










California Central Valley Coast County Photo Listing Report 1-14-2011








Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
Amador										
	1	12-15-10	1-14-11	\$49,500	Price Reduction	043-733368	5909 Oak Dr lone, CA 95640	2002	3 / 2 1,248	IN
			Daily							
			<i>Special Comments</i>							
			Disclosures: Manufactured home, HOA fee is \$130 per month.							
	2	12-18-10	1-14-11	\$180,000	Price Reduction	043-744468	200 Terrace View Cir Jackson, CA 95642	1991	3 / 2.5 1,636	IN
			Daily							
			<i>Special Comments</i>							
Fresno										
	3	1-5-11	1-14-11	\$180,000	Price Reduction	045-681414	1813 Gibson Avenue Clovis, CA 93611	1977	3 / 2 1,878	\$385 IE
			Daily					LBP		
			<i>Special Comments</i>							
			Disclosures: Recommend replacing the missing range/oven and dishwasher. Repairs: Provide missing vent covers for heat and air unit in dwelling, Replace all dry rotted eaves/ overhang around dwelling and repaint.							
	4	12-14-10	1-14-11	\$50,000	New Listing	045-612778	397 Hoover St E Coalinga, CA 93210	1940	3 / 1 1,271	\$1,100 IE
			Daily					LBP		
			<i>Special Comments</i>							
			Repairs: Defective Paint							








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	5	12-15-10	1-14-11	\$180,000	Price Reduction	045-672376	6608 East Alta Ave Fresno, CA 93727	2008	4 / 2 2,173	IN
		Daily								
		<i>Special Comments</i>								
	6	12-15-10	1-14-11	\$180,000	Price Reduction	045-675025	6350 N. Selland Ave Fresno, CA 93711	1992	3 / 2 1,720	IN
		Daily								
		<i>Special Comments</i>								
	7	1-11-11	1-14-11	\$175,500	Price Reduction	045-667291	6169 E Cortland Ave Fresno, CA 93727	2008	3 / 2 1,460	IN
		Daily								
		<i>Special Comments</i>								
	8	1-6-11	1-14-11	\$94,500	Price Reduction	045-645804	5641 E Austin Way Fresno, CA 93727	1956 LBP	3 / 2 1,104	\$825 IE
		Daily								
		<i>Special Comments</i>								
		Disclosures: Recommend removal of dilapidated vinyl-lined pool and fill hole, Recommend repairing damage/missing framing/casing around sliders/windows, Recommend repairing damaged and leaning fencing Repairs: Defective paint, Replace all damaged eaves/overhangs, Repair damaged ceiling area in living room								
	9	1-11-11	1-14-11	\$88,200	Price Reduction	045-656073	3724 Arden Dr S Fresno, CA 93703	1951 LBP	3 / 1 1,831	\$1,925 IE
		Daily								
		<i>Special Comments</i>								
		Repairs: Install flooring (where missing/damaged) and repair drywall holes with exposed components.								








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	15	1-5-11	1-14-11	\$58,500	Price Reduction	045-632583	3738 E Clinton Ave Fresno, CA 93703	1955 LBP	2 / 1 1,279	\$4,070 IE
<i>Special Comments</i> Repairs: Repair roof, Repair electrical system / exposed wiring										
	16	1-12-11	1-21-11	\$57,500	New Listing	045-648820	3204 E Hammond Ave Fresno, CA 93703	1940 LBP	2 / 1 1,006	\$1,925 IE
<i>Special Comments</i> Repairs: Install flooring (where missing), Repair electric components (i.e. install coverplates,etc), Treat defective paint surfaces as needed.										
	17	1-6-11	1-15-11	\$55,000	New Listing	045-635506	2049 S Whitney Ave Fresno, CA 93702	1961 LBP	3 / 1 1,059	\$1,100 IE
<i>Special Comments</i> Repairs: Install flooring (where missing).										
	18	12-30-10	1-14-11	\$50,000	New Listing	045-639405	1915 E Clay Avenue Fresno, CA 93701	1935 LBP	2 / 2 1,257	\$2,200 IE
<i>Special Comments</i> Disclosures: Evidence of water infiltration. Repairs: Repair roof leak.										
	19	1-8-11	1-14-11	\$49,500	Price Reduction	045-420964	4132 E El Monte Way Fresno, CA 93702	1951 LBP	3 / 1 1,006	\$2,162 IE
<i>Special Comments</i> Repairs: Strap water heater to meet code, Missing floor covers, Replace broken thermostat										







Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	20	12-18-10	1-14-11	\$47,000	New Listing	045-489008	4035 E Illinois Ave Fresno, CA 93702	1929 LBP	3 / 1 1,022	\$3,080 IE
		Daily								
		<i>Special Comments</i> Repairs: Install missing flooring, Replace missing water heater, Replace missing smoke detectors, Repair roof damage at patio, Replace missing glass at front window, Repair rear door to latch and lock properly								
	21	10-25-10	1-14-11	\$145,000	New Listing	045-679593	521 S Kenneth Ave Kerman, CA 93630	2004	3 / 2 1,596	IN
		Daily								
		<i>Special Comments</i>								
	22	1-19-11	1-23-11	\$74,000	New Listing	045-394609	20897 Pio Pico St Laton, CA 93242	1938 LBP	2 / 2 1,089	UK
		Lottery								
		<i>Special Comments</i> Disclosures: Repairs exceed \$5,000, Property located within a special flood hazard area, flood insurance is required, Recommend repairing roof, plumbing and electrical systems, Recommend replacing furnace/HVAC and damaged drywall/ceiling, Defective paint.								
	23	1-7-11	1-14-11	\$184,500	Price Reduction	045-653306	422 E Stanley Ave Reedley, CA 93654	2008	3 / 2 2,174	IN
		Daily								
		<i>Special Comments</i>								
	24	12-13-10	1-14-11	\$130,500	Price Reduction	045-642659	524 W Huntsman Ave Reedley, CA 93654	1969 LBP	3 / 2 1,378	IN
		Daily								
		<i>Special Comments</i>								








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	25	12-23-10	1-14-11	\$89,000	New Listing	045-659388	3657 Paloma St Riverdale, CA 93656	1932 LBP	3 / 2 1,390	\$2,750 IE
<i>Special Comments</i> Repairs: Defective paint										
	26	1-8-11	1-14-11	\$135,000	Price Reduction	045-617227	3731 Cleveland St Selma, CA 93662	2003	3 / 2 1,483	\$2,695 IE
<i>Special Comments</i> Repairs: Replace missing floor covers , Replace missing water heater, Cover exposed wiring										
	27	12-11-10	1-14-11	\$108,900	Price Reduction	045-659767	35161 Bronco Ln Squaw Valley, CA 93675	1988	3 / 2 1,305	IN
<i>Special Comments</i> Disclosures: Property with propane, well, and septic systems.										
	28	12-18-10	1-14-11	\$67,500	Price Reduction	045-647741	37744 Cardinal Ln Squaw Valley, CA 93675	1985	2 / 1 840	IN
<i>Special Comments</i> Disclosures: Manufactured home, Property with propane, well, and septic systems.										
	29	12-18-10	1-14-11	\$139,500	Price Reduction	045-644491	31731 Sycamore Rd Tollhouse, CA 93667	2004	3 / 2 2,400	IN
<i>Special Comments</i> Disclosures: Manufactured home, Property with propane, well, and septic systems.										




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Kings										
	30	12-18-10	1-14-11	\$50,000	New Listing	045-646136	2646 Sherman Avenue Corcoran, CA 93212	1948 LBP	2 / 1 676	\$1,100 IE
		Daily								
		<i>Special Comments</i> Repairs: Install flooring (where missing).								
	31	1-7-11	1-14-11	\$126,000	Price Reduction	045-644048	206 Lorita Way Hanford, CA 93230	1951 LBP	3 / 1.5 1,986	\$3,740 IE
		Daily								
		<i>Special Comments</i> Disclosures: Recommend inspection of sub-floor, roof and HVAC unit, Recommend replacing HVAC unit, dishwasher and disposal per PEMCO appraisal Repairs: Install missing flooring, Repair roof/replace damaged soffits/fascia and paint, Replace hot water heater, Replace missing electrical panel door, Repair duct touching ground								
	32	1-12-11	1-21-11	\$120,000	New Listing	045-677311	880 Pasteur St Hanford, CA 93230	2001	3 / 2 1,186	IN
		Initial								
		<i>Special Comments</i>								
	33	1-5-11	1-14-11	\$144,000	Price Reduction	045-644344	1392 Ashland Drive Lemoore, CA 93245	1977 LBP	4 / 2 1,752	\$2,926 IE
		Daily								
		<i>Special Comments</i> Repairs: Repair roof, Replace missing bath showerhead and tub fixtures, Repair loose toilet in master bath, Install missing smoke alarm in hallway								







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Madera										
	34	12-15-10	1-14-11	\$95,000	Relist	045-644828	18481 Gordon Street Chowchilla, CA 93610	1980	3 / 2 1,550	\$3,383 IE
			Daily							
			<i>Special Comments</i>							
			Disclosures: Property with propane, well, and septic systems. Repairs: Missing floor covers, Replace missing water heater, Defective paint, Replace dry rotted wood, Replace toilet in main bathroom							
	35	12-24-10	1-14-11	\$29,900	New Listing	045-653609	601 Lake Avenue Chowchilla, CA 93610	1945 LBP	1 / 1 480	UI
			Daily							
			<i>Special Comments</i>							
			Disclosures: Estimated remaining economic life is below 30 years.							
	36	1-12-11	1-14-11	\$166,500	Price Reduction	045-660502	36140 Highway 145 Madera, CA 93636	2003	4 / 2 1,849	IN
			Daily							
			<i>Special Comments</i>							
			Disclosures: Subject is connected to a propane tank.							
	37	1-12-11	1-21-11	\$160,000	New Listing	045-652070	20607 Del Mar Rd Madera, CA 93638	1995	4 / 2 1,772	IN
			Initial							
			<i>Special Comments</i>							
			Disclosures: Property with propane, well, and septic systems.							
	38	12-13-10	1-14-11	\$126,000	Price Reduction	045-650167	853 Macadamia Ave Madera, CA 93637	2008	4 / 3 1,948	UK
			Daily							
			<i>Special Comments</i>							
			Disclosures: Repairs exceed \$5,000.							








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	39	12-30-10	1-14-11	\$118,800	Price Reduction	045-658965	20392 Del Mar Rd Madera, CA 93638	1991	4 / 2 2,182	IN
<i>Special Comments</i>										
Disclosures: Recommend double strapping water heater, Recommend replacing smoke detectors										






Merced

	40	12-15-10	1-14-11	\$109,000	New Listing	045-668897	2505 Oregon Ave Atwater, CA 95301	1973	3 / 2 1,400	\$1,485 IE
<i>Special Comments</i>										
Repairs: Defective paint, Repair dry rot, Strap water heater to code										
	41	1-12-11	1-14-11	\$139,500	Price Reduction	045-662570	1445 San Antonio St Los Banos, CA 93635	2005	4 / 3 2,201	IN
<i>Special Comments</i>										
	42	12-22-10	1-14-11	\$80,000	New Listing	045-444626	710 Juniper Cir Los Banos, CA 93635	1964	3 / 2 1,103	UI
<i>Special Comments</i>										
Disclosures: Repairs exceed \$5,000, Property does not have adequate crawlspace access.										
	43	12-18-10	1-14-11	\$120,000	Relist	045-652778	596 Beckman Way Merced, CA 95348	2008	4 / 2 1,700	IN
<i>Special Comments</i>										








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 44	1-12-11	1-21-11 Initial	\$110,000	New Listing	045-682124	456 Joleen Ct Merced, CA 95341	2004	4 / 2 1,857	IN
<i>Special Comments</i> Disclosures: Property located within a special flood hazard area (AO), flood insurance is required.									
 45	12-22-10	1-14-11 Daily	\$99,000	Price Reduction	045-652412	2638 Capella Dr Merced, CA 95341	2004	3 / 2 1,256	IN
<i>Special Comments</i> Disclosures: Property located within a special flood hazard area, flood insurance is required.									
 46	1-4-11	1-14-11 Daily	\$94,500	Price Reduction	045-658897	1838 Demoss Ct Merced, CA 95340	2002	3 / 2 1,414	\$550 IE
<i>Special Comments</i> Disclosures: Property located within a special flood hazard area, flood insurance is required, Replace missing floor covering. Repairs: Missing floor coverings - Living Room									
 47	1-14-11	1-14-11 Daily	\$85,500	Price Reduction	045-622070	663 Trudy Way Merced, CA 95341	2003	3 / 2 1,255	IN
<i>Special Comments</i> Disclosures: Property located within a special flood hazard area, flood insurance is required.									
 48	12-29-10	1-14-11 Daily	\$85,000	New Listing	045-630106	63 E San Pedro St Merced, CA 95340	2004	4 / 2 1,309	IN
<i>Special Comments</i> Disclosures: Property located within a special flood hazard area, flood insurance is required.									








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	49	12-14-10	1-14-11	\$117,900	Price Reduction	045-656275	6536 Hastings Drive Winton, CA 95388	2005	3 / 2 2,068	IN
		Daily								
		<i>Special Comments</i>								
Sacramento										
	50	12-22-10	1-14-11	\$126,000	Price Reduction	043-747446	7401 Blackthorne Way Citrus Heights, CA 95621	1977 LBP	3 / 2 1,500	IN
		Daily								
		<i>Special Comments</i>								
		Disclosures: Evidence of a mold-like substance and water infiltration, take appropriate action, Secure exposed wiring.								
	51	12-13-10	1-14-11	\$108,900	Price Reduction	043-727277	6112 Stonehand Ave Citrus Heights, CA 95621	1960 LBP	3 / 2 1,096	IN
		Daily								
		<i>Special Comments</i>								
		Disclosures: Recommend roof inspection, Recommend replacing missing drain and straps on water heater, Recommend covering exposed wiring, Recommend repairing damaged walls, ceiling, door and floors								
	52	1-11-11	1-20-11	\$160,000	New Listing	043-753443	8843 Wheelton Rd Elk Grove, CA 95624	2008	3 / 2.5 1,650	IN
		Initial								
		<i>Special Comments</i>								
		Disclosures: HOA fee is \$84 per month.								
	53	12-15-10	1-14-11	\$148,000	New Listing	043-741938	7515 Sheldon Rd, 22103 Elk Grove, CA 95758	2007	3 / 2.5 1,740	IN
		Daily								
		<i>Special Comments</i>								
		Disclosures: HOA fee is \$195 per month.								








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	54	1-11-11	1-14-11	\$314,100	Price Reduction	043-793874	7955 Wildridge Dr Fair Oaks, CA 95628	1963 LBP	4 / 2 2,168	\$3,575 IE
		Daily								
		<i>Special Comments</i> Repairs: Install missing flooring, Replace missing toilet								
	55	12-23-10	1-14-11	\$290,000	New Listing	043-766670	555 Gage Ct Folsom, CA 95630	2002	3 / 2 1,491	IN
		Daily								
		<i>Special Comments</i> Disclosures: AC needs replacement. AC condensing was ripped out.								
	56	12-18-10	1-14-11	\$93,000	Relist	043-763833	7320 Salazar Drive North Highlands, CA 95660	1972 LBP	3 / 1 1,043	\$358 IE
		Daily								
		<i>Special Comments</i> Repairs: Defective paint, Exposed wiring								
	57	12-31-10	1-14-11	\$171,500	New Listing	043-744827	6902 Carreta Ln Rancho Murieta, CA 95683	1979	4 / 3 1,788	IN
		Daily								
		<i>Special Comments</i> Disclosures: HOA fee is \$147.50 per month.								
	58	1-12-11	1-21-11	\$311,000	New Listing	043-755961	8220 Medeiros Way Sacramento, CA 95829	2005	5 / 3 3,485	IN
		Initial								
		<i>Special Comments</i> Disclosures: Defective paint.								







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	59	12-21-10	1-14-11	\$200,000	New Listing	043-742160	46 Saraspi Ct Sacramento, CA 95834	2007	4 / 3 2,265	IN
<i>Special Comments</i>										
Disclosures: HOA fee is \$74 per month, Property located within a special flood hazard area, flood insurance is required.										
	60	1-13-11	1-14-11	\$189,000	Price Reduction	043-745276	47 Seraspi Ct Sacramento, CA 95834	2007	4 / 3 2,265	IN
<i>Special Comments</i>										
Disclosures: HOA fee is \$74 per month, MELLO ROOS fees may apply, Property located within a special flood hazard area, flood insurance is required.										
	61	12-13-10	1-14-11	\$180,000	Price Reduction	043-707184	1110 Sherburn Ave Sacramento, CA 95822	1952 LBP	2 / 1 890	IN
<i>Special Comments</i>										
Disclosures: Property located within a special flood hazard area, flood insurance is required.										
	62	12-15-10	1-14-11	\$165,000	Relist	043-757021	5562 Rightwood Way Sacramento, CA 95823	1991	4 / 2.5 1,660	IN
<i>Special Comments</i>										
Disclosures: Subject may have an unpermitted addition, Recommend repalacing missing flooring in master bedroom										
	63	12-21-10	1-14-11	\$135,000	New Listing	043-747075	4000 2nd Avenue Sacramento, CA 95817	1927 LBP	2 / 1 1,091	IN
<i>Special Comments</i>										





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	64	1-8-11	1-14-11	\$127,800	Price Reduction	043-747512	10036 Biscanewoods Way Sacramento, CA 95827	1981	3 / 2 1,147	\$990 IE
										<i>Special Comments</i> Repairs: Convert garage back to original state, Replace missing toilet in main bath
	65	1-8-11	1-14-11	\$121,500	Price Reduction	043-744456	3920 Arderly Ct Sacramento, CA 95826	1981	3 / 2 1,199	\$2,365 IE
										<i>Special Comments</i> Repairs: Missing floor covers, Minor roof repair
	66	1-12-11	1-14-11	\$112,950	Price Reduction	043-750709	8620 Birch Leaf Court Sacramento, CA 95828	1978	3 / 2 1,378	IN
										<i>Special Comments</i>
	67	1-12-11	1-14-11	\$112,500	Price Reduction	043-746994	6441 21st Ave Sacramento, CA 95820	1956 LBP	3 / 1.5 1,072	\$5,473 IE
										<i>Special Comments</i> Repairs: Defective paint, Repair roof on garage, Repair drywall - exposing electrical wiring
	68	1-11-11	1-14-11	\$98,100	Price Reduction	043-733377	4944 Earlcort Cir Sacramento, CA 95842	1981	2 / 1 871	IN
										<i>Special Comments</i>






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	69	12-17-10	1-14-11	\$82,000	New Listing	043-741452	7511 Eddylee Way Sacramento, CA 95822	1980	3 / 2 1,312	\$2,200 IE
		Daily								
		<i>Special Comments</i> Repairs: Install flooring (where missing).								
	70	1-5-11	1-14-11	\$74,700	Price Reduction	043-736907	3921 Dry Creek Rd Sacramento, CA 95838	1995	3 / 1 975	\$2,530 IE
		Daily								
		<i>Special Comments</i> Repairs: Missing Floor Covers, Replace kitchen sink garbage disposal unit, Raise water heater to meet code								
	71	1-5-11	1-14-11	\$67,500	Price Reduction	043-742627	3308 Ivy Street Sacramento, CA 95838	1935 LBP	3 / 2 1,969	\$413 IE
		Daily								
		<i>Special Comments</i> Repairs: Replace missing showerhead/repair master bathtub, Repair hole in ceiling of walk-in closet								
	72	1-6-11	1-15-11	\$56,000	New Listing	043-709241	3 Brenham Ct Sacramento, CA 95823	1987	2 / 2 926	IN
		Initial								
		<i>Special Comments</i>								
	73	1-7-11	1-14-11	\$54,500	New Listing	043-506977	18 Goodwin Circle Sacramento, CA 95823	1980	2 / 1 856	UK
		Daily								
		<i>Special Comments</i> Disclosures: Repair costs exceed \$5k; the subject is considered to be uninsurable, Recommend treating defective paint surfaces, repair roof, remove/replace deck, Recommend inspecting the HVAC to determine what (if any) repairs are necessary.								








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	74	1-6-11	1-14-11	\$47,880	Price Reduction	043-748477	3825 Jasmine St Sacramento, CA 95838	1942 LBP	2 / 1 804	\$3,080 IE
<i>Special Comments</i>										
Repairs: Treat defective paint surfaces.										
	75	1-14-11	1-14-11	\$42,750	Price Reduction	043-759793	3917 Kern St Sacramento, CA 95838	1947 LBP	2 / 1 813	\$3,328 IE
<i>Special Comments</i>										
Repairs: Repair exposed plumbing in Dining Room, Mold like substance under kitchen sink, Repair faucet leak in laundry room, Defective paint										






San Joaquin

	76	1-11-11	1-14-11	\$160,200	Price Reduction	043-736212	1209 S Washington St Lodi, CA 95240	1959 LBP	3 / 2 1,811	IN
<i>Special Comments</i>										
	77	12-23-10	1-14-11	\$125,000	New Listing	043-762771	2416 Banyan Dr Lodi, CA 95240	1978	3 / 2 1,127	IN
<i>Special Comments</i>										
	78	12-13-10	1-14-11	\$108,000	Price Reduction	043-747127	1316 S Church St Lodi, CA 95240	1948 LBP	2 / 1 1,090	UK
<i>Special Comments</i>										
Disclosures: Property IK, LBP remediation exceeds \$4,000, Water heater and furnace need to be operable.										



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	79	1-8-11	1-17-11 Initial	\$61,000	New Listing	043-739765	852 North Rutledge #504 Lodi, CA 95242	1974 LBP	2 / 1.5 943	IN
<i>Special Comments</i> Disclosures: HOA fee is \$170 per month, Recommend installing smoke detectors.										
	80	1-5-11	1-14-11 Daily	\$184,500	Price Reduction	043-665918	2037 Solothurn Way Manteca, CA 95337	2000	3 / 2.5 1,802	\$880 IE
<i>Special Comments</i> Repairs: Install missing flooring, Cap exposed wires in bathroom										
	81	12-23-10	1-14-11 Daily	\$190,000	New Listing	043-741334	467 Blossom Dr Ripon, CA 95366	1988	3 / 2 1,540	IN
<i>Special Comments</i>										
	82	12-15-10	1-14-11 Daily	\$214,000	Relist	043-753297	4545 White Forge Dr Stockton, CA 95212	2008	4 / 2.5 2,818	IN
<i>Special Comments</i>										
	83	12-15-10	1-14-11 Daily	\$190,000	New Listing	043-760927	3826 Cape Cod Drive Stockton, CA 95209	1989	4 / 2.5 2,160	IN
<i>Special Comments</i>										




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	84	12-15-10	1-14-11	\$185,000	New Listing	043-745796	111 E Alder St Stockton, CA 95204	1923 LBP	4 / 2 2,180	\$2,310 IE
<i>Special Comments</i> Repairs: Repair electrical system, Defective paint surfaces										
	85	12-18-10	1-14-11	\$128,700	Price Reduction	043-743805	949 Kate Linde Cir Stockton, CA 95206	1993	3 / 2 1,372	IN
<i>Special Comments</i>										
	86	12-11-10	1-14-11	\$121,500	Price Reduction	043-778174	630 N Yosemite St Stockton, CA 95203	1941 LBP	2 / 1 1,276	IN
<i>Special Comments</i>										
	87	1-11-11	1-14-11	\$121,500	Price Reduction	043-743677	1818 Bella Lago Dr Stockton, CA 95206	2007	3 / 2.5 1,685	IN
<i>Special Comments</i> Disclosures: HOA fee is \$124 per month.										
	88	1-5-11	1-14-11	\$108,000	Price Reduction	043-659200	9650 Hickock Dr Stockton, CA 95209	1978	3 / 2 1,699	\$1,650 IE
<i>Special Comments</i> Repairs: Missing Floor covers										








Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	89	12-21-10	1-14-11	\$106,000	New Listing	043-724927	23 W Barrymore St Stockton, CA 95204	1947 LBP	3 / 2 1,548	\$1,650 IE
<i>Special Comments</i>										
Disclosures: Recommend replacing missing/broken window in bedroom. Repairs: Install missing flooring, Replace missing smoke detectors, Replace missing outlet covers										
	90	1-8-11	1-14-11	\$94,500	Price Reduction	043-764393	3956 Amelia Drive Stockton, CA 95204	2004	3 / 2 1,153	\$715 IE
<i>Special Comments</i>										
Repairs: Missing flooring										
	91	12-13-10	1-14-11	\$67,500	Price Reduction	043-746677	3531 Coronado Ave Stockton, CA 95204	1947 LBP	3 / 1 1,124	\$330 IE
<i>Special Comments</i>										
Repairs: Cover exposed junction box in utility, Cracked/peeling paint on bedroom 1 baseboard.										
	92	1-7-11	1-14-11	\$45,000	Price Reduction	043-735711	2724 N El Dorado St Stockton, CA 95204	1925 LBP	1 / 1 659	IN
<i>Special Comments</i>										
Disclosures: Recommend repairing boarded siding where ac unit used to be										





Tulare

	93	1-14-11	1-14-11	\$72,000	Price Reduction	045-659036	1375 E Magnolia Way Dinuba, CA 93618	1988	3 / 2 984	UK
<i>Special Comments</i>										
Disclosures: Repairs exceed \$5,000.										








Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	94	12-22-10	1-14-11	\$139,500	Price Reduction	045-660322	1773 North Virginia Ct Farmersville, CA 93223	2008	4 / 3 2,235	IN
		Daily								
		<i>Special Comments</i>								
		Disclosures: Recommend replacing kitchen faucet								
	95	1-11-11	1-14-11	\$104,400	Price Reduction	045-640039	547 W Petunia St Farmersville, CA 93223	1992	3 / 2 1,323	\$1,958 IE
		Daily								
		<i>Special Comments</i>								
		Disclosures: Recommend securing loose toilet and installing smoke detectors. Repairs: Install solid core garage door and flooring throughout, Replace missing shower heads in both bathrooms.								
	96	12-21-10	1-14-11	\$103,500	New Listing	045-561160	377 Teddy St W Farmersville, CA 93223	2001	3 / 2 1,028	IN
		Daily								
		<i>Special Comments</i>								
	97	12-14-10	1-14-11	\$99,000	Price Reduction	045-640777	15817 Giotta Ave Ivanhoe, CA 93235	1992	3 / 2 1,293	IN
		Daily								
		<i>Special Comments</i>								
	98	1-8-11	1-14-11	\$204,300	Price Reduction	045-675106	881 E Belleview Ave Porterville, CA 93257	2008	5 / 3.5 3,037	IN
		Daily								
		<i>Special Comments</i>								








Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	99	12-15-10	1-14-11	\$155,000	New Listing	045-678634	814 W Kanai Ave Porterville, CA 93257	1975 LBP	3 / 2 2,055	\$1,100 IE
<i>Special Comments</i> Repairs: Install missing flooring										
	100	12-23-10	1-14-11	\$129,000	New Listing	045-692205	1470 W Heritage Ave Porterville, CA 93257	1977 LBP	3 / 2 1,831	UI
<i>Special Comments</i> Disclosures: Estimated remaining economic life is below 30 years.										
	101	1-8-11	1-14-11	\$70,200	Price Reduction	045-160587	700 S Park Pl Porterville, CA 93257	1985	3 / 2 1,040	\$2,365 IE
<i>Special Comments</i> Disclosures: Recommend exterior paint Repairs: Missing floor covers, Repair roof, Repair exterior wall										
	102	12-14-10	1-14-11	\$63,000	Price Reduction	045-554312	1050 San Carlos St Porterville, CA 93257	1960 LBP	3 / 2 1,207	\$2,255 IE
<i>Special Comments</i> Disclosures: Recommend inspection of roof, Recommend replacing rusted HVAC Repairs: Defective paint, Replace missing electrical covers										
	103	1-11-11	1-14-11	\$109,800	Price Reduction	045-634131	35381 James Ave Springville, CA 93265	1998	2 / 2 1,248	IN
<i>Special Comments</i> Disclosures: Subject is a manufactured property, Recommend repairing damaged floors and paint.										








Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	104	12-13-10	1-14-11	\$203,400	Price Reduction	045-679019	1106 Nelder Grove St Tulare, CA 93274	2005	4 / 3 2,678	IN
<i>Special Comments</i>										
Disclosures: Recommend installing cover over bare wires										
	105	12-31-10	1-14-11	\$130,000	New Listing	045-648438	1850 East Sandalwood Ave Tulare, CA 93274	1988	4 / 2 1,622	\$2,750 IE
<i>Special Comments</i>										
Disclosures: Recommend repairing the damaged shower (wall) in the main bathroom. Repairs: Install flooring where needed.										
	106	1-4-11	1-14-11	\$121,500	Price Reduction	045-650976	1578 Hillcrest Ave Tulare, CA 93274	1983	3 / 2 1,549	\$1,100 IE
<i>Special Comments</i>										
Repairs: Install missing water heater										
	107	1-5-11	1-14-11	\$117,000	Price Reduction	045-635297	16465 Camara Avenue Tulare, CA 93274	2004	4 / 1.75 1,355	\$3,080 IE
<i>Special Comments</i>										
Repairs: Replace missing sewer clean-out cap, Plumbing pressure relief to meet code, Missing flooring										
	108	1-8-11	1-14-11	\$110,250	Price Reduction	045-633845	1398 Olympia Ave Tulare, CA 93274	1996	3 / 2 1,640	\$2,200 IE
<i>Special Comments</i>										
Repairs: Missing floor covers										








Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	109	12-15-10	1-14-11	\$72,000	Price Reduction	045-642864	771 S Whitney St Tulare, CA 93274	1975 LBP	3 / 2 1,155	\$2,475 IE
		Daily								
		<i>Special Comments</i>								
		Disclosures: Recommend roof inspection Repairs: Missing floor covers, Defective paint								
	110	1-11-11	1-14-11	\$180,000	Price Reduction	045-665017	2438 Sallee Ct Visalia, CA 93291	2006	4 / 2 1,708	\$2,200 IE
		Daily								
		<i>Special Comments</i>								
		Repairs: Install flooring (where missing).								
	111	1-11-11	1-20-11	\$168,000	New Listing	045-650282	2947 W Sweet Avenue Visalia, CA 93291	2007	3 / 3 2,091	IN
		Initial								
		<i>Special Comments</i>								
	112	12-13-10	1-14-11	\$153,000	Price Reduction	045-662343	4148 W Nellis Ave Visalia, CA 93277	2008	3 / 2.5 1,529	IN
		Daily								
		<i>Special Comments</i>								
	113	12-13-10	1-14-11	\$139,500	Price Reduction	045-645038	914 W Ashland Ave Visalia, CA 93277	1979	3 / 2 1,703	IN
		Daily								
		<i>Special Comments</i>								




Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	114	12-15-10 Daily	1-14-11	\$122,000	New Listing	045-655569	1414 E Buena Vista Ave Visalia, CA 93292	1987	3 / 2.5 1,690	IN
		<i>Special Comments</i>								
	115	1-4-11 Daily	1-14-11	\$121,500	Price Reduction	045-643334	1628 E Ferguson Ave Visalia, CA 93292	2003	3 / 2 1,477	IN
		<i>Special Comments</i>								
	116	1-5-11 Daily	1-14-11	\$119,250	Price Reduction	045-663411	5109 West Nicholas Ave Visalia, CA 93291	1987	3 / 2 1,355	IN
		<i>Special Comments</i>								
	117	12-15-10 Daily	1-14-11	\$115,000	Relist	045-649339	5078 Crenshaw Dr Visalia, CA 93277	1989	3 / 2 1,237	IN
		<i>Special Comments</i>								
	118	12-13-10 Daily	1-14-11	\$108,000	Price Reduction	045-654208	220 N Frank Street Visalia, CA 93291	1962 LBP	4 / 2 1,286	IN
		<i>Special Comments</i>								






Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	119	1-6-11	1-15-11	\$103,000	New Listing	045-605222	1401 E Douglas Ave Visalia, CA 93292	1986	8 / 4 3,072	\$4,950 IE
<i>Special Comments</i>										
Disclosures: 4 units, Property is located in flood zone AE, Recommend re-boarding up window in Unit 2. Repairs: Replace roof.										
	120	1-14-11	1-14-11	\$99,000	Price Reduction	045-707101	3807 West Tulare Av Visalia, CA 93277	1978	3 / 2 1,293	IN
<i>Special Comments</i>										
Disclosures: Recommend replacing electrical outlet cover plates										
	121	12-13-10	1-14-11	\$90,000	Price Reduction	045-599225	2501 N Hermosa Ct Visalia, CA 93291	1983	3 / 2 1,203	\$3,300 IE
<i>Special Comments</i>										
Disclosures: Property located within a special flood hazard area, flood insurance is required. Repairs: Carpet installation throughout, Replace plumbing in main bathroom										
	122	12-13-10	1-14-11	\$85,500	Price Reduction	045-639669	1909 W Oriole Ave Visalia, CA 93291	1984	3 / 2 1,168	IN
<i>Special Comments</i>										
Disclosures: Recommend inspection of roof										
	123	12-11-10	1-14-11	\$67,500	Price Reduction	045-644013	715 S Church St Visalia, CA 93277	1950 LBP	2 / 1 864	\$1,100 IE
<i>Special Comments</i>										
Repairs: Missing Floor coverings in living room and dining room										



Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
	124	12-13-10	1-14-11	\$67,500	Price Reduction	045-625896	4201 W Sunnyside Ave Visalia, CA 93277	1970 LBP	3 / 2 1,022	IN
<i>Special Comments</i>										
Disclosures: Defective paint, Recommend inspection of roof and water infiltration										

Tuolumne

	125	1-6-11	1-14-11	\$121,500	Price Reduction	043-771929	16815 Cindy Ct Jamestown, CA 95327	1992	4 / 2 1,690	UI
<i>Special Comments</i>										
Disclosures: Manufactured home missing affixed HUD certification labels, Property with propane, well, and septic systems, Recommend replacing missing floor covers, Recommend structural repairs										
	126	1-11-11	1-20-11	\$120,000	New Listing	043-783349	22185 Feather River Sonora, CA 95370	1972 LBP	2 / 1.5 1,031	IN
<i>Special Comments</i>										
Disclosures: HOA fees \$69 per quarter (per LLB), Property is connected to a septic and propane system, Recommend repairing open junction box and exposed wire in Dining Area.										
	127	1-6-11	1-14-11	\$126,000	Price Reduction	043-757117	19265 Superior Dr Twain Harte, CA 95383	1977 LBP	3 / 2 1,306	\$2,750 IE
<i>Special Comments</i>										
Repairs: Replace heating system										

