500	2023-06-22	227	21
2570 PALERMO ROAD PALERMO CA (★)	FS	SFR-Det	Avg	0.34 Mi	1140	3	1 3/4	0.52 Ac	2 Det	No	1963	279,999	279,000	2023-04-26	245	167
7650 PALERMO HONCUT HIGHWAY OROVILLE CA	FS	SFR-Det	Avg	1.24 Mi	2065	3	3	4.74 Ac	1 Att	No	1978	500,000	505,000	2023-01-30	245	54
1. Comments: Sold in AS-IS condition. Cash buyer, no concessions. Due to the fact that there have been only 3 sold properties (stick built) in the area since Jan 1st, 2023, I had to use comps that were outside of the ideal criteria (SF, YB, lot size, date sold).													MLS# 223030213	Sale Type: Cash		
2. Comments: Home features new flooring and new kitchen cabinets, updated bathrooms and kitchen and stained glass in entry door. Seller paid \$8370 in closing costs.													MLS# 223007178	Sale Type: CV		
3. Comments: Home features newer wood flooring throughout, new roof, new HVAC, new solar (owned), whole house fan, barn and 20x30 shop, both w/ electricity(new electrical in shop), one car detached garage and 24x80 greenhouse. Seller gave \$575 credit for repairs.													MLS# 222139729	Sale Type: Cash		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
2660 WILLIAMS AVE PALERMO CA (★)	FS	SFR-Det	Poor	0.53 Mi	936	2	1	0.28 Ac	1 Att	No	1966	245,000	232,750	249	149
59 OAKWOOD LANE OROVILLE CA	FS	SFR-Det	Avg	3.38 Mi	863	3	1	0.92 Ac		No	1950	325,000	319,000	370	88
7485 LINCOLN BLVD PALERMO CA	FS	SFR-Det	Avg	0.63 Mi	1520	3	2	0.34 Ac		No	1974	349,100	349,100	230	30
1. Comments: REO. Complete fixer. According to pest report, there is a termite infestation, dry rot/fungus and possible water damage.													MLS# 223037306		
2. Comments: Home features newer HVAC, new flooring, quartz counters, new stove and hood, new septic, updated and remodeled bathroom, new paint exterior and interior.													MLS# 223065471		
3. Comments: Home has been updated throughout. Also has two bonus rooms.													MLS# 223083260		

NEIGHBORHOOD DATA

Management Co Name: N/A	Management Co Phone: N/A	Rental Market: Lease potential (monthly): \$ 1,300
Neighborhood Trend: Declining	Neighborhood Trend Rate (monthly %): 2	Comparable Sales: 45 Days
Comparable Listing: 88 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: Describe neighborhood factors that would detract from property: There are some homes on Fulton Ave that are in fair to less than fair condition. Palermo is located in a rural area with few amenities.
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 232,750 - \$ 499,900	
There is REO competition in the area:	Yes	Price Range:	\$ 232,750 - \$ 232,750	
Property Taxes are Current:	Yes	Amount:	\$ 2,576	
Mello-Roos/Special Assesment Property:	No	Amount:	\$ 0	
Special Assessments/Homeowner Dues:	No	Amount:	\$ 0	

LISTING AGENT INFORMATION

Name: N/A	Firm Name: N/A	Phone Number: N/A	Subject MLS: N/A
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BPO PREPARATION

Broker Firm Name: Coldwell Banker Grass Roots Realty	Preparer: Ann Mathis	Phone Number: 530-913-5592
Broker Tax ID#: 68-0030730	Inspection Date: 2023-10-05	Report Date: 2023-10-09
Office proximity to subject: 46 Mi	Explain if more than 40 miles: My work area is rural and large. It is not uncommon for me to cover up to 80+ miles from my location.	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



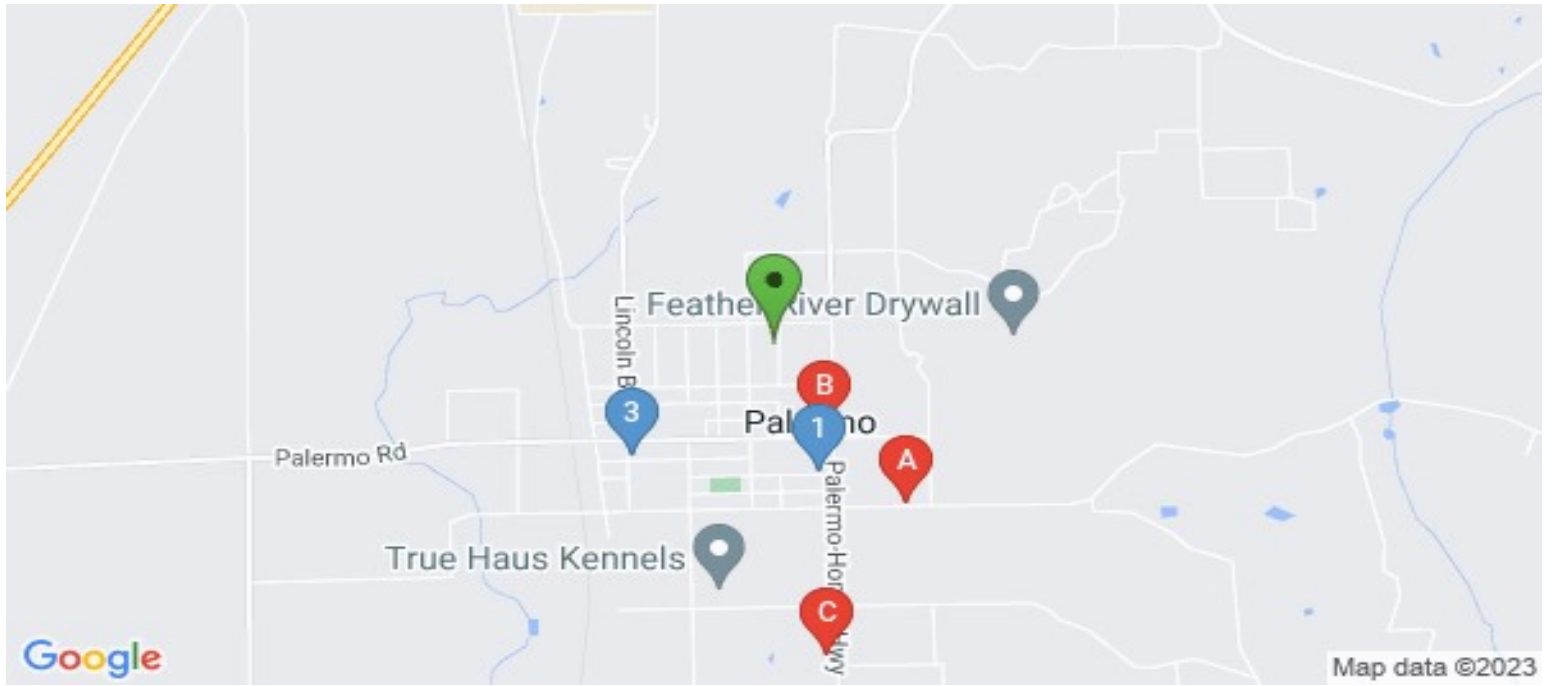
Listing 2










Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	7040 Fulton Avenue	95968	0 MI
 COMPARABLE SALE 1	2775 SOUTH VILLA AVE	95966	0.77 Mi
 COMPARABLE SALE 2	2570 PALERMO ROAD	95968	0.34 Mi
 COMPARABLE SALE 3	7650 PALERMO HONCUT HIGHWAY	95966	1.24 Mi
 COMPARABLE LISTING 1	2660 WILLIAMS AVE	95968	0.53 Mi
 COMPARABLE LISTING 2	59 OAKWOOD LANE	95965	3.38 Mi
 COMPARABLE LISTING 3	7485 LINCOLN BLVD	95968	0.63 Mi

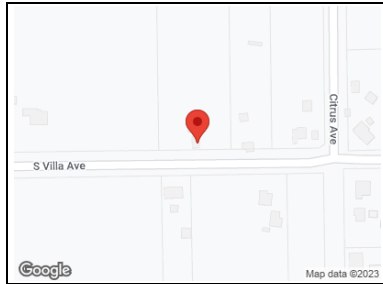
Agent Full Report - Residential

Listings as of 10/08/2023 at 12:56PM

Page: 1 of 3

ML#: 223030213 2775 S Villa Ave, Oroville, CA 95966-9344

LP: \$175,000	Beds: 1 (2)	Baths: 1 (1 0)	Status: Closed 06/22/23 (\$148,500)	DOM/CDOM: 21/21
Price/SqFt: 227.06	Area: 12571	Year Built: 1932	SqFt: 654 Assessor Auto-Fill	Lot Sz (Ac): 3.8400



Pri Show Contact: Laurie Hicks Agent (916) 202-5666	Ext:
Sec Show Contact:	Ext:
Showing Inst: Appointment Only, See Remarks	
Gate/Access Code:	
Lockbox Location: left side of home on pge meter	
Occupant Type: Tenant	Current Rent:
Special List Cond: Offer As Is	
Listing Service: Full Service	

[Additional](#) (26)

[Virtual Tour](#)

[Map](#)

Listing Agent/Co-Agent

Listing Office/Agent

Office: Consumer Plus Realty (ID:01CPLS) Phone: 916-743-4764, FAX: 916-258-0188 Lic:02010939

Agent: Laurie A Hicks (ID:SHICKSLA) Primary:916-202-5666
Lic:01456664

Agent Email: lhicksla@gmail.com

Listing Co-Office/Co-Agent

Office:

Agent:

Agent Email:

Remarks

Private Remarks: seller has 1 back up offer. serious buyers only w proof of funds.call realtor before writing offer. all Complete FIXER-A lot of fixing or tear down . seller is still working on removing some stuff from property.some stuff will stay family friend is living in trailer taking care of property. will need to open gate .AS is for all. call realtor for showings.Laurie Hicks 916 202 5666 ok to txt for showing with pic of your card.

Public Remarks: COMPLETE FIXER. CASH ONLY. Beautiful green pastures! Are you ready to live in the Country?? 3.84 acres. Flat with pastures and trees. Olive, Plum and Walnut trees. Within 10-15 minutes to Stores, Casinos, Feather River. Home is OLD and needs a lot of work. 1932 Has a lot of character! Bring your offer!

Directions

Directions to Property: Turn right onto Palermo-Honcut hwy, turn left on s. Villa ave property will be on the left. 2775 S. Villa

Cross Street: Palermo-Honcut HWY

Open House/Caravan

Open House Date: Time: Type: Comments:

Open House Date: Time: Type: Comments:

Caravan:

Caravan:

ML#: 223030213

2775 S Villa Ave, Oroville, CA 95966-9344

General Information

Property Subtype: Single Family Residence
County: Butte
APN: 027-082-006-000
Zoning: SFR
Census Tract: 32.00
Elevation:
Lot Size/Source: 3.8400 Assessor Auto-Fill
Lot Size Dimensions:
School District (County): Butte
Elementary School District: Oroville City
Middle or Junior School District: Oroville City
Senior High School District: Oroville Union

Subdivision:
Subdivision Developer:
Builder Name:
Builder Model:
Subtype Description: Ranchette/Country

Architectural Style: Other

Construction Materials: Wood

Foundation: Other

Parking Features: 1/2 Car Space,RV Access,Detached,RV Storage,Workshop in Garage

Garage Spaces: 1

Carport Spaces: 0

Open Parking Spaces: 0

Disclosures/Restrictions

Disclosures/Documents:

Bonds/Asmts/Taxes: Unknown **Desc:**

County Transfer Tax Rate:
Restrictions:

City Transfer Tax Rate:

Home Warranty:
Special Zones:

Senior Community: No
Pets Allowed: Yes

Interior Information

Laundry Features: Other

Flooring: Carpet,Linoleum,Other

Interior Features:

Heating: Central,Fireplace(s)

Cooling: Central

Energy Efficient:

Green Building Verification Type:

Rating:

Body:

Year:

Window Features:

Fireplaces: 1 **Features:** Living Room,Decorative Only,Stone

Security Features: Other

Other Equipment:

Property Condition: Fixer

Remodeled/Updated: No **Description:**

Stories: 1

Location of Unit:

Levels: One

Lower Level:

Main Level: Bedroom(s),Living Room,Dining Room,Kitchen,Street Entrance

Upper Level:

Basement:

Living Room Features: Other

Dining Room Features: Other

Family Room Features:

Master Bedroom Features:

Master Bathroom Features:

Bath Features: Shower Stall(s),Window

Kitchen Features: Laminate Counter

Appliances: Free Standing Refrigerator,Microwave,Other

Number of Rooms:

Room Type:

Dimensions:	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

Second Unit

ADU / 2nd Unit: No

Second Unit Type:

Second Unit Description:

Approx SqFt/Source:

Rents For:

Bedrooms:

Occupied:

Full Baths:

Kitchen:

Partial Baths

Private Entrance:

ML#: 223030213

2775 S Villa Ave, Oroville, CA 95966-9344

Exterior Information

Accessibility Features:

Land Use: Agricultural,Plantable,Orchard,Pasture

Construction Materials: Wood

Current Use:

Property Faces:

View Description: Pasture

Exterior Features:

Patio and Porch Features: Front Porch,Back Porch,Covered Deck

Distance to Public Transportation:

Distance to Shopping:

Horse Property: Yes **Features:** Pasture,Fenced

Fencing: Full

Roof: Composition

Pool: No **Features:**

Road Responsibility:

Road Surface Type:

Driveway/Sidewalks: Gated

Spa: **Features:**

Other Structures: Shed(s),Other

Utilities: Electric,Natural Gas Connected

Lot Features: Landscape Misc

Electric: 220 Volts in Laundry

Water Source: Well

Irrigation: Irrigation Available,Other

Topography: Level,Trees Many

Sewer: Septic Connected

Frontage Type:

Association

Association: No

Mandatory:

Fee:

Frequency:

Includes:

Features:

Name:

Phone:

Number of Units: 0

Listing Information

Commission Type: % **Commission to Buyer Office:** 3

Listing Agreement: Exclusive Right To Sell

Current Financing: Treat as Clear

Dual Variable Compensation: No

Possession: Close Of Escrow

Terms: Cash

Entry Date: 04/13/23 **Listing Date:** 04/12/23

Original Price: \$197,000

On Market Date: 04/12/23 **Expiration Date:**

Last Price Change: 05/18/23

Closing Information

Buyer Office: Century 21 Select Real Estate (ID:01C21S10) Phone: 530-673-7724, FAX: 530-671-8189 Lic:01011224

Buyer Agent: Michelle Franzen (ID:UFRANMIC) Primary:530-790-8205 Lic:02088631

Buyer Agent Email: michelle.franzen@c21selectgroup.com

Buyer Co-Office:

Buyer Co-Agent:

Buyer Co-Agent Email:

Pending Date: 05/23/23 **Mult Offers:** No **Days/Escrow:** 30

Escrow Company: Mid Valley Title

Escrow Number: 04036993160

Close Date: 06/22/23

Close Price: \$148,500

CP % LP: 84.86

Close Price/SqFt: 227.0642

Buyer Financing: Cash

Financing Comments: CASH

Concessions: No

Amount:

Concessions Comments:

Search Criteria:

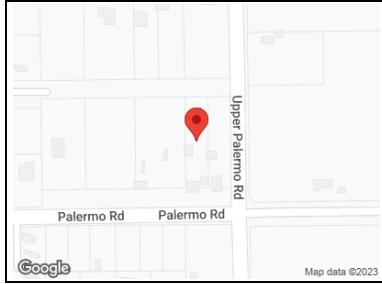
Agent Full Report - Residential

Listings as of 10/08/2023 at 3:34PM

Page: 1 of 3

ML#: 223007178 **2570 Palermo Rd, Palermo, CA 95968-9773**

LP: \$279,999	Beds: 3	Baths: 2 (1 1)	Status: Closed 04/26/23 (\$279,000)	DOM/CDOM: 45/167
Price/SqFt: 244.74	Area: 12571	Year Built: 1963	SqFt: 1140 Assessor Auto-Fill	Lot Sz (Ac): 0.5200



Pri Show Contact: Jenny Jiang
Agent (916) 398-0679 **Ext:**
Sec Show Contact: **Ext:**
Showing Inst: Call Showing Contact, Vacant, See Remarks
Gate/Access Code:
Lockbox Location:
Occupant Type: Vacant **Current Rent:**
Special List Cond: None
Listing Service: Full Service

[Additional](#) (29)

[Virtual Tour](#) [Map](#)

Listing Agent/Co-Agent

Listing Office/Agent

Office: Golden River Realty (ID:01GRIR) Phone: 916-398-0679
Lic:02188759
Agent: Jenny Jiang (ID:SGUIJUAN) Primary:916-398-0679
Lic:01977528
Agent Email: jennyjiang.realtor@gmail.com

Listing Co-Office/Co-Agent

Office:
Agent:
Agent Email:

Remarks

Private Remarks: Please text or call listing agent for the code and leave the business card.

Public Remarks: This home 3 bd and 2 bath, 1140 sq is conveniently located near the corner of Upper Palermo Rd. New flooring and new cabinets in kitchen.

Directions

Directions to Property: Take Upper Palermo Rd off HWY-162 East to a right turn on Palermo Rd home on right.

Cross Street: Irwin Ave

Open House/Caravan

Open House Date: Time: Type: Comments:

Open House Date: Time: Type: Comments:

Caravan:
Caravan:

ML#: 223007178

2570 Palermo Rd, Palermo, CA 95968-9773

General Information

Property Subtype: Single Family Residence
County: Butte
APN: 027080022000
Zoning: R
Census Tract: 32.00
Elevation:
Lot Size/Source: 0.5200 Assessor Auto-Fill
Lot Size Dimensions:
School District (County): Butte
Elementary School District: Palermo Union
Middle or Junior School District: Palermo Union
Senior High School District: Oroville Union

Subdivision:
Subdivision Developer:
Builder Name:
Builder Model:
Subtype Description: Detached

Architectural Style:
Construction Materials: Other

Foundation: Other
Parking Features: Detached

Garage Spaces: 2
Carport Spaces: 0
Open Parking Spaces: 0

Disclosures/Restrictions

Disclosures/Documents:

Bonds/Asmts/Taxes: Unknown Desc:

County Transfer Tax Rate: **City Transfer Tax Rate:**
Restrictions:

Home Warranty:
Special Zones:

Senior Community: No
Pets Allowed:

Interior Information

Stories: 1
Location of Unit:

Laundry Features: Inside Area

Levels:
Lower Level:

Flooring: Tile,Other

Main Level: Living Room,Family Room,Full Bath(s),Garage,Kitchen

Interior Features:

Upper Level:

Heating: Other

Basement:
Living Room Features: Other

Cooling: Ceiling Fan(s)

Dining Room Features: Other

Energy Efficient:

Family Room Features:

Green Building Verification Type:

Master Bedroom Features:

Rating:
Body:
Year:

Master Bathroom Features:

Window Features:

Bath Features: Other

Fireplaces: 1 **Features:** Living Room

Kitchen Features: Tile Counter

Security Features: Carbon Mon Detector

Appliances:

Other Equipment:

Property Condition:
Remodeled/Updated: Yes **Description:** Bath 0-5YR,Kitchen 0-5YR

Number of Rooms:
Room Type:

Dimensions:	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

Second Unit	
ADU / 2nd Unit: No	Second Unit Type:
Second Unit Description:	
Approx SqFt/Source:	
Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths
Private Entrance:	

ML#: 223007178**2570 Palermo Rd, Palermo, CA 95968-9773****Exterior Information****Accessibility Features:****Land Use:****Construction Materials:** Other**Current Use:****Property Faces:****View Description:****Exterior Features:****Distance to Public Transportation:****Patio and Porch Features:****Distance to Shopping:****Horse Property:** No Features:**Fencing:****Roof:** Composition**Road Responsibility:****Pool:** No Features:**Road Surface Type:****Driveway/Sidewalks:****Spa: Features:****Utilities:** Public,Electric**Other Structures:****Electric:** 220 Volts**Lot Features:** Other**Water Source:** Public**Irrigation:** Other**Topography:****Sewer:** Septic System**Frontage Type:****Association****Association:** No**Features:****Mandatory:****Fee:****Frequency:****Name:****Includes:****Phone:****Number of Units:** 0**Listing Information****Commission Type:** % **Commission to Buyer Office:** 2.5**Dual Variable Compensation:** No**Listing Agreement:** Exclusive Right To Sell**Possession:** Close Of Escrow**Current Financing:****Terms:** Cash,Conventional**Entry Date:** 01/29/23 **Listing Date:** 01/29/23**On Market Date:** 01/29/23 **Expiration Date:****Original Price:** \$279,999**Last Price Change:** 01/29/23**Closing Information****Buyer Office:** Non-MLS Office (ID:01NMLS01) Phone: 916-922-7711,
FAX: 916-922-1221 Lic:**Pending Date:** 03/15/23 **Mult Offers:** No **Days/Escrow:** 42**Buyer Agent:** Non-MLS Member (ID:NMLSAGNT) Primary:916-**Escrow Company:** Fidelity National Title Company

Secondary:916- Lic:

Escrow Number: FSSE1072300285**Buyer Agent Email:****Close Date:** 04/26/23**Close Price:** \$279,000**Buyer Co-Office:****CP % LP:** 99.64**Close Price/SqFt:** 244.7368**Buyer Financing:** Conventional**Financing Comments:** CONV**Buyer Co-Agent:****Concessions:** Yes**Amount:** \$8,370**Buyer Co-Agent Email:****Concessions Comments:** Seller credit to buyer towards closing \$8370**Search Criteria:**

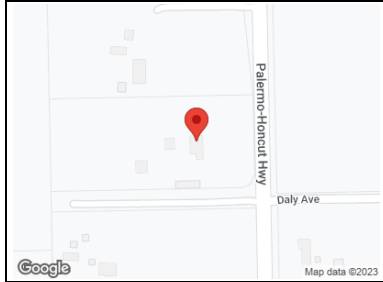
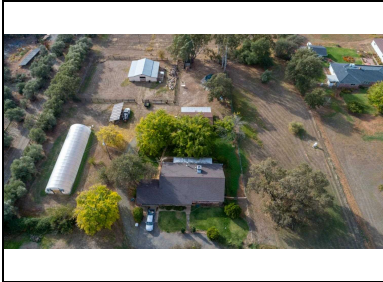
Agent Full Report - Residential

Listings as of 10/08/2023 at 12:56PM

Page: 1 of 3

ML#: 222139729 **7650 Palermo Honcut Hwy, Oroville, CA 95966**

LP: \$500,000	Beds: 3	Baths: 3 (3 0)	Status: Closed 01/30/23 (\$505,000)	DOM/CDOM: 54/54
Price/SqFt: 244.55	Area: 12571	Year Built: 1978	SqFt: 2065 Owner	Lot Sz (Ac): 4.7400



Pri Show Contact: Zack Hudson
Agent (916) 705-6535 **Ext:**

Sec Show Contact: **Ext:**

Showing Inst: Appointment Only, Do Not Disturb

Gate/Access Code:

Lockbox Location:

Occupant Type: Owner **Current Rent:**

Special List Cond: None

Listing Service: Full Service

[Additional](#) (52)

[Virtual Tour](#) [Map](#)

Listing Agent/Co-Agent

Listing Office/Agent

Office: eXp Realty of California Inc. (ID:01EXPY) Phone: 888-832-7179
Lic:01878277

Agent: Douglas R Watson (ID:SWATSOND) Primary:916-501-8870
Secondary:888-832-7179 Lic:01739237

Agent Email: dougsellsre@gmail.com

Listing Co-Office/Co-Agent

Office:

Agent:

Agent Email:

Remarks

Private Remarks: Easy to show. Appointment required. Beautiful property, bring your buyers!

Public Remarks: Rare find! 4.7 acre/horse property. 3/3 with multiple exterior buildings including a barn, shed and greenhouse. Level lot with plenty of trees. A MUST SEE, will not last. New roof this year, New solar this year (owned), New main electric panel, Central heat and air replaced in 2020, Whole house fan, Electric fence on both pastures (one strand solar), Replaced garage door opener two years ago, 2 car garage attached, 1 car garage detached, 24' x 80' greenhouse, Wood stove in great room, Flood irrigation available, 20' x 30' shop with new wiring and sub panel, 6 stall barn with lights and outlet, One stall turned into chicken coup, Fenced and cross fenced, 15 minutes from lake Oroville and Feather river, A few nut, fruit and olive trees, Small pond in front yard.

Directions

Directions to Property: 70 to lower honcut, and lower honcut to Palermo honcut

Cross Street: Daly

Open House/Caravan

Open House Date: Time: Type: Comments:

Open House Date: Time: Type: Comments:

Caravan:

Caravan:

ML#: 222139729

7650 Palermo Honcut Hwy, Oroville, CA 95966

General Information

Property Subtype: Single Family Residence
County: Butte
APN: 027-240-056-000
Zoning: R
Census Tract:
Elevation:
Lot Size/Source: 4.7400 Assessor Auto-Fill
Lot Size Dimensions:
School District (County): Butte
Elementary School District: Palermo Union
Middle or Junior School District: Palermo Union
Senior High School District: Oroville Union

Subdivision:
Subdivision Developer:
Builder Name:
Builder Model:
Subtype Description: Detached

Architectural Style:
Construction Materials: Brick,Stucco,Wood

Foundation: Raised
Parking Features: Attached,RV Access,Detached,Garage Door Opener,Garage Facing Front,Garage Facing Side,Guest Parking
Garage Spaces: 3
Carport Spaces: 0
Open Parking Spaces: 0

Disclosures/Restrictions

Disclosures/Documents:

Bonds/Asmts/Taxes: Unknown Desc:

Home Warranty:
Special Zones:

County Transfer Tax Rate: **City Transfer Tax Rate:**
Restrictions:

Senior Community: No
Pets Allowed: Yes

Interior Information

Stories: 1
Location of Unit:

Laundry Features: Ground Floor

Levels:
Lower Level:

Flooring: Vinyl

Main Level: Bedroom(s),Living Room,Dining Room,Family Room,Master Bedroom,Full Bath(s),Garage,Kitchen
Upper Level:

Interior Features:

Heating: Central

Cooling: Central

Basement:
Living Room Features: Deck Attached,Great Room

Energy Efficient:

Dining Room Features: Dining Bar,Dining/Family Combo,Dining/Living Combo
Family Room Features:

Green Building Verification Type:

Master Bedroom Features:

Rating:
Body:
Year:

Master Bathroom Features:

Window Features:

Bath Features: Tub w/Shower Over

Fireplaces: 1 **Features:** Living Room,Wood Burning,Free Standing

Kitchen Features: Laminate Counter

Security Features: Carbon Mon Detector,Double Strapped Water Heater,Security System Owned,Security System Prewired,Smoke Detector,Unguarded Gate,Security Fence,Security Gate
Other Equipment:

Appliances:

Property Condition:
Remodeled/Updated: Yes **Description:** Bath 0-5YR

Number of Rooms:
Room Type:

Dimensions:	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

Second Unit	
ADU / 2nd Unit: No	Second Unit Type:
Second Unit Description:	
Approx SqFt/Source:	
Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths:
Private Entrance:	

ML#: 222139729**7650 Palermo Honcut Hwy, Oroville, CA 95966****Exterior Information****Accessibility Features:****Land Use:****Construction Materials:** Brick,Stucco,Wood**Current Use:****Property Faces:****View Description:****Exterior Features:****Distance to Public Transportation:****Patio and Porch Features:****Distance to Shopping:****Horse Property:** Yes **Features:** 1-6 Stalls,Pens,Barn w/Electricity,Barn w/Water,Trailer Storage,Cross Fenced,Fenced**Fencing:****Road Responsibility:****Roof:** Shingle,Composition**Road Surface Type:****Pool:** Yes **Features:** Above Ground,Pool Cover**Driveway/Sidewalks:** Gated,Gravel,Paved Driveway**Spa: Features:****Utilities:** Solar,Electric,Internet Available**Other Structures:****Electric:** 220 Volts**Lot Features:** Auto Sprinkler F&R,Pond Year Round,Garden,Shape Regular**Water Source:** Well**Irrigation:** Irrigation Available**Topography:****Sewer:** Septic Connected,Septic Pump,Septic System**Frontage Type:****Association****Association:** No**Features:****Mandatory:****Fee:****Frequency:****Includes:****Name:****Phone:****Number of Units:** 0**Listing Information****Commission Type:** % **Commission to Buyer Office:** 2.5**Listing Agreement:** Exclusive Right To Sell**Current Financing:****Dual Variable Compensation:** No**Possession:** Negotiable**Terms:** Cash,Conventional,VA Loan,FHA**Entry Date:** 11/06/22 **Listing Date:** 11/06/22**Original Price:** \$500,000**On Market Date:** 11/06/22 **Expiration Date:****Last Price Change:** 11/06/22**Closing Information****Buyer Office:** Keller Williams Realty (ID:14478) Phone: 925-934-2900**Pending Date:** 12/30/22 **Mult Offers:** No **Days/Escrow:** 31**Lic:****Escrow Company:** Lennar Title**Buyer Agent:** Rebecca Loboschefsky (ID:EB328350) Primary:512-364-**Escrow Number:** 154802-0017091649 **Lic:**02102323**Close Date:** 01/30/23 **Close Price:** \$505,000**Buyer Agent Email:** rebeccalobo@kw.com**CP % LP:** 101.00 **Close Price/SqFt:** 244.5520**Buyer Co-Office:****Buyer Financing:** Cash**Financing Comments:** CASH**Buyer Co-Agent:****Concessions:** Yes **Amount:** \$575**Concessions Comments:** credit towards repairs**Buyer Co-Agent Email:****Search Criteria:**

Agent Full Report - Residential

Listings as of 10/08/2023 at 12:58PM

Page: 1 of 3

ML#: 223037306 2660 Williams Ave, Palermo, CA 95968-9605

LP: \$232,750	Beds: 2	Baths: 1 (1 0)	Status: Active 05/01/23	DOM/CDOM: 149/149
Price/SqFt: 248.66	Area: 12571	Year Built: 1966	SqFt: 936 Assessor Auto-Fill	Lot Sz (Ac): 0.2800



Pri Show Contact: Gurnam Passi Agent (530) 933-3884	Ext:
Sec Show Contact:	Ext:
Showing Inst: Leave Card, Vacant w/Lockbox	
Gate/Access Code:	
Lockbox Location: by the front door porch	
Occupant Type: Vacant	Current Rent:
Special List Cond: Real Estate Owned	
Listing Service: Full Service	

[Additional](#) (25)

[Virtual Tour](#) [Map](#)

Listing Agent/Co-Agent

Listing Office/Agent

Office: Century 21 Select Real Estate (ID:01C21S10) Phone: 530-673-7724, FAX: 530-671-8189 Lic:01011224

Agent: Gurnam S Passi (ID:UPASSGUR) Primary:530-933-3884
Secondary:530-671-8109 Lic:02045010

Agent Email: Gurnam.Passi@C21SelectGroup.com

Listing Co-Office/Co-Agent

Office:

Agent:

Agent Email:

Remarks

Private Remarks: Call/Text Gurnam Passi with questions 530-933-3884. The seller must comply with HUD guidelines 24 CFR 206.125. Property is being sold as-is. All offers must be submitted to www.homepath.com. See attached instructions in the MLS before showing or submitting an offer. There is Additional Bathroom and area in the house which buyer/buyer's agent has to check for permits. see attached Home inspection and pest inspection in docs attached,septic is also pumped recently.

Public Remarks: This nice 2 bed 1 bath house is a perfect fit for a yet in town but country living . Property features nice size lot and well laid out interior. Enclosed patio and 2 sheds in back provides a lot more storage space. Make it yours by adding your personal touch.

Directions

Directions to Property: Going north on Palermo-Honcut Hwy turn left on WILLIAMS AVE. Property will be to your right.

Cross Street: Palermo-Honcut Hwy

Open House/Caravan

Open House Date: Time: Type: Comments:

Open House Date: Time: Type: Comments:

Caravan:

Caravan:

ML#: 223037306

2660 Williams Ave, Palermo, CA 95968-9605

General Information

Property Subtype: Single Family Residence
County: Butte
APN: 027300009000
Zoning: U
Census Tract: 32.00
Elevation:
Lot Size/Source: 0.2800 Assessor Auto-Fill
Lot Size Dimensions:
School District (County): Butte
Elementary School District: Palermo Union
Middle or Junior School District: Palermo Union
Senior High School District: Oroville Union

Subdivision:
Subdivision Developer:
Builder Name:
Builder Model:
Subtype Description: Detached
Architectural Style: Ranch
Construction Materials: Lap Siding,Wood,Wood Siding
Foundation: Raised
Parking Features: Attached
Garage Spaces: 1
Carport Spaces: 0
Open Parking Spaces: 4

Disclosures/Restrictions

Disclosures/Documents:

Bonds/Asmts/Taxes: Unknown **Desc:**
County Transfer Tax Rate: **City Transfer Tax Rate:**
Restrictions:
Senior Community: No
Pets Allowed:

Home Warranty:
Special Zones:

Interior Information

Stories: 1
Location of Unit:
Levels: One
Lower Level:
Main Level: Bedroom(s),Living Room,Garage,Kitchen
Upper Level:
Basement:
Living Room Features: Great Room
Dining Room Features: Space in Kitchen
Family Room Features:
Master Bedroom Features:
Master Bathroom Features:
Bath Features: Tub w/Shower Over
Kitchen Features: Laminate Counter

Laundry Features: Laundry Closet,Inside Room
Flooring: Laminate,Linoleum
Interior Features:
Heating: Central
Cooling: Central
Energy Efficient:
Green Building Verification Type:
Rating:
Body:
Year:
Window Features:
Fireplaces: 1 **Features:** Wood Burning,Free Standing
Security Features: Carbon Mon Detector,Double Strapped Water Heater
Other Equipment:

Appliances:

Property Condition:
Remodeled/Updated: Unknown **Description:**

Number of Rooms:
Room Type:

Dimensions:	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

Second Unit	
ADU / 2nd Unit: No	Second Unit Type:
Second Unit Description:	
Approx SqFt/Source:	
Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths:
Private Entrance:	

ML#: 223037306

2660 Williams Ave, Palermo, CA 95968-9605

Exterior Information

Accessibility Features:

Land Use:

Construction Materials: Lap Siding,Wood,Wood Siding

Current Use:

Property Faces:

View Description:

Exterior Features:

Distance to Public Transportation:

Patio and Porch Features:

Distance to Shopping:

Horse Property: No Features:

Fencing:

Road Responsibility:

Roof: Shingle,Composition

Pool: No Features:

Road Surface Type:

Driveway/Sidewalks: Paved Driveway

Spa: Features:

Other Structures:

Utilities: Electric,Natural Gas Connected

Lot Features: Manual Sprinkler F&R

Electric: 220 Volts in Laundry

Water Source: Well

Irrigation: None

Topography:

Sewer: Septic System

Frontage Type:

Association

Association: No

Features:

Mandatory:

Fee:

Name:

Frequency:

Phone:

Includes:

Number of Units: 0

Listing Information

Commission Type: % **Commission to Buyer Office:** 2.5

Listing Agreement: Exclusive Right To Sell

Current Financing:

Dual Variable Compensation: No

Possession: Close Of Escrow

Terms: Cash,Conventional,FHA

Entry Date: 05/01/23 **Listing Date:** 05/01/23

Original Price: \$245,000

On Market Date: 05/01/23 **Expiration Date:**

Last Price Change: 08/08/23

Closing Information

Buyer Office:

Pending Date:

Mult Offers:

Days/Escrow:

Buyer Agent:

Escrow Company:

Escrow Number:

Close Date:

Close Price:

Buyer Agent Email:

CP % LP:

Close Price/SqFt: 0.0000

Buyer Co-Office:

Buyer Financing:

Financing Comments:

Buyer Co-Agent:

Concessions:

Amount:

Buyer Co-Agent Email:

Concessions Comments:

Search Criteria:

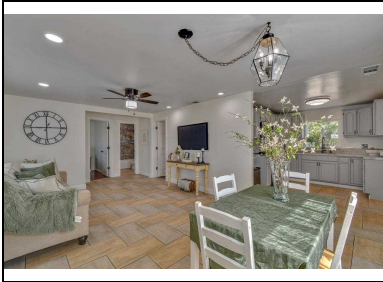
Agent Full Report - Residential

Listings as of 10/08/2023 at 12:57PM

Page: 1 of 3

ML#: 223065471 **59 Oakwood Ln, Oroville, CA 95965**

LP: \$319,000	Beds: 3	Baths: 1 (1 0)	Status: Active 07/12/23	DOM/CDOM: 88/88
Price/SqFt: 369.64	Area: 12571	Year Built: 1950	SqFt: 863 Not Verified	Lot Sz (Ac): 0.9200



Pri Show Contact: Amalia Murillo Agent (530) 923-0246	Ext:
Sec Show Contact:	Ext:
Showing Inst: Leave Card, Vacant w/Lockbox	
Gate/Access Code:	
Lockbox Location: Gas Pipe	
Occupant Type: Vacant	Current Rent:
Special List Cond: None	
Listing Service: Full Service	

[Additional](#) (37)

[Virtual Tour](#) [Map](#)

Listing Agent/Co-Agent

Listing Office/Agent

Office: Avenue 23 Realty (ID:01AVEREA) Phone: 855-838-3452
Lic:02105880
Agent: Amalia Murillo (ID:UMURIAMA) Primary:530-923-0246
Lic:01953704
Agent Email: murilloamalia64@yahoo.com

Listing Co-Office/Co-Agent

Office:
Agent:
Agent Email:

Remarks

Private Remarks: Please call listing agent for entry instructions. Buyer's agent to do any and all investigations to fulfill their buyer's needs, listing agent have not verify anything.

Public Remarks: Opportunity Awaits!!! If you are looking for a small ranch home in beautiful Oroville, CA ... here's your chance! This updated charmer boasts 3 bedrooms, 1 bathroom with newer central heat and air, newer floors, Quartz kitchen counters, newer stove, vent, new paint inside and out and all updated and remodeled bathroom, new septic and so much more! The home sits on almost an acre of land, and very close to Oroville city limits. Of course, you'll not only get room for an R.V or a boat, but you can ALSO raise animals or plant a vegetable garden! The possibilities are endless with this wonderful home! Come and take a look at this beautiful property before it's gone!!!

Directions

Directions to Property: From Hwy 70 take Oakwood and home is on the left.

Cross Street: Hwy 70

Open House/Caravan

Open House Date: 10/08/2023 **Time:** 10:00AM - 1:00PM **Type:** In Person **Comments:**

Open House Date: **Time:** **Type:** **Comments:**

Caravan:

Caravan:

ML#: 223065471

59 Oakwood Ln, Oroville, CA 95965

General Information

Property Subtype: Single Family Residence
County: Butte
APN: 025-030-022-000
Zoning: VLDR
Census Tract: 33.00
Elevation:
Lot Size/Source: 0.9200 Assessor Auto-Fill
Lot Size Dimensions:
School District (County): Butte
Elementary School District: Palermo Union
Middle or Junior School District: Palermo Union
Senior High School District: Oroville Union

Subdivision:
Subdivision Developer:
Builder Name:
Builder Model:
Subtype Description: Ranchette/Country

Architectural Style: Ranch

Construction Materials: Stucco,Frame

Foundation: Raised

Parking Features: No Garage,RV Possible,Uncovered Parking Spaces 2+

Garage Spaces: 0

Carport Spaces: 0

Open Parking Spaces: 0

Disclosures/Restrictions

Bonds/Asmts/Taxes: Unknown **Desc:**

County Transfer Tax Rate: **City Transfer Tax Rate:**
Restrictions:

Senior Community: No

Pets Allowed: Yes,Service Animals OK,Cats OK,Dogs OK

Interior Information

Laundry Features: Electric,Hookups Only,Inside Area

Flooring: Laminate,Tile

Interior Features:

Heating: Central

Cooling: Ceiling Fan(s),Central

Energy Efficient:

Green Building Verification Type:

Rating:

Body:

Year:

Window Features: Dual Pane Full

Fireplaces: **Features:**

Security Features: Carbon Mon Detector,Smoke Detector

Other Equipment:

Property Condition: Updated/Remodeled

Remodeled/Updated: Yes **Description:** Bath 0-5YR,Kitchen 0-5YR,Bed 0-5YR

Disclosures/Documents:

Home Warranty: No

Special Zones:

Stories: 1

Location of Unit:

Levels: One

Lower Level:

Main Level: Bedroom(s),Dining Room,Family Room,Full Bath(s),Kitchen,Street Entrance

Upper Level:

Basement:

Living Room Features: View

Dining Room Features: Dining/Family Combo

Family Room Features:

Master Bedroom Features: Closet

Master Bathroom Features:

Bath Features: Tub w/Shower Over,Window,Quartz

Kitchen Features: Quartz Counter

Appliances: Hood Over Range,Microwave,Electric Water Heater,Free Standing Electric Range

Number of Rooms:

Room Type: Kitchen,Living Room

Dimensions:	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

Second Unit	
ADU / 2nd Unit: No	Second Unit Type:
Second Unit Description:	
Approx SqFt/Source:	
Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths:
Private Entrance:	

ML#: 223065471

59 Oakwood Ln, Oroville, CA 95965

Exterior Information

Accessibility Features:

Construction Materials: Stucco,Frame

Exterior Features:

Patio and Porch Features: Front Porch

Fencing: Back Yard,Wire,Fenced

Roof: Shingle,Composition

Pool: No Features:

Spa: No Features:

Other Structures: Shed(s),Outbuilding

Lot Features: Shape Irregular

Topography: Rolling,Level,Trees Many

Frontage Type:

Association: No

Mandatory:

Fee:

Frequency:

Includes:

Land Use:

Current Use:

Property Faces: North

View Description: Panoramic

Distance to Public Transportation: 3 or More Miles

Distance to Shopping: 4+ Blocks

Horse Property: No Features:

Road Responsibility: Public Maintained Road

Road Surface Type: Paved

Driveway/Sidewalks: Gravel

Utilities: Cable Available,Public,Electric

Electric: 220 Volts in Laundry

Water Source: Well

Irrigation: None

Sewer: Septic Connected

Association

Features:

Name:

Phone:

Number of Units: 0

Listing Information

Commission Type: % **Commission to Buyer Office:** 2.5

Listing Agreement: Exclusive Right To Sell

Current Financing: Other

Dual Variable Compensation: No

Possession: Close Of Escrow

Terms: Cash,Conventional,Submit,FHA

Entry Date: 07/12/23 **Listing Date:** 07/11/23

Original Price: \$325,500

On Market Date: 07/12/23 **Expiration Date:**

Last Price Change: 08/22/23

Closing Information

Buyer Office:

Buyer Agent:

Buyer Agent Email:

Buyer Co-Office:

Buyer Co-Agent:

Buyer Co-Agent Email:

Pending Date:

Escrow Company:

Escrow Number:

Close Date:

CP % LP:

Buyer Financing:

Financing Comments:

Concessions:

Concessions Comments:

Mult Offers:

Days/Escrow:

Close Price:

Close Price/SqFt: 0.0000

Amount:

Search Criteria:

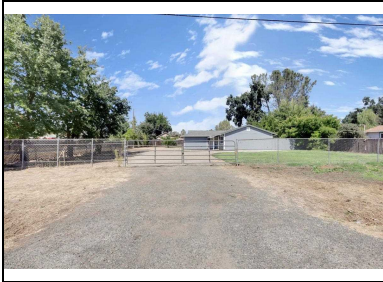
Agent Full Report - Residential

Listings as of 10/08/2023 at 12:57PM

Page: 1 of 3

ML#: 223083260 7485 Lincoln Blvd, Palermo, CA 95968-9638

LP: \$349,100	Beds: 3	Baths: 2 (2 0)	Status: Active 08/28/23	DOM/CDOM: 30/30
Price/SqFt: 229.67	Area: 12571	Year Built: 1974	SqFt: 1520 Assessor Auto-Fill	Lot Sz (Ac): 0.3400



Pri Show Contact: Antonio Rubio Agent (530) 870-1063	Ext:
Sec Show Contact:	Ext:
Showing Inst: Call Showing Contact	
Gate/Access Code:	
Lockbox Location:	
Occupant Type: Vacant	Current Rent:
Special List Cond: None	
Listing Service: Full Service	

[Additional](#) (38)

[Virtual Tour](#) [Map](#)

Listing Agent/Co-Agent

Listing Office/Agent

Office: Better Homes Realty (ID:01ATEJ) Phone: 530-751-9888, FAX: 530-751-7124 Lic:01315708
Agent: Antonio Rubio (ID:URUBIANT) Primary:530-870-1063
 Secondary:530-751-9888 Lic:01472558
Agent Email: antoniorubiobhr@yahoo.com

Listing Co-Office/Co-Agent

Office:

Agent:

Agent Email:

Remarks

Private Remarks:

Public Remarks: Updated home Located in Palermo, CA. This charming 3 bedroom, 2 bathroom home boasts 2 bonus rooms and an interior laundry room. Built-in 1974, this property sits on 0.34-acre corner lot, The exterior of this home fenced yard, perfect for relaxing and enjoying the beautiful surroundings. Additionally, the double-panned windows energy efficiency and reduce maintenance. Inside, The ceiling fans throughout the home ensure air circulation, while the air conditioning provides comfort during the warmer months. The oversized kitchen offering ample space for meal preparation and entertaining. Equipped with a microwave, cook stove, The dining area seamlessly connects to the backyard through a convenient slider door, providing a perfect space for indoor-outdoor living. The master bedroom is a spacious retreat with a ceiling fan for added comfort. The master bathroom features a walk-in shower, The hall bathroom offers a tub shower combo. The two guest bedrooms are generously sized and flooded with natural light, The interior laundry room, equipped with laundry hook-ups, . This home is powered by electricity and natural gas, . It also features a water well and septic system, located in Palermo, this home offers easy access to a variety of amenities, including

Directions

Directions to Property: From Hwy 70 to Palermo Rd head East to Lincoln Blvd and turn right on Lincoln.

Cross Street: Kenilwhort ave

Open House/Caravan

Open House Date: Time: Type: Comments:

Open House Date: Time: Type: Comments:

Caravan:
Caravan:

ML#: 223083260

7485 Lincoln Blvd, Palermo, CA 95968-9638

General Information

Property Subtype: Single Family Residence
County: Butte
APN: 026144028000
Zoning: Res
Census Tract: 32.00
Elevation:
Lot Size/Source: 0.3400 Assessor Auto-Fill
Lot Size Dimensions:
School District (County): Butte
Elementary School District: Palermo Union
Middle or Junior School District: Palermo Union
Senior High School District: Oroville Union

Subdivision:
Subdivision Developer:
Builder Name:
Builder Model:
Subtype Description: Detached
Architectural Style: Bungalow
Construction Materials: Stucco,Lap Siding,Wood
Foundation: Slab
Parking Features: No Garage,Interior Access
Garage Spaces: 0
Carport Spaces: 0
Open Parking Spaces: 0

Disclosures/Restrictions

Disclosures/Documents:

Bonds/Asmts/Taxes: Unknown Desc:
County Transfer Tax Rate: **City Transfer Tax Rate:**
Restrictions:
Senior Community: No
Pets Allowed:

Home Warranty:
Special Zones:

Interior Information

Stories: 1
Location of Unit:
Levels:
Lower Level:
Main Level: Bedroom(s)

Laundry Features: Inside Room
Flooring: Laminate
Interior Features:
Heating: Central
Cooling: Central
Energy Efficient:

Basement:
Living Room Features: View

Dining Room Features: Formal Area

Family Room Features:

Master Bedroom Features:

Master Bathroom Features:

Bath Features: Tile,Tub w/Shower Over

Kitchen Features: Granite Counter

Appliances: Free Standing Gas Range,Gas Water Heater,Dishwasher,Disposal,Microwave

Green Building Verification Type:

Rating:
Body:
Year:
Window Features:

Fireplaces: Features:

Security Features: Carbon Mon Detector,Smoke Detector

Other Equipment:

Property Condition: Updated/Remodeled
Remodeled/Updated: Yes **Description:** Bath 0-5YR,Kitchen 0-5YR,Bed 0-5YR,Other-Rmks 0-5YR

Number of Rooms:
Room Type:

Dimensions:	
Living Room:	Dining Room:
Family Room:	Kitchen:
Master Bedroom:	Bedroom 2:
Bedroom 3:	Bedroom 4:

Second Unit	
ADU / 2nd Unit: No	Second Unit Type:
Second Unit Description:	
Approx SqFt/Source:	
Rents For:	Bedrooms:
Occupied:	Full Baths:
Kitchen:	Partial Baths:
Private Entrance:	

ML#: 223083260

7485 Lincoln Blvd, Palermo, CA 95968-9638

Exterior Information

Accessibility Features:

Land Use:

Construction Materials: Stucco,Lap Siding,Wood

Current Use:

Property Faces:

View Description:

Exterior Features:

Distance to Public Transportation:

Patio and Porch Features:

Distance to Shopping:

Horse Property: No Features:

Fencing: Fenced

Road Responsibility:

Roof: Shingle,Composition

Pool: No Features:

Road Surface Type:

Driveway/Sidewalks:

Spa: Features:

Other Structures:

Utilities: Natural Gas Connected

Lot Features: Shape Regular

Electric: 220 Volts

Water Source: Well

Irrigation: None

Topography: Level

Sewer: Septic System

Frontage Type:

Association

Association: No

Features:

Mandatory:

Fee:

Name:

Frequency:

Phone:

Includes:

Number of Units: 0

Listing Information

Commission Type: % **Commission to Buyer Office:** 2.5%

Listing Agreement: Exclusive Right To Sell

Current Financing:

Dual Variable Compensation: No

Possession: Close Of Escrow

Terms: Submit

Entry Date: 08/29/23 **Listing Date:** 08/28/23

Original Price: \$349,100

On Market Date: 08/28/23 **Expiration Date:**

Last Price Change: 08/29/23

Closing Information

Buyer Office:

Pending Date:

Mult Offers:

Days/Escrow:

Buyer Agent:

Escrow Company:

Escrow Number:

Close Date:

Close Price:

Buyer Agent Email:

CP % LP:

Close Price/SqFt: 0.0000

Buyer Co-Office:

Buyer Financing:

Financing Comments:

Buyer Co-Agent:

Concessions:

Amount:

Buyer Co-Agent Email:

Concessions Comments:

Search Criteria:



MLS Beds 3	MLS Full Baths 2	Half Baths N/A	Sale Price \$235,000	Sale Date 07/15/2020
MLS Sq Ft 1,418	Lot Sq Ft 38,768	Yr Built 1958	Type SFR	

OWNER INFORMATION

Owner Name	Lakeview Loan Servicing LLC	Tax Billing Zip	23452
Tax Billing Address	3637 Sentara Way #303	Tax Billing ZIP + 4 Code	4262
Tax Billing City & State	Virginia Beach, VA	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	\$348,450	School District	PALERMO UNION ELEMENTARY
Median Home Value Rating	6 / 10	Family Friendly Score	23 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	28 / 100	Walkable Score	30 / 100
Total Incidents (1 yr)	160	Q1 Home Price Forecast	\$356,948
Standardized Test Rank	17 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION

Census Tract	32.00	Comm College District Code	Butte Jt
Mailing Carrier Route	R050	Elementary School District	Palermo Un
Subdivision	Palermo 01 & 02	Flood Zone Code	X
Zoning	ARMH1	Flood Zone Panel	06007C0983E
Neighborhood Code	026-026	Flood Zone Date	01/06/2011
School District	Oroville Un	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	026-080-026-000	Lot #	7
Tax Area	092000	% Improved	66%
Block ID	83		
Legal Description	FULTON AVE		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$244,494	\$239,700	\$235,000
Assessed Value - Land	\$83,232	\$81,600	\$80,000
Assessed Value - Improved	\$161,262	\$158,100	\$155,000
YOY Assessed Change (\$)	\$4,794	\$4,700	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,837		
2021	\$2,530	\$693	37.71%
2022	\$2,576	\$47	1.84%

CHARACTERISTICS

Lot Acres	0.89	Cooling Type	Evap Cooler
Lot Sq Ft	38,768	Heat Type	Wall
Style	Conventional	Parking Spaces	1
Gross Area	1,598	Garage Type	Detached Garage
Building Sq Ft	1,418	Garage Sq Ft	576
Stories	MLS: 1	Construction	Wood
Quality	Average	Foundation	Concrete
Total Units	1	Year Built	1958
Bedrooms	Tax: 2 MLS: 3	Effective Year Built	1958
Total Baths	Tax: 1 MLS: 2	County Use Code	Residential - Sgl Fam Resid
Full Baths	Tax: 1 MLS: 2	Universal Land Use	SFR
Sewer	Septic Tank	# of Buildings	1

SELL SCORE			
Rating	Very High	Value As Of	2023-10-01 04:31:49
Sell Score	895		

RENTAL TRENDS			
Estimated Value	1272	Cap Rate	3%
Estimated Value High	1515	Forecast Standard Deviation (FSD)	0.19
Estimated Value Low	1029		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

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

LISTING INFORMATION			
Listing Number	222128792	Listing Price	\$260,000
Status	Expired	Original Listing Price	\$285,000
Status Change Date	11/21/2022	Listing Office Name	DOORTRU
Listing Date	05/21/2022		

Listing Number	202001651	20031568	81774251	492136	21927899
Status	Canceled	Closed	Duplicate Canceled	Expired	Expired
Listing Date	06/01/2020	06/01/2020	10/31/2019	10/31/2019	10/31/2019
Listing Price	\$240,000	\$240,000	\$235,000	\$235,000	\$235,000
Original Listing Price	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
Selling Date		07/15/2020			
Selling Price	\$0	\$235,000	\$0	\$0	\$0

Listing Number	201903759	19075090	81755831
Status	Expired	Expired	Expired
Listing Date	10/31/2019	10/31/2019	06/09/2019
Listing Price	\$235,000	\$235,000	\$240,000
Original Listing Price	\$240,000	\$240,000	\$250,000
Selling Date			
Selling Price	\$0	\$0	\$0

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/15/2020	Sale Type	Full
Settle Date	07/15/2020	Deed Type	Grant Deed
Sale Price	\$235,000	Owner Name	Lakeview Loan Servicing LLC
Price Per Sq Ft	\$165.73	Seller Name	Vollandendorff Sharina D
Document Number	27888	Title Company	Mid Valley Title

Recording Date	05/17/2023	07/15/2020	07/15/2020	09/20/2013	06/13/2003
Settle Date	04/26/2023	07/15/2020	07/15/2020	09/09/2013	06/05/2003
Sale Price	\$230,050	\$235,000		\$126,500	\$148,000
Nominal			Y		
Owner Name	Lakeview Loan Servicing LLC	Edwards Kimani	Vollandendorff Sharina	Tyler James C & Sharina D	Taylor Bruce G & Deborah M
Seller Name	National Default Svcng Corp	Vollandendorff Sharina D	Tyler James C	Taylor Bruce G & Deborah M	Variz Albert A & Joyce A
Document Number	12912	27888	27887	38406	38280
Deed Type	Trustee's Deed (Foreclosure)	Grant Deed	Affidavit	Grant Deed	Grant Deed
Title Company	Other	Mid Valley Title	Mid-Valley Title & Escrow	Mid Valley Title	Bidwell Title And Escrow

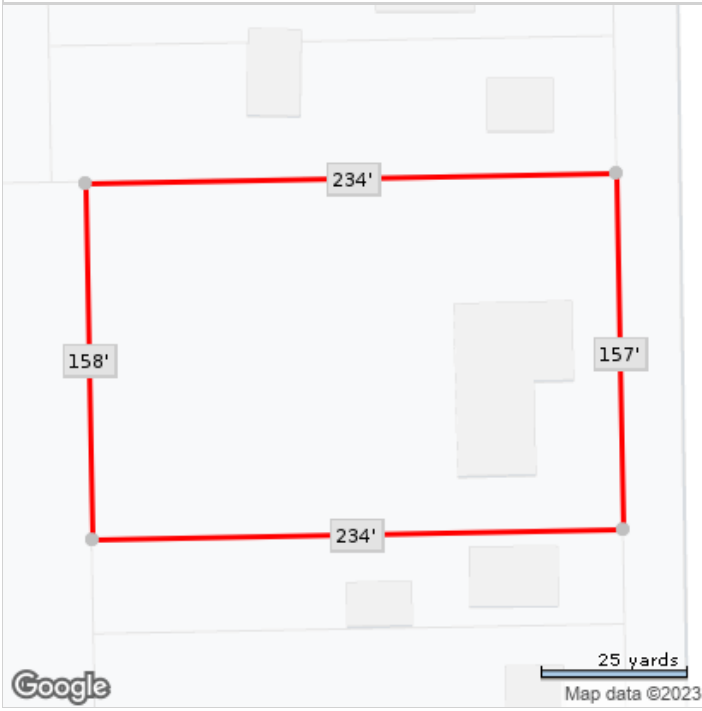
Recording Date	03/14/2003	07/02/2002	00/1972
Settle Date	06/18/2002	06/18/2002	
Sale Price	\$125,000	\$125,000	
Nominal			
Owner Name	Variz Albert A & Joyce A	Variz Albert A & Joyce A	Shamblin Emery & Shamblin Betty
Seller Name	Shamblin Emery & Betty	Shamblin Emery & Betty	
Document Number	16259	34285	1761063
Deed Type	Rerecorded Deed	Grant Deed	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	07/15/2020	09/20/2013	11/12/2004	10/23/2003	07/02/2002
Mortgage Amount	\$230,743	\$128,979	\$36,000	\$118,001	\$105,000
Mortgage Lender	Commerce Hm Mtg	American Pacific Mtg Corp	Wells Fargo Bk	Wells Fargo Hm Mtg Inc	First Magnus Fin'l Corp
Borrower Name	Edwards Kimani	Tyler James C	Taylor Bruce G	Taylor Bruce G	Variz Albert A
Borrower Name 2		Tyler Sharina D	Taylor Deborah M	Taylor Deborah M	Variz Joyce A
Mortgage Purpose	Resale	Resale	Refi	Refi	Resale
Mortgage Type	Fha	Conventional	Conventional	Conventional	Conventional
Interest Rate Type			Fixed Rate Loan	Adjustable Int Rate Loan	Fixed Rate Loan
Mortgage Int Rate				4.875	
Mortgage Term	30	30	40	30	30
Mortgage Term Code	Years	Years	Years	Years	Years

Mortgage Date	04/14/1992
Mortgage Amount	\$25,000
Mortgage Lender	Bank Of America
Borrower Name	Shamblin Emery
Borrower Name 2	Shamblin Betty
Mortgage Purpose	Refi
Mortgage Type	Conventional
Interest Rate Type	Adjustable Int Rate Loan
Mortgage Int Rate	
Mortgage Term	
Mortgage Term Code	

FORECLOSURE HISTORY			
Document Type	Notice Of Trustee's Sale	Notice Of Sale	Notice Of Default
Default Date			10/05/2022
Foreclosure Filing Date	01/20/2023		10/05/2022
Recording Date	01/23/2023	01/20/2023	10/06/2022
Document Number	2929		33110
Default Amount			\$10,874
Final Judgment Amount	\$248,284		
Original Doc Date	07/15/2020	07/14/2020	07/15/2020
Original Document Number	27889		27889

PROPERTY MAP



*Lot Dimensions are Estimated

