

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Timothy Williams	Loan Number: 002234	
Street Address: 2074 West Sonoma Avenue	City: Stockton	State: CA	Zip Code: 95204
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 360,000	As Repaired List	\$ 360,000	Quick Sale	\$ 350,000	Land	\$ 125,000
Suggested List Price:	As Is Sale	\$ 350,000	As Repaired Sale	\$ 350,000	Quick Sale	\$ 340,000	Land	\$ 125,000

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
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Explain Required Repairs:

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 1236
Bedroom: 3	Bathroom: 1	Garage: 2 Att
Year Built: 1952	Lot Size: 7259 SqFt	Basement: No
APN#: 111-202-05	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? No
Current List Price: \$ 0	Current DOM: N/A	Population Density: Suburban

SUBJECT PROPERTY COMMENTS

The subject appears to be occupied as lights were on in the interior. Although there was a combo lock on the front door. Fee Simple ownership.

Property Status							
Vacant:	Yes	Vandalized:	No	Locked/Secured:	Yes	Winterized:	No

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
1749 LUCERNE STOCKTON (★)	FS	SFR-Det	Avg	.5 Mi	1232	3	1	6382 SqFt	1 Det	No	1926	385,000	349,000	2023-06-06	283	25
2078 LA JOLLA DR STOCKTON	FS	SFR-Det	Avg	.6 Mi	1344	2	1	7000 SqFt	2 Att	No	1955	390,000	379,900	2023-06-27	283	49
2328 W EUCLID AVE STOCKTON	FS	SFR-Det	Avg	.5 Mi	1400	3	1	8120 SqFt	1 Att	No	1950	355,000	385,000	2023-05-11	275	6
1. Comments: It has 4 fewer gross living area than the subject property and would have an inferior build date. It would be similar to the subject property.													MLS# 223033357	Sale Type: Cash		
2. Comments: It has 1 fewer bedroom and 108 more gross living area. It would be superior than the subject property.													MLS# 223029919	Sale Type: CV		
3. Comments: It has 164 more gross living area than the subject property. It would be superior than the subject.													MLS# 223029270	Sale Type: CV		

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
1326 N RYDE AVE STOCKTON (★)	FS	SFR-Det	Avg	.7 Mi	1234	2	1	5149 SqFt	1 Att	No	1955	329,999	329,999	267	18
3535 MISSION RD STOCKTON	FS	SFR-Det	Avg	.8 Mi	1307	3	1	7362 SqFt	2 Att	No	1951	385,000	385,000	295	7
2864 COUNTRY CLUB BLVD STOCKTON	FS	SFR-Det	Avg	.8 Mi	1281	2	1	10581 SqFt	2 Att	No	1945	429,900	414,900	324	81
1. Comments: The comparable has 2 fewer gross living area than the subject property. It has 1 fewer bedroom but would be overall similar to the subject property.													MLS# 223090903		
2. Comments: It has 71 more gross living area than the subject but has the same bedrooms and baths as the subject. It would be similar overall to the subject property													MLS# 223085818		
3. Comments: It has 45 more gross living area and 1 fewer bedroom. It would be similar overall to the subject property.													MLS# 223054826		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly):	\$ 1,400
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 27 Days	
Comparable Listing: 33 Days			

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: 1-3 miles Describe neighborhood factors that would detract from property: The subject only has 1 bathroom which could affect the value of the subject property.
Number of similar listings within 1 mile:	5-10	Price Range:	\$ 229,000 - \$ 450,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 5,389	
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: Elite REO Services	Preparer: Matthew Zgonc	Phone Number: 209-918-7416
Broker Tax ID#: 01905015	Inspection Date: 2023-10-05	Report Date: 2023-10-06
Office proximity to subject: 8 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



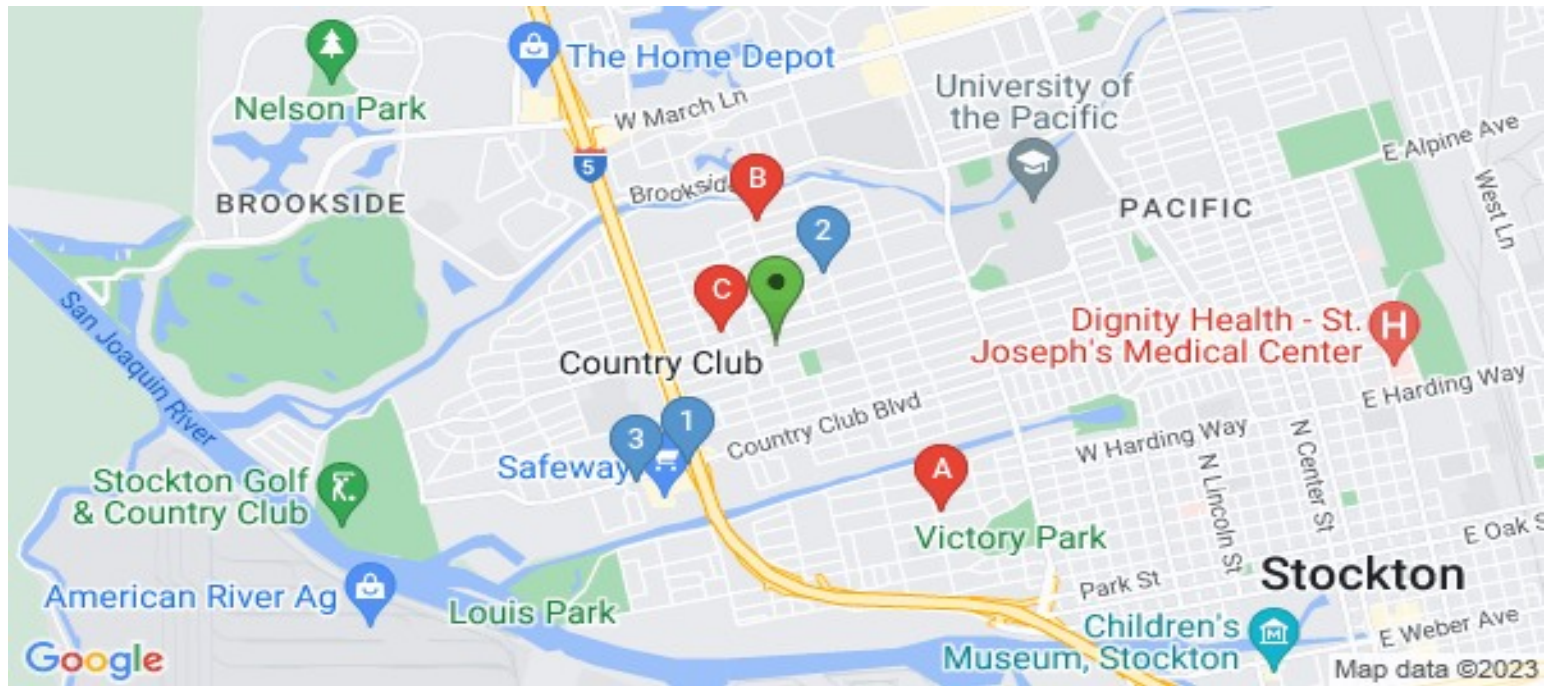
Listing 2



Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	2074 West Sonoma Avenue	95204	0 MI
 COMPARABLE SALE 1	1749 LUCERNE	95203	.5 Mi
 COMPARABLE SALE 2	2078 LA JOLLA DR	95204	.6 Mi
 COMPARABLE SALE 3	2328 W EUCLID AVE	95204	.5 Mi
 COMPARABLE LISTING 1	1326 N RYDE AVE	95203	.7 Mi
 COMPARABLE LISTING 2	3535 MISSION RD	95204	.8 Mi
 COMPARABLE LISTING 3	2864 COUNTRY CLUB BLVD	95204	.8 Mi

[Property History](#)

Listing Summary

[Map](#)

[Report Violation](#)

Listing #223033357 1749 Lucerne, Stockton, CA 95203* **Closed** (06/06/23) **Special Listing Conditions:** Offer As Is **DOM/CDOM:** 25/25
\$349,000 (LP) **Bedrooms:** 3 **Bathrooms:** 1 (1 0) (FP)* **Sq Ft:** 1232* **Lot Sz:** 0.1465*
\$349,000 (CP) **Area/District:** 20701 **Yr:** 1926*
Price/SqFt: **283.28**
CP % LP: 100.00

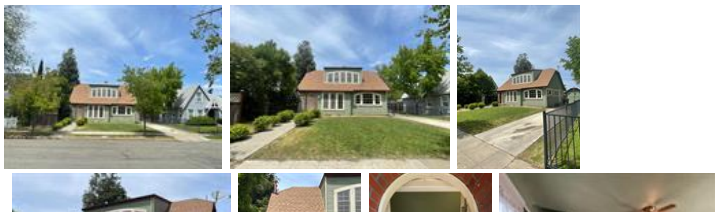
Remarks

.. Great Location Victory Park craftsman home. Improvements include central heat and air, full tile bathroom, gourmet era kitchen, Inside Laundry, Fireplace with mantle. Flowing floor plan too. Fenced rear yard has orange trees, very secluded. Come see Charm, charm, charm and super neighborhood site location .. Victory K-8 school 1 block .. 100% great Mid-Town walking area .. Haggin Museum .. Saturday baseball games in the Park .. JAZZ concerts in August .. This is a rare gem property .. FHA ready to buy. Submit All offers & terms

Picture



[Pictures \(26\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	135-041-34
Agent	Jessica N Galtman (ID: DGALTMAN) Primary:209-235-8447 Secondary:206-466-6363 Lic: 01961519		
Co-Agent	Lindsay M Tankersley (ID: DLTNKSly) Primary:209-715-8169 Secondary:209-466-6363 Lic: 01969281		
Office	Avenue Realty (ID:01AVER) Phone: 209-466-6363, FAX: 209-466-1306 Office Lic.: 00854491		
Co-Office	Avenue Realty (ID:01AVER) Phone: 209-466-6363, FAX: 209-466-1306 Office Lic.: 00854491		
Status	Closed (06/06/23)		
Special Listing Conditions	Offer As Is		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks Vacant lockbox Text Lindsay or Jessica for key code ..Go & show ..

Showing

Showing Instructions Text Showing Contact, Vacant
Primary Showing Contact Type Agent
Primary Showing Contact Name Jessica Galtman
Primary Showing Contact Phone (209) 235-8447
Secondary Showing Contact Type Agent
Secondary Showing Contact Name Lindsay Tankersley
Secondary Showing Contact Phone (209) 715-8169

Occupant Type Vacant

Directions

Directions to Property Monte Diablo to Buena Vista Left On Buena Vista Right on Lucerne .. Pershing ave go around Victory Park north on Yale or Columbia turn left on Lucerne .. look for sign ..
Cross Street Buena Vista & Yale

General Information

Zoning	R-1	SqFt Source	Assessor Auto-Fill	Price / SqFt	283.28
Census Tract	9.00	Lot Acres (approx)	0.1465	Lot Size Source	(Assessor Auto-Fill)
Area/District	20701				
Subdistrict					
Approx SqFt	1,232*				
Lot Sq Ft (approx)	6,382*				
Year Built	1926*				
Year Built Source	Assessor Auto-Fill				

School District (County) San Joaquin (Elementary School District: Stockton Unified; Middle or Junior School District: Stockton Unified; Senior High School District: Stockton Unified)
Subtype Description Detached
Architectural Style Craftsman
Construction Materials Wood Siding
Foundation Raised
Parking Features Detached, Garage Facing Front, Uncovered Parking Spaces 2+
Garage Spaces 1

Disclosures/Restrictions

Home Warranty No
Bonds/Assessments/Taxes Unknown
Senior Community No

Association

Association No

Property Information

Stories	2		
Levels	Two		
Main Level	Bedroom(s), Living Room, Dining Room, Family Room, Full Bath(s), Garage, Kitchen, Street Entrance		
Upper Level	Bedroom(s)		
Basement	Partial		
Bedrooms	3	Bathrooms (FP)	1 (1 0)*
Bath Features	Tub w/Shower Over		
Living Room Features	Other		
Dining Room Features	Dining Bar, Formal Area		
Kitchen Features	Tile Counter		
Laundry Features	Electric, Inside Area		
Flooring	Tile, Wood		
Heating	Central, Fireplace(s)		
Cooling	Central		
# of Fireplaces	1		
Fireplace Features	Brick, Living Room		
Security Features	Carbon Mon Detector, Smoke Detector		
Remodeled/Updated	Unknown		
Roof	Composition		
Pool	No		
Lot Features	Curb(s)/Gutter(s), Shape Regular, Storm Drain, Street Lights		
Topography	Level		
Horse Property	No		
Utilities	Electric, Natural Gas Connected		
Electric	220 Volts in Laundry		
Water Source	Public		
Irrigation	None		
Sewer	In & Connected		

2nd Unit

ADU/2nd Unit No

Listing Information

Commission Type	%		
Commission to Buyer Office	2.5	Commission to Buyer Office	Dual Variable Compensation
Listing Agreement	Exclusive Right To Sell		No
Current Financing	Treat as Clear		
Listing Date	04/20/23	Entry Date	04/20/23
On Market Date	04/21/23		
DOM/CDOM	25/25		
Original Price	385,000		
Terms	Cash, Conventional, Submit, FHA		
Possession	Close Of Escrow		

Closing Information

Close Price	349,000	Close Date	06/06/23
Listing Price	349,000	Pending Date	05/19/23
CP % LP	100.00	Original Price	385,000
Buyer Financing	Cash (CASH)		
Comments		Buyer Office	Corcoran Icon Properties (31563)
Buyer Agent	Tina Fagundes (EB32929)	Buyer Co-Office	
Buyer Co-Agent			
Multiple Offers	Yes		
Number of Offers	7		
Days in Escrow	18		
Escrow Company	Old Republic Title		
Escrow Number	1231006398		
Concessions	No		

Mortgage Info

i Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER

Demonstration Account | NMLS ID 000000 | (555) 555-1212 EMAIL DEMONSTRATION ACCOUNT

KEY INFO

Down Payment

Mortgage Payment

Rate

APR

Taxes (est)


Insurance / HOA Dues

PMI

Monthly Payment

Asking Price of **\$349,000** with a Down Payment of **0.0%** and a Loan Amount of **\$0**. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#) false

PERSONALIZE YOUR MORTGAGE



Sample Lender

Demonstration Account

NMLS ID 000000

Office: (555) 555-1212 Mobile: (555) 555-1212

EMAIL | WEBSITE

LEARN MORE

This loan scenario requires a special quote please contact me for free rate quote and assessment. ✕

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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[Property History](#)

Listing Summary

[Attached Docs](#)

[Map](#)

[Report Violation](#)

Listing #223029919 \$379,900 (LP) \$379,900 (CP) Price/SqFt: 282.66 CP % LP: 100.00	2078 La Jolla Dr, Stockton, CA 95204-1623* Closed (06/27/23) Special Listing Conditions: None DOM/CDOM: 49/49	Bedrooms: 2*	Bathrooms: 1 (1 0) (FP)*	Sq Ft: 1344*	Lot Sz: 0.1607*
	Area/District: 20701		Yr: 1955*		

Remarks

Must see this charming home located in the Mission Village subdivision, Stockton CA! 2078 La Jolla Dr is a true Gem. With an added wall, this home can possibly become a 4-bedroom home, ideal for a growing family. 2078 La Jolla is located within minutes of I-5, making it ideal for any commuter or just for your day to day living. This home is equipped with dual pane windows throughout the home, great for energy efficiency. The interior of the home has been recently painted plus new laminate flooring has been installed throughout the bedrooms, living room and hallway. This pool sized backyard has plenty of space for your family gatherings, for your children to play in or just simply to relax in your own personal space. Come see it today!

Picture



[Pictures \(21\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	111-145-11
Agent	Alberto Mejia (ID: MMEJIALB) Primary:209-531-3243 Lic: 01960392		
Office	EXIT Realty Consultants (ID:01ERCN08) Phone: 209-622-4800, FAX: 209-577-5033 Office Lic: 01520140		
Status	Closed (06/27/23)		
Special Listing Conditions	None		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks PLEASE SCHEDULE SHOWINGS THROUGH SHOWINGTIME. Call listing agent with any questions. Home has been virtually staged. Buyer to assume the Solar Power Purchase agreement. One or more of the ultimate owners of the seller is a licensed real estate professional in California. Buyer letters that accompany an offer will not be presented to seller. If a buyer letter cannot be separated from the offer, the entire offer shall be returned to buyer or buyer's agent.

Showing

Showing Instructions	Vacant w/Lockbox, See Remarks
Primary Showing Contact Type	Other
Primary Showing Contact Name	ShowingTime
Primary Showing Contact Phone	(800) 746-9464
Secondary Showing Contact Type	Agent
Secondary Showing Contact Name	Alberto Mejia
Secondary Showing Contact Phone	(209) 531-3243

Occupant Type Vacant

Directions

Directions to Property From N Pershing Ave head West on W Alpine St. Turn Right on Marine Ave. Turn Right on La Jolla Dr. Home is on your Right.
Cross Street Marine Ave

General Information

Zoning	SFR	SqFt Source	Assessor Auto-Fill	Price / SqFt	282.66
Census Tract	11.01	Lot Acres (approx)	0.1607	Lot Size Source	(Assessor Auto-Fill)
Area/District	20701				
Subdistrict					
Approx SqFt	1,344*				
Lot Sq Ft (approx)	7,000*				
Year Built	1955*				
Year Built Source	Assessor Auto-Fill				

School District (County)	San Joaquin (Elementary School District: Stockton Unified; Middle or Junior School District: Stockton Unified; Senior High School District: Stockton Unified)
Subtype Description	Detached
Construction Materials	Frame, Wood
Foundation	Raised
Parking Features	Attached
Garage Spaces	1

Disclosures/Restrictions

Special Zones	Flood Zone
Bonds/Assessments/Taxes	Unknown
Senior Community	No

Association

Association No

Property Information

Stories	1		
Main Level	Bedroom(s), Living Room, Full Bath(s), Garage, Kitchen, Street Entrance		
Bedrooms	2*	Bathrooms (FP)	1 (1 0)*
Bath Features	Tub w/Shower Over		
Living Room Features	Sunken		
Dining Room Features	Space in Kitchen		
Kitchen Features	Laminate Counter		
Laundry Features	In Garage		
Flooring	Laminate, Vinyl		
Heating	Central		
Cooling	Wall Unit(s)		
# of Fireplaces	1		
Fireplace Features	Brick		
Security Features	Double Strapped Water Heater, Smoke Detector		
Remodeled/Updated	Unknown		
Roof	Composition		
Pool	No		
Lot Features	Curb(s)		
Horse Property	No		
Utilities	Public		
Electric	220 Volts		
Water Source	Public		
Irrigation	None		
Sewer	Public Sewer		

2nd Unit

ADU/2nd Unit No

Listing Information

Commission Type	%		
Commission to Buyer Office	Commission to Buyer Office	Dual Variable Compensation	
	2.5	No	
Listing Agreement	Exclusive Right To Sell		
Listing Date	04/14/23	Entry Date	04/14/23
On Market Date	04/14/23		
DOM/CDOM	49/49		
Original Price	390,000		
Terms	Cash, Conventional, Submit, FHA		
Possession	Close Of Escrow		

Closing Information

Close Price	379,900	Close Date	06/27/23
Listing Price	379,900	Pending Date	06/02/23
CP % LP	100.00	Original Price	390,000
Buyer Financing	Conventional (CONV)		
Comments			
Buyer Agent	Alan Coltart (EB302760)	Buyer Office	Redfin (37312)
Buyer Co-Agent		Buyer Co-Office	
Multiple Offers	Yes		
Number of Offers	2		
Days in Escrow	25		
Escrow Company	Greenhedge Escrow		
Escrow Number	32156-EA		
Concessions	Call Listing Agent		

Mortgage Info

1 *Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.*

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER

Demonstration Account | NMLS ID 000000 | (555) 555-1212 **EMAIL DEMONSTRATION ACCOUNT**

KEY INFO

Down Payment	
Mortgage Payment	
Rate	This loan scenario requires a special quote please contact me for free rate quote and assessment. ✕
APR	
Taxes (est)	
Insurance / HOA Dues	
PMI	

Monthly Payment

Asking Price of **\$379,900** with a Down Payment of **0.0%** and a Loan Amount of **\$0**. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#) **false**

PERSONALIZE YOUR MORTGAGE ▼

Sample Lender

Demonstration Account

NMLS ID 000000

Office: (555) 555-1212 Mobile: (555) 555-1212

EMAIL | WEBSITE

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* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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[Property History](#)

Listing Summary

[Map](#)

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Listing #223029270	2328 W Euclid Ave, Stockton, CA 95204-2756* Closed (05/11/23) Special Listing Conditions: None DOM/CDOM: 6/6
\$355,000 (LP)	Bedrooms: 3*
\$385,000 (CP)	Bathrooms: 1 (1 0) (FP)*
Price/SqFt: 275.00	Sq Ft: 1400
CP % LP: 108.45	Area/District: 20701
	Yr: 1950*
	Lot Sz: 0.1864*

Remarks

Welcome home--Located blocks away from University of Pacific. Come see this 3 bedroom 1 bath with a bonus room and a huge backyard. Interior has a fresh paint job, new carpet and LPV. Kitchen features granite counters, stainless appliances and tile flooring. Dual pane windows throughout, central heat and air. The bonus room off the garage would make the perfect home office, play room or home gym! Backyard is large and private with so much potential. Outdoor shed with power and new roof shingles.

Picture



[Pictures \(53\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	111-054-05
Agent	Shannon M Robinson (ID: SROBINSH) Primary:916-271-7033 Lic: 01948961		
Office	Keller Williams Realty (ID:01KWRE06) Phone: 916-405-5700, FAX: 916-753-1867 Office Lic.: 01452193		
Status	Closed (05/11/23)		
Special Listing Conditions	None		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks **Multiple offers received... seller has requested to review offers after open houses** Vacant. go and show. reach out to LA with any questions.

Showing

Showing Instructions	Leave Card, Appointment Only
Primary Showing Contact Type	Agent
Primary Showing Contact Name	Shannon Robinson
Primary Showing Contact Phone	(916) 271-7033
Lockbox Location	located on patio to right of front door.

Occupant Type	Vacant
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Directions

Directions to Property	off I-5 to Alpine Road right on W Euclid
Cross Street	W Alpine Ave

General Information

Zoning	RL	SqFt Source	Assessor Agent-Fill	Price / SqFt	275.00
Census Tract	11.01	Lot Acres (approx)	0.1864	Lot Size Source	(Assessor Auto-Fill)
Area/District	20701				
Subdistrict					
Approx SqFt	1,400				
Lot Sq Ft (approx)	8,120*				
Year Built	1950*				
Year Built Source	Assessor Auto-Fill				

School District (County)	San Joaquin (Elementary School District: Stockton Unified; Middle or Junior School District: Stockton Unified; Senior High School District: Stockton Unified)
Subdivision	Pacific Garden Map C
Subtype Description	Detached
Architectural Style	Ranch
Construction Materials	Wood Siding
Foundation	Raised
Parking Features	Attached
Garage Spaces	1
Open Parking Spaces	1

Disclosures/Restrictions

Bonds/Assessments/Taxes	Unknown
Senior Community	No

Association

Association	No
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Property Information

Stories	1
Main Level	Bedroom(s), Dining Room, Family Room, Full Bath(s), Garage, Kitchen

Bedrooms 3*
Bath Features Tile, Tub w/Shower Over, Window
Living Room Features Great Room
Dining Room Features Formal Room
Kitchen Features Granite Counter
Appliances Free Standing Electric Range
Laundry Features Cabinets, Inside Area
Flooring Carpet, Laminate, Tile
Heating Central
Cooling Central
of Fireplaces 0
Security Features Carbon Mon Detector, Smoke Detector
Remodeled/Updated Unknown
Patio And Porch Features Front Porch
Fencing Wood
Roof Composition
Pool No
Other Structures Shed(s)
Lot Features Shape Regular
Horse Property No
Driveway/Sidewalks Paved Sidewalk, Sidewalk/Curb/Gutter
Utilities Public
Electric 220 Volts
Water Source Public
Irrigation Public District
Sewer In & Connected, Public Sewer

Bathrooms (FP)

1 (1.0)*

Rooms

Room Type Bonus Room

2nd Unit

ADU/2nd Unit No

Listing Information

Commission Type %
Commission to Buyer Office **Commission to Buyer Office** **Dual Variable Compensation**
 2.5 No
Listing Agreement Exclusive Right To Sell
Listing Date 04/11/23 **Entry Date** 04/11/23
On Market Date 04/11/23
DOM/CDOM 6/6
Original Price 355,000
Terms Submit
Possession Close Of Escrow

Closing Information

Close Price 385,000 **Close Date** 05/11/23
Listing Price 355,000 **Pending Date** 04/17/23
CP % LP 108.45 **Original Price** 355,000
Buyer Financing Conventional (CONV)

Buyer Office Berkshire Hathaway HomeServices-Drysdale Properties (01PCHL)
Buyer Co-Office

Comments
Buyer Agent Nancy N Singh (DSINGHNA)
Buyer Co-Agent
Multiple Offers Yes
Number of Offers 11
Days in Escrow 24
Escrow Company Lennar Title Company
Escrow Number 1541912003010
Concessions Yes
Concessions Amount \$4725
Concessions Comments Credit towards CC

Mortgage Info

1 *Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.*

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER PERSONALIZE YOUR MORTGAGE

Demonstration Account | NMLS ID 000000 | (555) 555-1212 EMAIL DEMONSTRATION ACCOUNT

KEY INFO

Down Payment
 Mortgage Payment
 Rate
 APR
 Taxes (est)
 Insurance / HOA Dues
 PMI

This loan scenario requires a special quote please contact me for free rate quote and assessment.

Sample Lender
Demonstration Account
 NMLS ID 000000
 Office: (555) 555-1212 Mobile: (555) 555-1212
 EMAIL | WEBSITE

LEARN MORE

Monthly Payment

Asking Price of \$385,000 with a Down Payment of 0.0% and a Loan Amount of \$0. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#) false

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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Generated: 10/06/23 8:48pm



[Property History](#)

Listing Summary

[Attached Docs](#)

[Map](#)

[Report Violation](#)

Listing #223090903 1326 N Ryde Ave, Stockton, CA 95203-1121* **Pending** (10/06/23) **Special Listing Conditions:** None **DOM/CDOM:** 18/18
\$329,999 (LP) **Bedrooms:** 2-3* **Bathrooms:** 1 (1 0) (FP)* **Sq Ft:** 1234* **Lot Sz:** 0.1182*
Price/SqFt: **267.42** **Area/District:** 20701 **Yr:** 1955*

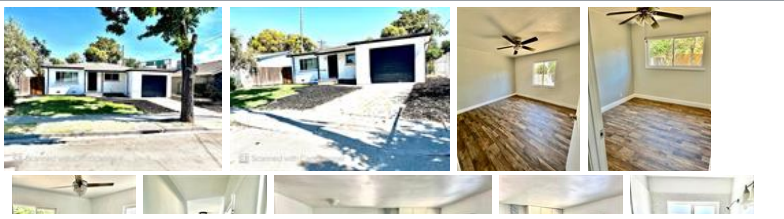
Remarks

Move-in-ready elegant single-family home. Close to shops & restaurants and easy freeway access. Upon entrance, you are warmly greeted by new laminate flooring, fresh paint and seamlessly connecting the living room to the kitchen. Meticulous attention to detail is presented in the kitchen with the new granite countertops, customized backsplash, and freshly finished cabinets. Remodeled bathroom. What are you waiting for? make this house your home.

Picture



[Pictures \(14\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	133-140-28
Agent	Kamaljeet Kaur (ID: VKAURKAM) Primary:209-696-2115 Secondary:209-472-2010 Lic: 02188548		
Office	PMZ Real Estate (ID:01ZAGA12) Phone: 209-472-2010, FAX: 209-474-2460 Office Lic.: 00405158		
Status	Pending (10/06/23)		
Special Listing Conditions	None		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks

The lockbox is located at the front of the house, near the tap. Text LA for code. The tax records indicate that there are only two bedrooms. However, there is a third bedroom that has not been verified. Therefore, we advise buyers and buyer's agents to thoroughly verify all the information. It is pre-open with Old Republic Title Company. Escrow officer-Jennifer Stoermer. Also, please note that the listing agent is related to the sellers. For any further questions or concerns, please do not hesitate to contact LA at 209-696-2115 after 4 p.m. on weekdays. Submit offers with the proof of funds, pre-approval letter, and email to kkaur@pmz.com.

Showing

Showing Instructions Call Showing Contact, Vacant w/Lockbox, Go Directly
Primary Showing Contact Type Agent
Primary Showing Contact Name Kamaljeet Kaur
Primary Showing Contact Phone (209) 696-2115
Lockbox Location Gas meter

Directions

Directions to Property From Monte Diablo turn north on Ryde Avenue.
Cross Street Monte Diablo

General Information

Zoning	R1	SqFt Source	Assessor Auto-Fill	Price / SqFt	267.42
Census Tract	9.00	Lot Acres (approx)	0.1182	Lot Size Source	(Assessor Auto-Fill)
Area/District	20701				
Subdistrict					
Approx SqFt	1,234*				
Lot Sq Ft (approx)	5,149*				
Year Built	1955*				
Year Built Source	Assessor Auto-Fill				

School District (County) San Joaquin (Elementary School District: Stockton Unified; Middle or Junior School District: Stockton Unified; Senior High School District: Stockton Unified)
Subtype Description Detached
Construction Materials Frame
Foundation Raised
Parking Features Attached
Garage Spaces 1

Disclosures/Restrictions

Bonds/Assessments/Taxes Unknown
Senior Community No

Association

Association No

Property Information

Stories 1
Main Level Bedroom(s), Living Room, Dining Room, Full Bath(s), Kitchen

Bedrooms	2-3*	Bathrooms (FP)	1 (1.0)*
Bath Features	Quartz		
Living Room Features	Other		
Dining Room Features	Breakfast Nook		
Kitchen Features	Granite Counter		
Appliances	Free Standing Gas Oven, Built-In Electric Range, Gas Water Heater, Hood Over Range		
Laundry Features	In Kitchen		
Flooring	Laminate		
Heating	Other		
Cooling	Ceiling Fan(s)		
Energy Efficient	Appliances		
Window Features	Dual Pane Full		
# of Fireplaces	0		
Security Features	Carbon Mon Detector		
Remodeled/Updated	Yes		
Remodeled/Updated Desc	Bath 0-5YR, Kitchen 0-5YR		
Exterior Features	Entry Gate		
Fencing	Back Yard, Fenced		
Roof	Shingle		
Pool	No		
Spa	No		
Lot Features	Curb(s), Landscape Front		
Property Faces	West		
Horse Property	No		
Road Responsibility	Public Maintained Road		
Utilities	Public		
Electric	220 Volts		
Water Source	Public		
Irrigation	None		
Sewer	Other		

2nd Unit

ADU/2nd Unit No

Listing Information

Commission Type	%		
Commission to Buyer Office	2.50	Commission to Buyer Office	Dual Variable Compensation
Listing Agreement	Exclusive Right To Sell		No
Current Financing	Treat as Clear		
Listing Date	09/18/23	Entry Date	09/18/23
On Market Date	09/18/23		
DOM/CDOM	18/18		
Original Price	329,999		
Pending Date	10/06/23		
Terms	Cash, Conventional, Submit, FHA		
Possession	Close Of Escrow		
Multiple Offers	No		
Number of Offers	1		
Days in Escrow	0		

Mortgage Info

MetroList Agents: This is a calculator provided by RatePlug. - [Click Here to add your Partner Lender\(s\).](#)

1 Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.


FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER

Demonstration Account | NMLS ID 000000 | (555) 555-1212

KEY INFO	30 Yr Fx	15 Yr Fx	FHA 30 YR	5/1 ARM	7/1 ARM	VA 30 YR
Down Payment	\$66,000	\$66,000	\$11,550	\$66,000	\$66,000	\$0
Mortgage Payment	\$1,458	\$2,122	\$1,814	\$1,478	\$1,541	\$1,890
Rate	5.250%	5.250%	5.375%	5.375%	5.750%	5.375%
APR	5.330%	5.330%	5.455%	5.455%	5.830%	5.455%
Taxes (est)	\$346	\$346	\$346	\$346	\$346	\$346
Insurance / HOA Dues	\$52	\$52	\$52	\$52	\$52	\$52
PMI	\$0	\$0	\$230	\$0	\$0	\$0
Monthly Payment	\$1,856	\$2,520	\$2,442	\$1,876	\$1,939	\$2,288

PERSONALIZE YOUR MORTGAGE



Sample Lender

Demonstration Account
NMLS ID 000000

Office: (555) 555-1212 Mobile: (555) 555-1212

| WEBSITE

LEARN MORE

Asking Price of \$329,999 with a Down Payment of 20.0% and a Loan Amount of \$263,999. FHA loans allow for a 3.5% Down Payment. VA loans allow for a 0.0% Down Payment. ARM loans

* Denotes information autofilled from tax records.

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[Property History](#)

Listing Summary

[Attached Docs](#)

[Map](#)

[Report Violation](#)

Listing #223085818 3535 Mission Rd, Stockton, CA 95204-2847* **Pending Bring Backup** (09/15/23) **Special Listing Conditions: None** DOM/CDOM: 777
\$385,000 (LP) Bedrooms: 3* Bathrooms: 1 (1 0) (FP)* Sq Ft: 1307* Lot Sz: 0.1690*
Price/SqFt: 294.57 Area/District: 20701 Yr: 1951*

Remarks

This well-loved home is move-in-ready and just waiting for its new family. The 3 bedrooms, 1 bath, 1307 square foot home sets on a corner lot. The nice, covered patio area and side yard make it perfect for those family barbecues. Boat or RV? no worries there's RV access too. Located in Central Stockton, close to everything including schools, shopping and just blocks from I-5. Come see for yourself, you won't be disappointed.

Picture



[Pictures \(36\)](#)



Property Type
County
Agent
Office
Status
Special Listing Conditions
Listing Service

Residential
San Joaquin
Pamela J Jones (ID: MJONPAME) Primary:209-610-6705 Lic: 01767956
PMZ Real Estate (ID:01ZAGA12) Phone: 209-472-2010, FAX: 209-474-2460 Office Lic.: 00405158
Pending Bring Backup (09/15/23)
None
Full Service

Property Subtype
APN

Single Family Residence
111-240-06

Confidential Agt Rmks-Private

Private Remarks

Please contact Pam to schedule a viewing or with any questions. Please give a minimum of a two hour notice to schedule a viewing. Property requires flood insurance. Seller's current policy can be transferred from All State. The roof has been inspected and the report and a two year roof certification are attached. Please submit offers to pjones@pmz.com with pre-approval and POF. Please submit all offers to pjones@pmz.com with pre-approval letter and and POF. Escrow is pre-opened with ORTC- Wallace Team. Thanks for showing

Showing

Showing Instructions
Primary Showing Contact Type
Primary Showing Contact Name
Primary Showing Contact Phone
Lockbox Location
Gate/Access Code

Appointment Only, Call 1st Lockbox, Call Showing Contact
Agent
Pamela Jones
(209) 610-6705
On water spigot to right of the porch.
N/A

Occupant Type

Owner

Directions

Directions to Property
Cross Street

Take Pershing to West Alpine, turn right onto Mission Road, house is located on the left side of the street.
W. Alpine

General Information

Zoning
Census Tract

R-1
215.00

Area/District
Subdistrict
Approx SqFt
Lot Sq Ft (approx)
Year Built
Year Built Source

20701
1,307*
7,362*
1951*
Assessor Agent-Fill

SqFt Source Assessor Auto-Fill
Lot Acres (approx) 0.1690

Price / SqFt 294.57
Lot Size Source (Assessor Auto-Fill)

School District (County)

San Joaquin (Elementary School District: Stockton Unified; Middle or Junior School District: Stockton Unified; Senior High School District: Stockton Unified)

Subdivision
Subtype Description
Architectural Style
Construction Materials
Foundation
Parking Features
Garage Spaces

Molini Tract
Detached
Ranch
Stucco, Wood
Raised
Attached, RV Access, Garage Door Opener, Garage Facing Front
2

Disclosures/Restrictions

Disclosures/Documents
Home Warranty
Special Zones
Bonds/Assessments/Taxes
Senior Community

Roof Inspection, Disclosure Package Available
No
Flood Insurance Required, Flood Zone
Unknown
No

Association

Association

No

Property Information

Stories	1
Main Level	Bedroom(s), Living Room, Dining Room, Full Bath(s), Garage, Kitchen, Street Entrance
Bedrooms	3*
Bath Features	Shower Stall(s), Tub w/Shower Over, Window
Living Room Features	Other
Dining Room Features	Dining/Living Combo
Kitchen Features	Breakfast Area, Pantry Cabinet, Tile Counter
Appliances	Dishwasher, Disposal, Microwave, Free Standing Electric Range
Laundry Features	Hookups Only, In Garage
Flooring	Vinyl, Wood
Heating	Central
Cooling	Ceiling Fan(s), Central
# of Fireplaces	1
Fireplace Features	Living Room, Wood Burning
Security Features	Carbon Mon Detector, Double Strapped Water Heater, Smoke Detector
Property Condition	Original
Remodeled/Updated	No
Patio And Porch Features	Covered Patio
Fencing	Back Yard, Wood, Other
Roof	Composition
Pool	No
Spa	No
Other Structures	Shed(s)
Lot Features	Manual Sprinkler Front, Corner, Curb(s)/Gutter(s), Street Lights, Low Maintenance
Topography	Level
Land Use	Residential
Property Faces	East
Distance To Public Transportation	4+ Blocks
Distance To Shopping	4+ Blocks
Horse Property	No
Road Responsibility	Public Maintained Road
Driveway/Sidewalks	Sidewalk/Curb/Gutter
Utilities	Public, Electric
Electric	220 Volts
Water Source	Public
Irrigation	Other
Sewer	Other

Rooms

# of Rooms	6
Room Type	Baths Other, Dining Room, Kitchen, Living Room

2nd Unit

ADU/2nd Unit	No
--------------	----

Listing Information

Commission Type	%		
Commission to Buyer Office	2.5	Dual Variable Compensation	No
Listing Agreement	Exclusive Right To Sell		
Current Financing	VA		
Listing Date	09/07/23	Entry Date	09/07/23
On Market Date	09/08/23		
DOM/CDOM	7/7		
Original Price	385,000		
Pending Date	09/15/23		
Terms	CalVet, Cash, Conventional, Submit, FHA		
Possession	Close Of Escrow		
Multiple Offers	Yes		
Number of Offers	3		
Days in Escrow	0		

Mortgage Info

MetroList Agents: This is a calculator provided by RatePlug. - [Click Here to add your Partner Lender\(s\)](#).

i Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER

Demonstration Account | NMLS ID 000000 | (555) 555-1212

PERSONALIZE YOUR MORTGAGE ▼

KEY INFO	30 Yr Fx	15 Yr Fx	FHA 30 YR	5/1 ARM	7/1 ARM	VA 30 YR
Down Payment	\$77,000	\$77,000	\$13,475	\$77,000	\$77,000	\$0
Mortgage Payment	\$1,701	\$2,476	\$2,117	\$1,725	\$1,797	\$2,205
Rate	5.250%	5.250%	5.375%	5.375%	5.750%	5.375%
APR	5.330%	5.330%	5.455%	5.455%	5.830%	5.455%
Taxes (est)	\$404	\$404	\$404	\$404	\$404	\$404
Insurance / HOA Dues	\$61	\$61	\$61	\$61	\$61	\$61
PMI	\$0	\$0	\$268	\$0	\$0	\$0
Monthly Payment	\$2,166	\$2,941	\$2,850	\$2,190	\$2,262	\$2,670

Sample Lender

Demonstration Account
NMLS ID 000000
Office: (555) 555-1212 Mobile: (555) 555-1212
| WEBSITE

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* Denotes information autofilled from tax records.

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Listing #223054826 2864 Country Club Blvd, Stockton, CA 95204-3957* **Pending Bring Backup** (09/08/23) **Special Listing Conditions:** None **DOM/CDOM:** 81/81
\$414,900 (LP) **Bedrooms:** 2-3* **Bathrooms:** 1 (1 0) (FP)* **Sq Ft:** 1281* **Lot Sz:** 0.2429*
Price/SqFt: 323.89 **Area/District:** 20701 **Yr:** 1945*

Remarks

PRICE IMPROVEMENT on this beautiful home. Talk about curb appeal on this sprawling ranch style home. This cute house has it all. Bay window, white columns, window shutters, green lawn, large driveway and that's just outside. Crown molding and more details that reflect that old time charm. The open kitchen, granite countertops and newer cabinets make it a great place to gather for meals. The large backyard with its lush rolling lawn, built in Grill/Pit, charming red brick patio and 6-person hot tub is the perfect place to entertain. It also has a small structure that can easily be expanded to serve as an ADU, opportunities abound. Other features of the home include handicap shower stall, handicap ramp in garage, central HVAC, ceiling fans throughout, dual pane windows, walk in closets, close to freeway, shopping and golf course.

Picture



[Pictures \(27\)](#)



Property Type
County
Agent
Office
Status
Special Listing Conditions
Listing Service

Residential
 San Joaquin
 Efren Rivera (ID: DRIVERAE) Primary:209-938-7274 Lic: 01725501
 PMZ Real Estate (ID:01ZAGA12) Phone: 209-472-2010, FAX: 209-474-2460 Office Lic.: 00405158
Pending Bring Backup (09/08/23)
 None
 Limited Service

Property Subtype
APN
 Single Family Residence
 121-180-25

Confidential Agt Rmks-Private

Private Remarks

Easy to show, give at least 2hour notice, text LA Efren Rivera at 209-938-7274. Keys to back door are hanging by sliding glass door. Appliances are negotiable., hot tub is included. Seller currently does not pay for special flood insurance. Buyer to inquire with their lender regarding flood insurance requirement. Send offers to limonrivera@gmail.com along with preapproval and POF.

Showing

Showing Instructions
Primary Showing Contact Type
Primary Showing Contact Name
Primary Showing Contact Phone
Lockbox Location

Appointment Only, Call Showing Contact, Text Showing Contact, See Remarks
 Agent
 Efren Rivera
 (209) 938-7274
 Front Door

Occupant Type

Owner

Directions

Directions to Property
Cross Street

From I-5 south, exit Country Club go west (turn right) to address.
 I-5

General Information

Zoning
Census Tract

R1
 10.00

Area/District
Subdistrict
Approx SqFt
Lot Sq Ft (approx)
Year Built
Year Built Source

20701
 1,281*
 10,581*
 1945*
 Assessor Auto-Fill

SqFt Source Assessor Auto-Fill
Lot Acres (approx) 0.2429

Price / SqFt 323.89
Lot Size Source (Assessor Auto-Fill)

School District (County)

San Joaquin (Elementary School District: Stockton Unified; Middle or Junior School District: Stockton Unified; Senior High School District: Stockton Unified)

Subtype Description
Architectural Style
Construction Materials
Foundation
Parking Features
Garage Spaces

Detached
 A-Frame
 Frame
 Raised
 Garage Facing Front
 2

Disclosures/Restrictions

Home Warranty
Bonds/Assessments/Taxes
Senior Community

No
 Unknown
 No

Association

Association

No

Property Information

Stories
Main Level

1
 Bedroom(s), Living Room, Dining Room, Full Bath(s), Garage, Kitchen

Bedrooms	2-3*	Bathrooms (FP)	1 (1.0)*
Bath Features	Shower Stall(s), See Remarks		
Living Room Features	Other		
Family Room Features	Other		
Dining Room Features	Dining/Living Combo		
Kitchen Features	Granite Counter		
Laundry Features	Inside Area		
Flooring	Carpet, Tile		
Heating	Central		
Cooling	Central		
# of Fireplaces	1		
Fireplace Features	Living Room, Wood Burning		
Security Features	Carbon Mon Detector, Smoke Detector		
Remodeled/Updated	Yes		
Remodeled/Updated Desc	Kitchen 6-10YR		
Exterior Features	BBQ Built-In		
Fencing	Wood, Masonry		
Roof	Shingle		
Pool	No		
Spa	Yes		
Spa Features	Spa/Hot Tub Personal		
Lot Features	Other		
Topography	Level		
Horse Property	No		
Driveway/Sidewalks	Paved Driveway		
Utilities	Public		
Electric	220 Volts in Laundry		
Water Source	Public		
Irrigation	None		
Sewer	See Remarks		

2nd Unit

ADU/2nd Unit No

Listing Information

Commission Type	%		
Commission to Buyer Office	Commission to Buyer Office	Dual Variable Compensation	
	2.50	No	
Listing Agreement	Exclusive Right To Sell		
Current Financing	Treat as Clear		
Listing Date	06/14/23	Entry Date	06/14/23
On Market Date	06/14/23		
DOM/CDOM	81/81		
Original Price	429,900		
Pending Date	09/08/23		
Terms	Cash, Conventional, FHA		
Possession	Negotiable		
Multiple Offers	Yes		
Number of Offers	2		
Days in Escrow	0		
Escrow Company	Cypress Title Co		
Escrow Number	23-01105A-KR		

Mortgage Info

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i Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

FIND YOUR MONTHLY PAYMENT

SAMPLE LENDER

Demonstration Account | NMLS ID 000000 | (555) 555-1212

KEY INFO	30 Yr Fx	15 Yr Fx	FHA 30 YR	5/1 ARM	7/1 ARM	VA 30 YR
Down Payment	\$82,980	\$82,980	\$14,522	\$82,980	\$82,980	\$0
Mortgage Payment	\$1,833	\$2,668	\$2,281	\$1,859	\$1,937	\$2,377
Rate	5.250%	5.250%	5.375%	5.375%	5.750%	5.375%
APR	5.330%	5.330%	5.455%	5.455%	5.830%	5.455%
Taxes (est)	\$436	\$436	\$436	\$436	\$436	\$436
Insurance / HOA Dues	\$66	\$66	\$66	\$66	\$66	\$66
PMI	\$0	\$0	\$289	\$0	\$0	\$0
Monthly Payment	\$2,335	\$3,170	\$3,072	\$2,361	\$2,439	\$2,879

PERSONALIZE YOUR MORTGAGE ▼

Sample Lender
Demonstration Account
NMLS ID 000000
Office: (555) 555-1212 Mobile: (555) 555-1212
[WEBSITE](#)

LEARN MORE

Asking Price of \$454,000 with a Down Payment of 20.0% and a Loan Amount of \$361,000. FHA loans allow for a 3.5% Down Payment. VA loans allow for a 0.0% Down Payment. ARM loan

* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	1	N/A	\$280,000	05/31/2019
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,236	7,259	1952	SFR	

OWNER INFORMATION			
Owner Name	Lakeview Ln Servicing LLC	Tax Billing Zip	23452
Owner Name 2		Tax Billing ZIP + 4 Code	4262
Tax Billing Address	3637 Sentara Way	Owner Occupied	No
Tax Billing City & State	Virginia Beach, VA	Mail Opt Out Flag	

COMMUNITY INSIGHTS			
Median Home Value	\$339,286	School District	STOCKTON UNIFIED
Median Home Value Rating	6 / 10	Family Friendly Score	45 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	20 / 100	Walkable Score	81 / 100
Total Incidents (1 yr)	196	Q1 Home Price Forecast	\$343,996
Standardized Test Rank	6 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION			
Census Tract	11.01	Topography	
Tract Number	273	Traffic	
Mailing Carrier Route	C014	School District	Stockton
Subdivision	Pacific Gardens Map B	Comm College District Code	San Joaquin Delta Jt
Zoning	R-L	Elementary School District	
Section		Flood Zone Code	A
Map Page/Grid		Flood Zone Panel	06077C0455F
Location Influence		Flood Zone Date	10/16/2009
Neighborhood Code	010-010	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	111-202-05	Block ID	
Tax Area	118078	Lot #	64, 65
Tax Appraisal Area		% Improved	82%
Water Tax Dist	Stockton E	Homestead Percent	
Fire Dept Tax Dist	Tuxedocountry Club R	Exemption(s)	
Legal Description	TRACT 273 LOT 64,65		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$300,214	\$294,328	\$288,558
Assessed Value - Land	\$53,609	\$52,558	\$51,528
Assessed Value - Improved	\$246,605	\$241,770	\$237,030
YOY Assessed Change (\$)	\$5,886	\$5,770	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$4,956		
2021	\$4,728	-\$228	-4.6%
2022	\$5,389	\$661	13.98%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Stockton Usd 2000 Measure G Bo	Actual	\$60.04	.0204
Stockton Usd 2005 Measure C Bo	Actual	\$185.42	.063
Stockton Usd 2008 Measure Q Bo	Actual	\$105.36	.0358
Stockton Usd 2012 Measure E Bo	Actual	\$133.32	.0453
Stockton Usd 2018 Measure C Bo	Actual	\$160.10	.0544

Sj Delta Coll 2004 Measure L B	Actual	\$42.38	.0144
Sj -Mandated Refuse Collection	Actual	\$476.64	
Tuxedo Country Club Fire	Actual	\$23.50	
Flood Control Dist Zone 9	Actual	\$8.14	
Water Investigation (Pw)	Actual	\$2.50	
Sj Area Flood Control Agency Op	Actual	\$8.40	
Smith Canal Area Assess Dist	Actual	\$246.16	
W.stockton Lighting Maint	Actual	\$14.00	
San Joaquin Mosquito Abatmnt	Actual	\$1.60	
Sjc Mosquito & Vector Ctrl	Actual	\$8.84	
Total Estimated Tax Rate			0.2333

CHARACTERISTICS			
Lot Frontage		Heat Type	
Lot Depth		Heat Fuel Type	
Lot Acres	0.1666	Patio Type	
Lot Sq Ft	7,259	Parking Spaces	
Style	L-Shape	Garage Type	Garage
Gross Area	1,236	Garage Capacity	1
Building Sq Ft	1,236	Garage Sq Ft	
Above Gnd Sq Ft		Roof Material	
Ground Floor Area		Construction	Wood
2nd Floor Area		Exterior	
Basement Sq. Ft.		Floor Cover	
Stories	1	Foundation	
Condition		Pool	
Quality	Average	Pool Size	
Total Units		Year Built	1952
Total Rooms		Effective Year Built	
Bedrooms	3	Other Impvs	
Total Baths	1	Other Rooms	
Full Baths	1	Equipment	
Half Baths		Condo Amenities	
Fireplace	Y	Building Class	
Fireplace Count	1	Building Type	
Water		County Use Code	Single Family Resid
Sewer		Universal Land Use	SFR
Cooling Type		# of Buildings	1

SELL SCORE			
Rating	Very High	Value As Of	2023-10-01 04:32:37
Sell Score	985		

RENTAL TRENDS			
Estimated Value	1944	Cap Rate	3.1%
Estimated Value High	2213	Forecast Standard Deviation (FSD)	0.14
Estimated Value Low	1675		

(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	19023415	Selling Date	05/31/2019
Status	Closed	Selling Price	\$280,000
Status Change Date	05/31/2019	Listing Agent Name	
Listing Date	04/12/2019	Listing Office Name	ADVANCE 1 MCKEEVER REAL ES TATE
Listing Price	\$259,000	Selling Broker Name	3 POINT REAL ESTATE & CONST RUCTION
Original Listing Price	\$259,000	Selling Agent Name	
Pending Date	04/17/2019	Listing Cancellation Date	

Listing Number	10093817	10057696
Status	Closed	Expired
Listing Date	12/06/2010	07/19/2010
Listing Price	\$94,900	\$79,900
Original Listing Price	\$119,990	\$99,900

Selling Date	03/10/2011	
Selling Price	\$94,900	\$0
Listing Expiration Date		
Listing Cancellation Date		

LAST MARKET SALE & SALES HISTORY

Recording Date	05/31/2019	Sale Type	Full
Settle Date	Tax: 05/23/2019 MLS: 05/31/2019	Deed Type	Grant Deed
Sale Price	\$280,000	Owner Name	Lakeview Ln Servicing LLC
Price Per Sq Ft	\$226.54	Owner Name 2	
Multi/Split Sale		Seller Name	Nordhausen Christian
Document Number	56887	Title Company	First American Title

Recording Date	01/03/2023	05/31/2019	05/31/2019	03/29/2013	03/10/2011
Settle Date	11/14/2022	05/23/2019	05/29/2019	03/13/2013	02/22/2011
Sale Price	\$313,565	\$280,000			
Nominal			Y	Y	
Multi/Split Sale Type					
Owner Name	Lakeview Ln Servicing LLC	Lovato Kristine A	Lovato Kristine A	Nordhausen Christian	Nordhausen Christian
Seller Name	Zbs Law Llp	Nordhausen Christian	Lovato Anthony R	Nordhausen Christian	Valley Property Investors Lp
Document Number	378	56887	56886	41334	29776
Deed Type	Trustee's Deed (Foreclosure)	Grant Deed	Interspousal Deed Transfer	Grant Deed	Grant Deed
Title Company	88888	First American Title	First American Title	Placer Title Co.	Old Republic Title

Recording Date	10/27/2010	03/29/2010	04/18/2002
Settle Date	10/18/2010	03/17/2010	12/03/2001
Sale Price	\$52,500	\$266,261	
Nominal			Y
Multi/Split Sale Type			
Owner Name	Valley Property Investors LLC	Federal Natl Mtg Assn Fnma	Purcell Ronald J
Seller Name	Federal Natl Mtg Assn Fnma	Recontrust Co Na	Grim Robert & Sharon Trustpt
Document Number	139903	43341	66801
Deed Type	Grant Deed	Trustee's Deed (Foreclosure)	Grant Deed
Title Company	Stewart Title/Ca	Landsafe Title	Old Republic Title

MORTGAGE HISTORY

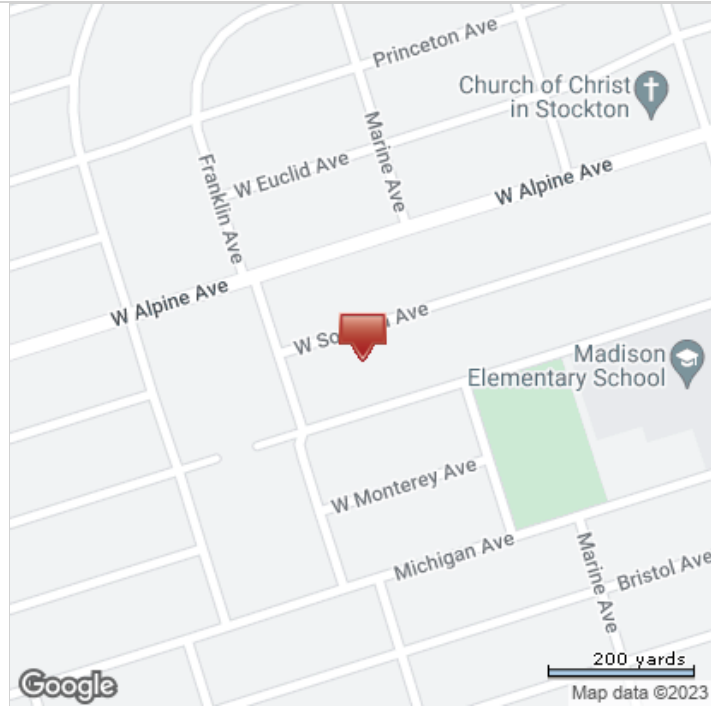
Mortgage Date	05/31/2019	05/31/2019	05/31/2019	03/29/2013	03/10/2011
Mortgage Amount	\$274,928	\$5,498	\$9,800	\$79,200	\$75,920
Mortgage Lender	Summit Fndg	Summit Fndg	Summit Fndg	Stearns Lndg Inc	Stearns Lndg Inc
Borrower Name	Lovato Kristine A	Lovato Kristine A	Lovato Kristine A	Nordhausen Christian	Nordhausen Christian
Borrower Name 2	Lovato Maryann	Lovato Maryann	Lovato Maryann		
Mortgage Purpose	Resale	Resale	Resale	Nominal	Resale
Mortgage Type	Fha	Conventional	Conventional	Conventional	Conventional
Interest Rate Type					
Mortgage Int Rate					
Mortgage Term	30			30	30
Mortgage Term Code	Years			Years	Years

Mortgage Date	07/17/2006	10/07/2005	07/08/2005
Mortgage Amount	\$81,994	\$45,000	\$256,000
Mortgage Lender	Beneficial Ca Inc	Beneficial Ca Inc	Greenpoint Mtg Fndg
Borrower Name	Purcell Ronald J	Purcell Ronald J	Purcell Ronald J
Borrower Name 2			
Mortgage Purpose	Refi	Refi	Refi
Mortgage Type	Conventional	Conventional	Conventional
Interest Rate Type		Fixed Rate Loan	Fixed Rate Loan
Mortgage Int Rate			
Mortgage Term	30		20
Mortgage Term Code	Years		Years

FORECLOSURE HISTORY

Document Type	Notice Of Trustee's Sale	Notice Of Default	Notice Of Trustee's Sale	Notice Of Default
Default Date		03/28/2022		05/22/2009
Foreclosure Filing Date	06/29/2022	03/28/2022	07/10/2009	05/22/2009
Recording Date	06/30/2022	03/28/2022	09/01/2009	05/26/2009
Document Number	80679	40369	128524	78009
Book Number				
Page Number				
Default Amount		\$35,770		\$18,626
Final Judgment Amount	\$302,312		\$254,463	
Original Doc Date	05/31/2019	05/31/2019	07/08/2005	07/08/2005
Original Document Number	56888	56888	166060	166060
Original Book Page				
Lien Type				

PROPERTY MAP



*Lot Dimensions are Estimated