

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Timothy Williams	Loan Number: 002235	
Street Address: 419 Pioneer Avenue	City: Manteca	State: CA	Zip Code: 95336
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 490,000	As Repaired List	\$ 490,000	Quick Sale	\$ 490,000	Land	\$ 125,000
Suggested List Price:	As Is Sale	\$ 480,000	As Repaired Sale	\$ 480,000	Quick Sale	\$ 480,000	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: 1443
Bedroom: 3	Bathroom: 2 1/2	Garage: 2 Att
Year Built: 2001	Lot Size: 3725 SqFt	Basement: No
APN#: 217-670-38	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 and in average condition. No damage was noted upon exterior inspection of the property.

Property Status							
Vacant:	No	Vandalized:	No	Locked/Secured:	No	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
422 N WALNUT AVE MANTECA (★)	FS	SFR-Det	Avg	.1 Mi	1443	3	2 1/2	4221 SqFt	2 Att	No	2000	489,000	480,000	2023-09-15	333	15
720 POPLAR AVE MANTECA	FS	SFR-Det	Avg	.75 Mi	1200	3	2 1/2	6300 SqFt	2 Att	No	1967	485,000	460,000	2023-06-27	383	10
1273 LOUMEN CT MANTECA	FS	SFR-Det	Avg	.8 Mi	1537	3	2	6225 SqFt	2 Att	No	1965	495,000	510,000	2023-08-29	332	7
1. Comments: This is the closest property compared to the subject. It has the same bedrooms, baths and gross living area.													MLS# 223068461	Sale Type: CV		
2. Comments: Sale Comp 2 has 243 fewer gross living area and would be inferior overall compared to the subject property.													MLS# 41028064	Sale Type: CV		
3. Comments: Sold Comp 3 has 94 more gross living area than the subject property and has a larger lot size. It would be slightly superior than the subject property.													MLS# 223066737	Sale Type: VA		

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
788 RANCHO CT MANTECA	FS	SFR-Det	Avg	.6 Mi	1252	3	2	5611 SqFt	2 Att	No	1974	508,000	485,000	387	38
589 FERN DELL LANE MANTECA	FS	SFR-Det	Avg	.6 Mi	1343	3	2	6000 SqFt	2 Att	No	1979	485,000	485,000	361	21
745 OLIVER WAY MANTECA	FS	SFR-Det	Avg	.6 Mi	1200	3	2	7749 SqFt	2 Att	No	1985	485,000	499,500	416	31
1. Comments: It has 191 fewer gross living area than the subject property. It would be inferior than the subject property.													MLS# 223064184		
2. Comments: It has 100 fewer gross living area and 1/2 fewer bathroom. It would be inferior than the subject property.													MLS# 223090422		
3. Comments: List Comp 3 has 243 fewer gross living area than the subject property. It would be inferior than the subject property.													MLS# 223064490		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly): \$ 1,750
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 0	Comparable Sales: 30 Days
Comparable Listing: 30 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: There are not any neighborhood factors that would detract from the subject property.
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 460,000 - \$ 600,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 4,232	
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: 2023-10-06	Report Date: 2023-10-08
Office proximity to subject: 20 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



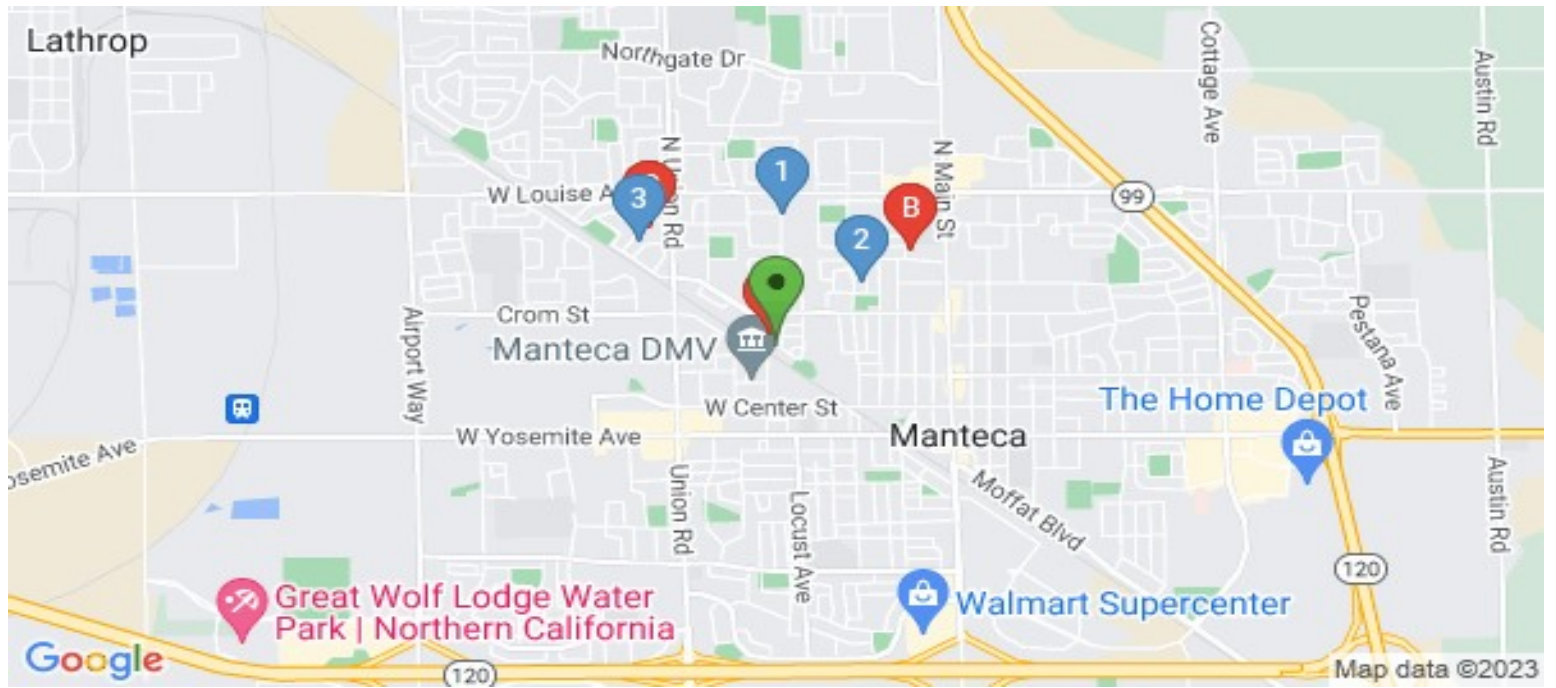
Listing 2



Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
SUBJECT PROPERTY	419 Pioneer Avenue	95336	0 MI
COMPARABLE SALE 1	422 N WALNUT AVE	95336	.1 Mi
COMPARABLE SALE 2	720 POPLAR AVE	95336	.75 Mi
COMPARABLE SALE 3	1273 LOUMEN CT	95336	.8 Mi
COMPARABLE LISTING 1	788 RANCHO CT	95336	.6 Mi
COMPARABLE LISTING 2	589 FERN DELL LANE	95336	.6 Mi
COMPARABLE LISTING 3	745 OLIVER WAY	95336	.6 Mi

[Property History](#)

Listing Summary

[Attached Docs](#)

[Map](#)

[Report Violation](#)

Listing #223068461	422 N Walnut Ave, Manteca, CA 95336-4410*	Closed (09/15/23)	Special Listing Conditions: None	DOM/CDOM: 15/15
\$489,000 (LP)	Bedrooms: 3-4*	Bathrooms: 3 (2 1) (FP)*	Sq Ft: 1443*	Lot Sz: 0.0969*
\$480,000 (CP)	Area/District: 20502	Yr: 2000*		
Price/SqFt: 332.64				
CP % LP: 98.16				

Remarks

Welcome to Walnut Place! This home showcases 3 bedrooms, 2.5 bathrooms, and over 1,400 square feet of living space! Features include new HVAC system, and a brand new water heater! Three bedrooms, and two full bathrooms upstairs, and a half bath and nice office that could easily be a fourth bedroom downstairs! Laminate flooring throughout, except for bathrooms and bedrooms. The yards are a clean slate and ready for your imagination! Come and check out this home before it's too late!

Picture



[Pictures \(29\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	217-660-09
Agent	Kyle Ballard (ID: VBALKYLE) Primary:209-470-9632 Lic: 02057602		
Co-Agent	Laura E Azuela (ID: BAZUELLA) Primary:209-665-5809 Lic: 01710425		
Office	Keller Williams Realty (ID:01KWBP09) Phone: 209-824-2223, FAX: 209-824-1079 Office Lic.: 01906461		
Co-Office	Keller Williams Realty (ID:01KWBP09) Phone: 209-824-2223, FAX: 209-824-1079 Office Lic.: 01906461		
Status	Closed (09/15/23)		
Special Listing Conditions	None		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks Please call/text Laura Azuela for an appointment: Laura (209) 665-5809. Be careful of uneven carpet in master bedroom. This home is being sold strictly as-is. Escrow pre-opened with Old Republic Title: 1213037742-KD. NHD on file with SnapNHD. Please allow at least 3 days for seller response, as offers have to be mailed out of state to seller. Please put BOTH agents on RPA, and email to both agents. Fridge, washer and dryer are included in sale in their present as-is condition.

Showing

Showing Instructions	Appointment Only, Call 1st Lockbox, Text Showing Contact, See Remarks
Primary Showing Contact Type	Agent
Primary Showing Contact Name	Laura Azuela
Primary Showing Contact Phone	(209) 665-5809
Secondary Showing Contact Type	Agent
Secondary Showing Contact Name	Kyle Ballard
Secondary Showing Contact Phone	(209) 470-9632

Occupant Type Owner

Directions

Directions to Property From Alameda, south on Walnut. Home will be on the left hand side.
Cross Street Jackolyn

General Information

Zoning	R1	SqFt Source	Assessor Auto-Fill	Price / SqFt	332.64
Census Tract	51.08	Lot Acres (approx)	0.0969	Lot Size Source	(Assessor Auto-Fill)
Area/District	20502				
Subdistrict					
Approx SqFt	1,443*				
Lot Sq Ft (approx)	4,221*				
Year Built	2000*				
Year Built Source	Assessor Auto-Fill				

School District (County)	San Joaquin (Elementary School District: Manteca Unified; Middle or Junior School District: Manteca Unified; Senior High School District: Manteca Unified)
Subdivision	Walnut Place
Subtype Description	Detached
Construction Materials	Stucco, Wood
Foundation	Slab
Parking Features	Attached
Garage Spaces	2

Disclosures/Restrictions

Disclosures/Documents	CC&Rs, Seller Property Questionnaire, Transfer Disclosure Statement, Natural Hazard Disclosure Available, Preliminary Title Report
Bonds/Assessments/Taxes	Unknown
Senior Community	No

Association

Association No

Property Information

Stories 2
Main Level Dining Room, Family Room, Partial Bath(s), Kitchen
Bedrooms 3-4*
Master Bedroom Features Walk-In Closet
Bathrooms (FP) 3 (2 1)*
Bath Features Other
Living Room Features Other
Dining Room Features Dining/Family Combo
Kitchen Features Pantry Closet, Island
Laundry Features Inside Room
Flooring Carpet, Laminate
Heating Central, MultiZone, Natural Gas
Cooling Ceiling Fan(s), Central, MultiZone
of Fireplaces 0
Security Features Carbon Mon Detector, Double Strapped Water Heater, Smoke Detector
Remodeled/Updated No
Fencing Fenced
Roof Composition
Pool No
Lot Features Auto Sprinkler Front, Corner, Shape Regular
Land Use Residential
Property Faces West
Horse Property No
Road Responsibility Public Maintained Road
Road Surface Type Paved
Utilities Public, Natural Gas Connected
Electric 220 Volts
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 2.5
Dual Variable Compensation No
Listing Agreement Exclusive Right To Sell
Current Financing Conventional
Listing Date 07/20/23
Entry Date 07/20/23
On Market Date 07/20/23
DOM/CDOM 15/15
Original Price 489,000
Terms Cash, Conventional, Submit, FHA
Possession Close Of Escrow

Closing Information

Close Price 480,000
Close Date 09/15/23
Listing Price 489,000
Pending Date 08/10/23
CP % LP 98.16
Original Price 489,000
Buyer Financing Conventional (CONV)
Comments
Buyer Agent Alexis Kangas (VKANGALE)
Buyer Office Keller Williams Realty (01KWBP08)
Buyer Co-Agent
Multiple Offers Yes
Buyer Co-Office
Number of Offers 3
Days in Escrow 36
Escrow Company Old Republic Title
Escrow Number 1213037742-KD
Concessions Call Listing Agent

Mortgage Info

Mortgage information banner with text: 'Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.' Includes 'Sample Lender' logo and 'FIND YOUR MONTHLY PAYMENT' section.

* Denotes information autofilled from tax records.

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[Property History](#)

Listing Summary

[Attached Docs](#)

[Map](#)

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Listing #41028064 \$475,000 (LP) \$460,000 (CP) Price/SqFt: 383.33 CP % LP: 96.84	720 Poplar Ave, Manteca, CA 95336 Closed (06/27/23) Special Listing Conditions: None DOM/CDOM: 10/10	Bedrooms: 3	Bathrooms: 2 (2 0) (FP)	Sq Ft: 1200	Lot Sz: 6300
		Area/District: 20502	Yr: 1967		

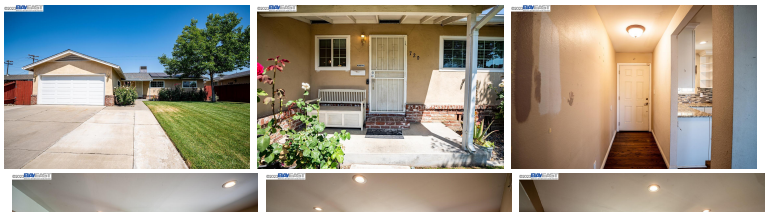
Remarks

Super charming home in Manteca with Great Bones! Come smell the roses as you approach the front door! 3 bed 2 bath home with spacious family/living room. Remodeled Kitchen, Beautiful Hardwood flooring throughout, Ceiling Fans. Envision a new coat of paint, new baseboards and trim, update the bathrooms and this home will shine! Newer HVAC, water heater, dual pane windows and electrical just updated. Solar system owned with additional panels leased with only \$63.00 a month payment! No back fence neighbor, Close to schools, downtown, dining, shopping, and freeways. Come take a look! Possible VA assumption 2.75% for qualified buyer. You do NOT have to be a veteran to qualify. Come take a look!

Picture



[Pictures \(27\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	217-294-080-000
Agent	Barbara Duterte (ID: EB59231) Primary:925-963-9572 Secondary:925-963-9572 Lic: 00958930		
Office	Barbara Duterte, Broker (ID:35474) Phone: 925-963-9572 Office Lic.:		
Status	Closed (06/27/23)		
Special Listing Conditions	None		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks Escrow Open with First American Title Pleasanton Mrs. recently passed away at home of natural causes Buyer to assume solar loan Disclosure link: <https://app.disclosures.io/link/720-Poplar-Avenue-0owi35lo>

Showing

Showing Instructions Supra iBox
Lockbox Location Front Door

Occupant Type Vacant

Directions

Directions to Property W Louise to Poplar
Cross Street Argonaut

General Information

Area/District	20502		
Subdistrict			
Approx SqFt	1,200	SqFt Source Assessor Auto-Fill	Price / SqFt 383.33
Lot Sq Ft (approx)	6,300	Lot Acres (approx)	0.1446
Year Built	1967		
Subdivision	Not Listed		
Subtype Description	Detached		
Architectural Style	Traditional		
Construction Materials	Stucco		
Parking Features	Attached, Garage		
Garage Spaces	2		

Disclosures/Restrictions

Disclosures/Documents Natural Hazard Disclosure Available
Senior Community No

Association

Association No

Property Information

Stories	1		
Main Level	Bedroom(s), Street Entrance		
Bedrooms	3	Bathrooms (FP)	2 (2 0)
Kitchen Features	Other Counter		
Appliances	Gas Water Heater		
Laundry Features	Hookups Only		
Flooring	Linoleum, Wood		
Heating	MultiZone		
Cooling	Central		
# of Fireplaces	0		
Property Condition	Original		
Roof	Composition, Shingle		

Pool No
 Lot Features Shape Regular, Other
 Electric Photovoltaics Seller Owned, Photovoltaics Third-Party Owned
 Water Source Public

Rooms

of Rooms 7

2nd Unit

ADU/2nd Unit No
 2nd Unit Bedrooms 0
 2nd Unit Full Baths 0
 2nd Unit Partial Baths 0

Listing Information

Commission Type %
 Commission to Buyer Office 2.5
 Listing Agreement Exclusive Right To Sell
 Listing Date 05/26/23
 On Market Date 05/26/23
 DOM/CDOM 10/10
 Original Price 485,000
 Terms Cash, Conventional, FHA, VA Loan
 Possession Close Of Escrow

Dual Variable Compensation Yes
 Entry Date 05/22/23

Closing Information

Close Price 460,000
 Listing Price 475,000
 CP % LP 96.84
 Buyer Financing FHA
 Comments
 Buyer Agent Eileen Modawar (EB299909)
 Buyer Co-Agent
 Number of Offers 1
 Days in Escrow 0
 Concessions Comments 5000

Close Date 06/27/23
 Pending Date 06/05/23
 Original Price 485,000
 Buyer Office Rick Fuller Inc. (34089)
 Buyer Co-Office

Mortgage Info

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

! 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	\$92,000	\$92,000	\$16,100	\$92,000	\$92,000	\$0
Mortgage Payment	\$2,032	\$2,958	\$2,529	\$2,061	\$2,148	\$2,635
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)	\$460	\$460	\$460	\$460	\$460	\$460
Insurance / HOA Dues	\$73	\$73	\$73	\$73	\$73	\$73
PMI	\$0	\$0	\$320	\$0	\$0	\$0
Monthly Payment	\$2,565	\$3,491	\$3,382	\$2,594	\$2,681	\$3,168

Asking Price of \$450,000 with a Down Payment of 20.0% and a Loan Amount of \$358,000. FHA loans allow for a 3.5% Down Payment. VA loans allow for a 0.0% Down Payment. ARM loans

PERSONALIZE YOUR MORTGAGE

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

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Listing Summary

[Map](#)

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Listing #223068737 \$495,000 (LP) \$510,000 (CP) Price/SqFt: 331.82 CP % LP: 103.03	1273 Loumena Ct, Manteca, CA 95336-6940* Closed (08/29/23) Special Listing Conditions: None DOM/CDOM: 7/7	Bedrooms: 3*	Bathrooms: 2 (2 0) (FP)*	Sq Ft: 1537*	Lot Sz: 0.1429*
	Area/District: 20502	Yr: 1985*			

Remarks

Darling ranch style home in a court location centrally located in the heart of Manteca California. Freshly painted inside and out this 3 bedrm., 2 bath home with Open Concept is ready for its next owner. A/C vent in garage with whole house fan, Covered patio, concreted RV access with an additional option of RV access on the left side as well! Extra off street parking. Oh... and did I mention there is an organic garden:)

Picture



[Pictures \(40\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	200-050-43
Agent	Renee S Saenz (ID: MHALLREN) Primary: 209-814-8821 Lic: 01357353		
Office	Keller Williams Realty (ID: 01KWB11) Phone: 209-451-5454, FAX: 209-820-4595 Office Lic.: 01907539		
Status	Closed (08/29/23)		
Special Listing Conditions	None		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks Pre-Opened Escrow W/Doma Title. Disclosure packet: <https://app.disclosures.io/link/1273-Loumena-Court-cp5km4d8> Please give at least one hour notice. PLEASE SUBMIT OFFERS THROUGH HOME LIGT LINK ABOVE.

Showing

Showing Instructions Text Showing Contact
Primary Showing Contact Type Agent
Primary Showing Contact Name Renee Saenz
Primary Showing Contact Phone (209) 814-8821

Occupant Type Owner

Directions

Directions to Property Union, Kelley, Rt. on Wentworth, Lt. on Lumena Ct.
Cross Street Wentworth

General Information

Zoning	Resd	SqFt Source	Assessor Auto-Fill	Price / SqFt	331.82
Census Tract	51.23	Lot Acres (approx)	0.1429	Lot Size Source	(Assessor Auto-Fill)
Area/District	20502				
Subdistrict					
Approx SqFt	1,537*				
Lot Sq Ft (approx)	6,225*				
Year Built	1985*				
Year Built Source	Assessor Auto-Fill				

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

Subtype Description Detached
Construction Materials Stucco, Frame
Foundation Slab
Parking Features RV Possible, Garage Facing Front
Garage Spaces 2

Disclosures/Restrictions

Bonds/Assessments/Taxes Unknown
Senior Community No

Association

Association No

Property Information

Stories 1
Main Level Bedroom(s), Living Room, Family Room, Master Bedroom, Full Bath(s), Garage, Kitchen, Street Entrance
Bedrooms 3* **Bathrooms (FP)** 2 (2 0)*
Bath Features Shower Stall(s), Tub w/Shower Over
Living Room Features Other

Dining Room Features	Space in Kitchen
Kitchen Features	Breakfast Area, Kitchen/Family Combo
Laundry Features	In Garage
Flooring	Carpet, Tile
Heating	Central
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	Landscape Back, Landscape Front
Horse Property	No
Utilities	Public
Electric	Other
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	Entry Date	07/21/23
Listing Date	07/20/23		
On Market Date	07/21/23		
DOM/CDOM	7/7		
Original Price	495,000		
Terms	Cash, Conventional, Submit, VA Loan, FHA		
Possession	Close Of Escrow		

Closing Information

Close Price	510,000	Close Date	08/29/23
Listing Price	495,000	Pending Date	07/28/23
CP % LP	103.03	Original Price	495,000
Buyer Financing	Cal Vet (CVET)		
Comments		Buyer Office	Real Estate Store (01DFRS01)
Buyer Agent	Dominic A Focaracci (MFOCARD0)	Buyer Co-Office	
Buyer Co-Agent			
Multiple Offers	Yes		
Number of Offers	4		
Days in Escrow	32		
Escrow Company	WFG Title		
Escrow Number	23-143729		
Concessions	No		

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. X
APR	
Taxes (est)	
Insurance / HOA Dues	
PMI	

Monthly Payment

Asking Price of **\$510,000** 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 v



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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Listing #223084184 788 Rancho Ct, Manteca, CA 95336-3354* **Active** (08/31/23) **Special Listing Conditions:** None **DOM/CDOM:** 38/38
\$485,000 (LP) **Bedrooms:** 3* **Bathrooms:** 2 (2 0) (FP)* **Sq Ft:** 1252* **Lot Sz:** 0.1288*
 Price/SqFt: **387.38** **Area/District:** 20502 **Yr:** 1974*

Remarks

Welcome to this charming one story home located on a spacious corner lot. This home has been enhanced with energy efficiency features such as a new roof, newer windows, A/C and heater (only 7 yrs old) and solar panels that provide potential savings on energy costs. Solar to be paid off by the Seller at the close of escrow. The open concept living area creates a seamless flow between the living room and kitchen, a perfect layout for hosting family gatherings as well as for day to day living. Other amenities include, updated bathrooms, newer backyard shed, new flooring in all rooms except the kitchen. Don't miss the opportunity to make this house your dream home!

Picture



[Pictures \(33\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	217-350-30
Agent	Sherry A Dolen (ID: MDOLENSH) Primary:209-740-7390 Secondary:209-207-5582 Lic: 01719779		
Co-Agent	Belinda M Mills (ID: MMILLSBE) Primary:209-747-4177 Lic: 01762578		
Office	PMZ Real Estate (ID:01ZAGA12) Phone: 209-472-2010, FAX: 209-474-2460 Office Lic.: 00405158		
Co-Office	PMZ Real Estate (ID:01ZAGA12) Phone: 209-472-2010, FAX: 209-474-2460 Office Lic.: 00405158		
Status	Active (08/31/23)		
Special Listing Conditions	None		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks Must make an appointment to view. Owner has dogs that need to be kenneled prior to showings. Text your business card to Sherry 209-740-7390 for appointments. Escrow preopened with HomeLight Title & Escrow. Washer, Dryer, backyard spa and roof antenna do not stay. Seller may need a short rentback. **Solar to be paid off by the Seller at the close of escrow. Subject to Seller closing on replacement property - Seller is already in escrow on replacement property.

Showing

Showing Instructions Appointment Only, Text Showing Contact
Primary Showing Contact Type Agent
Primary Showing Contact Name Sherry Dolen
Primary Showing Contact Phone (209) 740-7390
Lockbox Location Hose Bib right of front door

Directions

Directions to Property Louise Avenue => Hacienda Avenue => Rancho Court
Cross Street Hacienda Avenue

General Information

Zoning	Residential		
Census Tract	51.24		
Area/District	20502		
Subdistrict			
Approx SqFt	1,252*	SqFt Source Assessor Auto-Fill	Price / SqFt 387.38
Lot Sq Ft (approx)	5,611*	Lot Acres (approx) 0.1288	Lot Size Source (Assessor Auto-Fill)
Year Built	1974*		
Year Built Source	Assessor Auto-Fill		

School District (County) San Joaquin (Elementary School District: Manteca Unified; Middle or Junior School District: Manteca Unified; Senior High School District: Manteca Unified)
Subtype Description Detached
Construction Materials Stucco, Wood
Foundation Slab
Parking Features Attached, Garage Facing Front
Garage Spaces 2

Disclosures/Restrictions

Bonds/Assessments/Taxes Unknown
Senior Community No

Association

Association No

Property Information

Stories 1
Levels One

Main Level	Bedroom(s), Living Room, Master Bedroom, Full Bath(s), Garage, Kitchen, Street Entrance
Bedrooms	3*
Master Bedroom Features	Closet, Outside Access
Master Bathroom Features	Shower Stall(s), Window
Bath Features	Tub w/Shower Over, Window
Living Room Features	Other
Dining Room Features	Space in Kitchen
Kitchen Features	Pantry Closet, Laminate Counter
Appliances	Free Standing Gas Range, Free Standing Refrigerator, Gas Water Heater, Dishwasher, Disposal
Laundry Features	Hookups Only, In Garage
Flooring	Laminate, Tile, Vinyl
Heating	Central
Cooling	Central
Window Features	Dual Pane Full
# of Fireplaces	0
Security Features	Carbon Mon Detector, Double Strapped Water Heater, Smoke Detector
Remodeled/Updated	Yes
Remodeled/Updated Desc	Bath 0-5YR
Patio And Porch Features	Uncovered Patio
Fencing	Back Yard, Front Yard
Roof	Composition
Pool	No
Other Structures	Shed(s)
Lot Features	Auto Sprinkler F&R, Corner
Horse Property	No
Road Responsibility	Public Maintained Road
Driveway/Sidewalks	Paved Sidewalk, Sidewalk/Curb/Gutter, Paved Driveway
Utilities	Public, Solar
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	2.5
Listing Agreement	Exclusive Right To Sell
Current Financing	Conventional
Listing Date	08/29/23
On Market Date	08/31/23
DOM/CDOM	38/38
Original Price	508,000
Terms	Submit
Possession	Negotiable
Days in Escrow	0

Dual Variable Compensation
No

Entry Date 08/31/23

Mortgage Info

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

ⓘ 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	\$97,000	\$97,000	\$16,975	\$97,000	\$97,000	\$0
Mortgage Payment	\$2,143	\$3,119	\$2,667	\$2,173	\$2,264	\$2,778
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)	\$509	\$509	\$509	\$509	\$509	\$509
Insurance / HOA Dues	\$77	\$77	\$77	\$77	\$77	\$77
PMI	\$0	\$0	\$337	\$0	\$0	\$0
Monthly Payment	\$2,729	\$3,705	\$3,590	\$2,759	\$2,850	\$3,364

PERSONALIZE YOUR MORTGAGE



Sample Lender

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

LEARN MORE

Asking Price of \$495,000 with a Down Payment of 20.0% and a Loan Amount of \$396,000. 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

[Map](#)

[Virtual Media](#)

[Report Violation](#)

Listing #223090422	589 Fern Dell Ln, Manteca, CA 95336	Active (09/15/23)	Special Listing Conditions: None	DOM/CDOM: 21/21
\$485,000 (LP)	Bedrooms: 3	Bathrooms: 2 (2 0) (FP)	Sq Ft: 1343	Lot Sz: 6000
Price/SqFt: 361.13	Area/District: 20502	Yr: 1979		

Remarks

Spectacular 3/2 on quiet street near great park. Fantastic curb appeal, front yard is fenced and added solar lights for decor on the fence. Expansive kitchen with abundance of shaker style cabinets. Outside covered patio and cement area for the BBQ Kings! Perfect for the entertainer! On those cooler evenings, snuggle up in the oversized living room in front of your custom wood pellet fireplace. Not to be overlooked are the dual pane windows & planation shutters. Laminate flooring thru out this home sparkles. Bedrooms are larger then most homes with this square footage. Laundry Room inside with an abundance of storage & cabinets. Minutes to the park, transportation, schools, shopping & restaurants. This is a little hidden gem waiting just for you!!

Picture



[Pictures \(40\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	217-480-37
Agent	Sandy K Wose (ID: MSANDWOS) Primary:209-321-8308 Lic: 00572131		
Office	Realty1Team (ID:01RYTM) Phone: 209-836-1000 Office Lic.: 00472692		
Status	Active (09/15/23)		
Special Listing Conditions	None		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks Spa is not working, needs a new heater, will be noted in the disclosures. Some personal items of furniture stored in the garage.

Showing

Showing Instructions Vacant w/Lockbox
Primary Showing Contact Type Vacant

Occupant Type Vacant

Directions

Directions to Property Union then right on W Alameda, Left on Elm, right on Blossom, left on Fern Dell
Cross Street Blossom Drive

General Information

Zoning	R1	SqFt Source	Assessor Agent-Fill	Price / SqFt	361.13
Area/District	20502	Lot Acres (approx)	0.1377	Lot Size Source	(Assessor Agent-Fill)
Subdistrict					
Approx SqFt	1,343				
Lot Sq Ft (approx)	6,000				
Year Built	1979				
Year Built Source	Assessor Agent-Fill				

School District (County)	San Joaquin (Elementary School District: Manteca Unified; Middle or Junior School District: Manteca Unified; Senior High School District: Manteca Unified)
Subtype Description	Detached, Tract
Architectural Style	Ranch
Construction Materials	Stucco, Frame, Wood
Foundation	Slab
Parking Features	Attached, RV Possible, Garage Door Opener, Garage Facing Front
Garage Spaces	2

Disclosures/Restrictions

Bonds/Assessments/Taxes Unknown
Senior Community No

Association

Association No

Property Information

Stories	1		
Main Level	Bedroom(s), Dining Room, Family Room, Master Bedroom, Full Bath(s), Garage, Kitchen, Street Entrance		
Bedrooms	3	Bathrooms (FP)	2 (2 0)
Bath Features	Tile, Tub w/Shower Over		
Living Room Features	Great Room		
Dining Room Features	Space in Kitchen		
Kitchen Features	Breakfast Area		
Appliances	Free Standing Gas Range, Free Standing Refrigerator, Gas Water Heater, Dishwasher, Disposal, Microwave		
Laundry Features	Cabinets, Inside Room		

Flooring	Laminate
Heating	Central
Cooling	Central
# of Fireplaces	1
Fireplace Features	Brick, Insert, Family Room
Security Features	Carbon Mon Detector, Double Strapped Water Heater, Smoke Detector
Remodeled/Updated	Yes
Remodeled/Updated Desc	Kitchen 0-5YR
Accessibility Features	Grab Bars
Roof	Composition
Pool	No
Lot Features	Auto Sprinkler F&R, Curb(s)/Gutter(s)
Horse Property	No
Utilities	Cable Available, Public, Natural Gas Connected
Electric	220 Volts
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	No	Dual Variable Compensation	No
Listing Agreement	Exclusive Right To Sell	Entry Date	09/15/23	Entry Date	09/15/23
Listing Date	09/15/23				
On Market Date	09/15/23				
DOM/CDOM	21/21				
Original Price	485,000				
Terms	Cash, Conventional, Submit, VA Loan, FHA				
Possession	Close Of Escrow				
Days in Escrow	0				

Mortgage Info

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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

KEY INFO	30 Yr Fx	15 Yr Fx	FHA 30 YR	5/1 ARM	7/1 ARM	VA 30 YR
Down Payment	\$97,000	\$97,000	\$16,975	\$97,000	\$97,000	\$0
Mortgage Payment	\$2,143	\$3,119	\$2,667	\$2,173	\$2,264	\$2,778
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)	\$509	\$509	\$509	\$509	\$509	\$509
Insurance / HOA Dues	\$77	\$77	\$77	\$77	\$77	\$77
PMI	\$0	\$0	\$337	\$0	\$0	\$0
Monthly Payment	\$2,729	\$3,705	\$3,590	\$2,759	\$2,850	\$3,364

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

LEARN MORE

Asking Price of \$485,000 with a Down Payment of 20.0% and a Loan Amount of \$388,000. FHA loans allow for a 3.5% Down Payment. VA loans allow for a 0.0% Down Payment. ARM loans

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Listing #223064490 745 Oliver Way, Manteca, CA 95336-6943* **Contingent - No Show** (09/14/23) **Special Listing Conditions:** Other **DOM/CDOM:** 31/31
\$499,500 (LP) **Bedrooms:** 3* **Bathrooms:** 2 (2 0) (FP)* **Sq Ft:** 1200* **Lot Sz:** 0.1779*
 Price/SqFt: **416.25** **Area/District:** 20502 **Yr:** 1985*

Remarks

In a quiet neighborhood of Manteca, there stood a charming single-story home at 745 Oliver Way, Manteca. This home holds secrets of comfort & style that will soon captivate the hearts of its new owners. With 3 bedrooms & 2 bathrooms, it provides a cozy & modern lifestyle. The heart of the home is its remodeled kitchen, a place where culinary dreams are born, & beckons both novice & expert chefs to create culinary masterpieces. The sunroom offers a peaceful retreat to enjoy morning coffee or lose oneself in a good book. On chilly evenings, the fireplace casts a warm & inviting glow over the spacious living area. The backyard is a vast expanse of greenery, houses a dog run for four-legged family members, a handy shed for storage & enough space for gardening or play. For those with an adventurous spirit, the property has

Picture



[Pictures \(30\)](#)



Property Type	Residential	Property Subtype	Single Family Residence
County	San Joaquin	APN	200-050-58
Agent	Katrina A Dew (ID: BDEWKATR) Primary:209-914-4015 Lic: 01932887		
Office	The 3 Step Realty Group (ID:01STEP01) Phone: 209-650-0400 Office Lic.: 01932887		
Status	Contingent - No Show (09/14/23)		
Special Listing Conditions	Other		
Listing Service	Full Service		

Confidential Agt Rmks-Private

Private Remarks AGENTS: (9/9/23) ac went out, home warranty is working on it. You will see a portable AC in the home until fixed. Escrow Pre-Opened with ORTC-Tracy #1213037814 View Disclosures/Reports at Disclosures.io https://app.disclosures.io/link/745-Oliver-Way-azumkfdi Submit offers to the same Disclosures.io link Contact Showing Time at 800-746-9464 to schedule showings Some Photos may have been enhanced Seller is contingent on finding a replacement home. Seller will need rent back.

Showing

Showing Instructions Appointment Only, Call Showing Contact
Primary Showing Contact Type Other
Primary Showing Contact Name Showing Time
Primary Showing Contact Phone (800) 746-9464
Lockbox Location Side of house

Occupant Type Owner

Directions

Directions to Property Union to Kelley to Oliver
Cross Street Kelley

General Information

Zoning	R-1	SqFt Source	Assessor Auto-Fill	Price / SqFt	416.25
Census Tract	51.23	Lot Acres (approx)	0.1779	Lot Size Source	(Assessor Auto-Fill)
Area/District	20502				
Subdistrict					
Approx SqFt	1,200*				
Lot Sq Ft (approx)	7,749*				
Year Built	1985*				
Year Built Source	Assessor Auto-Fill				

School District (County) San Joaquin (Elementary School District: Manteca Unified; Middle or Junior School District: Manteca Unified; Senior High School District: Manteca Unified)
Subtype Description Detached
Construction Materials Stucco
Foundation Slab
Parking Features Garage Door Opener, Garage Facing Front
Garage Spaces 2

Disclosures/Restrictions

Bonds/Assessments/Taxes Unknown
Senior Community No

Association

Association No

Property Information

Stories 1
Main Level Bedroom(s), Family Room, Kitchen
Bedrooms 3* **Bathrooms (FP)** 2 (2 0)*

Bath Features Tub w/Shower Over
Living Room Features Other
Family Room Features Other
Dining Room Features Breakfast Nook
Kitchen Features Breakfast Area
Appliances Microwave, Free Standing Electric Range
Laundry Features In Garage
Flooring Vinyl
Heating Central
Cooling Ceiling Fan(s), Central
of Fireplaces 1
Fireplace Features Brick, Family Room, Wood Burning
Security Features Carbon Mon Detector, Double Strapped Water Heater, Smoke Detector
Remodeled/Updated Yes
Remodeled/Updated Desc Kitchen 0-5YR
Roof Composition
Pool No
Lot Features Curb(s)/Gutter(s)
Horse Property No
Utilities Public, Solar
Electric 220 Volts
Water Source Public
Irrigation None
Sewer Private Sewer

2nd Unit

ADU/2nd Unit No

Listing Information

Commission Type %
Commission to Buyer Office **Commission to Buyer Office** 2.0 **Dual Variable Compensation** No
Listing Agreement Exclusive Right To Sell **Entry Date** 07/10/23
Listing Date 07/10/23
On Market Date 09/07/23
DOM/CDOM 31/31
Original Price 485,000
Contingent Date 09/14/23
Terms Cash, Conventional, Submit, VA Loan, FHA
Possession Seller Rent Back
Days in Escrow 0
Escrow Company Old Republic Title Company
Escrow Number 1213037814

Mortgage Info

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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	\$99,900	\$99,900	\$17,483	\$99,900	\$99,900	\$0
Mortgage Payment	\$2,207	\$3,212	\$2,746	\$2,238	\$2,332	\$2,861
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)	\$524	\$524	\$524	\$524	\$524	\$524
Insurance / HOA Dues	\$79	\$79	\$79	\$79	\$79	\$79
PMI	\$0	\$0	\$347	\$0	\$0	\$0
Monthly Payment	\$2,810	\$3,815	\$3,696	\$2,841	\$2,935	\$3,464


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

Asking Price of \$400,000 with a Down Payment of 20.0% and a Loan Amount of \$320,000. 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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	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	3	2	1	\$360,000	07/11/2018
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,443	3,725	2001	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	\$438,538	School District	MANTECA UNIFIED
Median Home Value Rating	7 / 10	Family Friendly Score	46 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	31 / 100	Walkable Score	86 / 100
Total Incidents (1 yr)	123	Q1 Home Price Forecast	\$444,444
Standardized Test Rank	14 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION			
Census Tract	51.08	Topography	
Tract Number		Traffic	
Mailing Carrier Route	C032	School District	Manteca
Subdivision	Walnut Place	Comm College District Code	San Joaquin Delta Jt
Zoning		Elementary School District	
Section		Flood Zone Code	X
Map Page/Grid		Flood Zone Panel	06077C0640F
Location Influence		Flood Zone Date	10/16/2009
Neighborhood Code	697-697	Within 250 Feet of Multiple Flood Zones	No

TAX INFORMATION			
APN	217-670-38	Block ID	
Tax Area	002008	Lot #	125
Tax Appraisal Area		% Improved	72%
Water Tax Dist		Homestead Percent	
Fire Dept Tax Dist		Exemption(s)	
Legal Description	LOT 125		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$385,990	\$378,422	\$371,003
Assessed Value - Land	\$107,219	\$105,117	\$103,056
Assessed Value - Improved	\$278,771	\$273,305	\$267,947
YOY Assessed Change (\$)	\$7,568	\$7,419	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$4,016		
2021	\$4,186	\$170	4.23%
2022	\$4,232	\$46	1.1%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Manteca Usd 2004 Measure M Bon	Actual	\$86.64	.0229
Manteca Usd 2014 Measure G Bon	Actual	\$121.84	.0322
Manteca Usd 2020 Measure A Bon	Actual	\$169.14	.0447
Sj Delta Coll 2004 Measure L B	Actual	\$54.48	.0144
Water Investigation (Pw)	Actual	\$1.68	

San Joaquin Mosquito Abatmnt	Actual	\$0.82	
Sjc Mosquito & Vector Ctrl	Actual	\$8.84	
Csa No 53 Haz Wste Disposal	Actual	\$4.00	
Total Of Special Assessments	Actual	\$448.00	
Total Estimated Tax Rate			0.1142

CHARACTERISTICS			
Lot Frontage		Heat Type	
Lot Depth		Heat Fuel Type	
Lot Acres	0.0855	Patio Type	
Lot Sq Ft	3,725	Parking Spaces	
Style	L-Shape	Garage Type	Garage
Gross Area	1,443	Garage Capacity	2
Building Sq Ft	1,443	Garage Sq Ft	
Above Gnd Sq Ft		Roof Material	
Ground Floor Area		Construction	Wood
2nd Floor Area		Exterior	
Basement Sq. Ft.		Floor Cover	
Stories	2	Foundation	
Condition		Pool	
Quality	Average	Pool Size	
Total Units		Year Built	2001
Total Rooms		Effective Year Built	
Bedrooms	3	Other Impvs	
Total Baths	3	Other Rooms	
Full Baths	2	Equipment	
Half Baths	1	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 04:32:38
Sell Score	985		

RENTAL TRENDS			
Estimated Value	2399	Cap Rate	3.6%
Estimated Value High	2604	Forecast Standard Deviation (FSD)	0.09
Estimated Value Low	2194		

(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	18037221	Selling Date	07/11/2018
Status	Closed	Selling Price	\$360,000
Status Change Date	07/11/2018	Listing Agent Name	
Listing Date	06/03/2018	Listing Office Name	KELLER WILLIAMS REALTY
Listing Price	\$360,000	Selling Broker Name	PMZ REAL ESTATE
Original Listing Price	\$349,500	Selling Agent Name	
Pending Date	06/11/2018	Listing Cancellation Date	

Listing Number	40045033
Status	Closed
Listing Date	06/21/2004
Listing Price	\$324,900
Original Listing Price	\$324,900
Selling Date	08/03/2004
Selling Price	\$330,000
Listing Expiration Date	
Listing Cancellation Date	

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/11/2018	Sale Type	Full

Settle Date	Tax: 07/10/2018 MLS: 07/11/2018		Deed Type	Grant Deed	
Sale Price	\$360,000		Owner Name	Lakeview Ln Servicing LLC	
Price Per Sq Ft	\$249.48		Owner Name 2		
Multi/Split Sale			Seller Name	Rogers Martin A	
Document Number	76550		Title Company	Placer Title Co.	

Recording Date	12/27/2022	07/11/2018	08/03/2004	01/08/2004	01/08/2004
Settle Date	12/05/2022	07/10/2018	07/26/2004	12/05/2003	10/02/2003
Sale Price	\$411,426	\$360,000	\$333,000		
Nominal				Y	Y
Multi/Split Sale Type					
Owner Name	Lakeview Ln Servicing LLC	Hassett Bryce G	Rogers Martin A	Ayala Juan C	Ayala Juan C
Seller Name	Mtc Financial Inc	Rogers Martin A	Ayala Juan C	Ayala Luana	Ayala Juan C
Document Number	144338	76550	172043	3279	3278
Deed Type	Trustee's Deed (Foreclosure)	Grant Deed	Grant Deed	Interspousal Deed Transfer	Quit Claim Deed
Title Company	Servicelink	Placer Title Co.	Old Republic Title	Financial Title	Financial Title

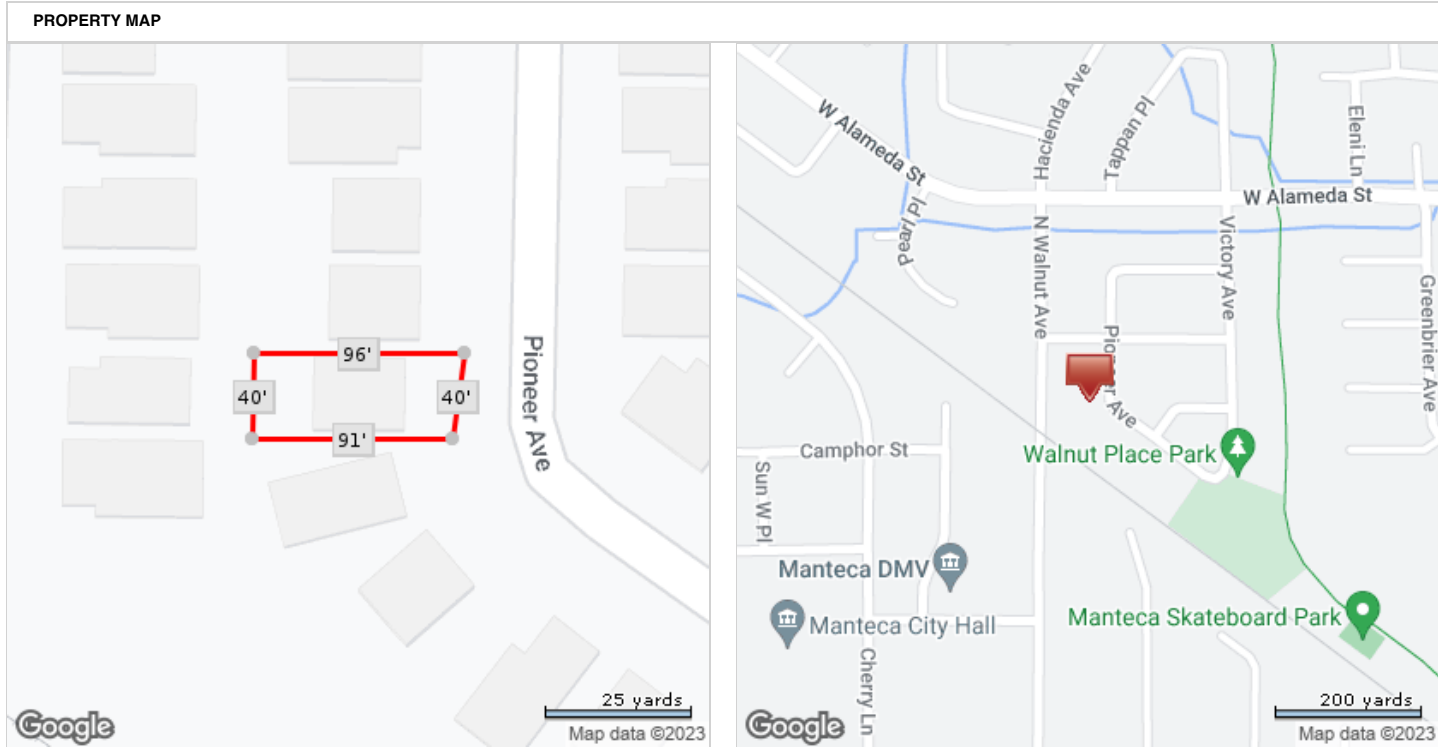
Recording Date	01/16/2002				
Settle Date	01/10/2002				
Sale Price	\$221,500				
Nominal					
Multi/Split Sale Type					
Owner Name	Ayala Juan C				
Seller Name	Beck Properties Inc				
Document Number	8369				
Deed Type	Grant Deed				
Title Company	Chicago Title Co				

MORTGAGE HISTORY					
Mortgage Date	07/11/2018	07/11/2018	03/26/2012	07/26/2005	07/26/2005
Mortgage Amount	\$353,479	\$12,371	\$313,115	\$25,000	\$328,000
Mortgage Lender	Cmg Fin'l	Cmg Fin'l	Wells Fargo Bk Na	Wells Fargo Bk Na	Wells Fargo Bk Na
Borrower Name	Hassett Bryce G	Hassett Bryce G	Rogers Martin A	Rogers Martin A	Rogers Martin A
Borrower Name 2					
Mortgage Purpose	Resale	Resale	Refi	Refi	Refi
Mortgage Type	Fha	Conventional	Conventional	Conventional	Conventional
Interest Rate Type				Fixed Rate Loan	Adjustable Int Rate Loan
Mortgage Int Rate					5.5
Mortgage Term	30		30	10	30
Mortgage Term Code	Years		Years	Years	Years

Mortgage Date	08/03/2004	08/03/2004	01/08/2004
Mortgage Amount	\$264,000	\$66,000	\$211,580
Mortgage Lender	Lehman Brothers Bk Fsb	Wells Fargo Bk	Wmc Mtg Corp
Borrower Name	Rogers Martin A	Rogers Martin A	Ayala Juan C
Borrower Name 2			
Mortgage Purpose	Resale	Resale	Nominal
Mortgage Type	Conventional	Conventional	Conventional
Interest Rate Type	Fixed Rate Loan	Fixed Rate Loan	Adjustable Int Rate Loan
Mortgage Int Rate			8.99
Mortgage Term	30	10	30
Mortgage Term Code	Years	Years	Years

FORECLOSURE HISTORY			
Document Type	Notice Of Trustee's Sale	Notice Of Default	Notice Of Default
Default Date		08/01/2022	01/13/2004
Foreclosure Filing Date	11/01/2022	08/01/2022	
Recording Date	11/02/2022	08/02/2022	01/14/2004
Document Number	125405	92508	7650

Book Number			
Page Number			
Default Amount		\$71,134	\$9,371
Final Judgment Amount	\$402,241		
Original Doc Date	07/11/2018	07/11/2018	01/16/2002
Original Document Number	76551	76551	8370
Original Book Page			
Lien Type			



*Lot Dimensions are Estimated