


Client Summary Report

Property Type Residential **Property Subtype** 1 House on Lot **County** San Joaquin **Start Latitude** 37.739048 **Start Longitude** -121.47177 **End Latitude** 37.732188 **End Longitude** -121.462123 **Status** Sold (1/1/2005 to 12/31/2005)


Listing as of 02/19/07 at 10:03am

Sold 01/25/05	Listing # 40088296 County: San Joaquin	804 Presidio Pl Tracy, CA 95377-8506 Cross St: Jefferson	Listing Price: \$495,000 Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch
	Beds	4	Approx Square Feet	2176 Assessor/Auto-Fill
	Baths(FH)	3 (2 1)	Price/Sq Ft	227.48
	Year Built	2003	Lot Sq Ft(approx)	6098
	APN	240-440-23	Lot Acres (approx)	0.140
	DOM	24		
	Selling Price	\$495,000	SP%LP	100.00

School County San Joaquin	ELEM Other	JRHI Other	HIGH Other
Ending Modifier		Status Modifier	

Directions 11th/Jefferson/Presidio

Marketing Remark Fantastic Lourence Ranch home. This well maintained home was painted inside w/ neutral colors. Lots of concrete has been added to both driveway and patio. Landscaping has been tastefully done in backyard. A must see! See agent remarks for showing info

Sold 01/28/05	Listing # 40090107 County: San Joaquin	920 Kennedy Pl Tracy, CA 95377-8520 Cross St: Taylor	Listing Price: \$495,000 Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Approx Square Feet	2176 Assessor/Auto-Fill
	Beds	4	Price/Sq Ft	227.48
	Baths(FH)	3 (2 1)	Lot Sq Ft(approx)	4356
	Year Built	2002	Lot Acres (approx)	0.100
	APN	240-410-12		
	DOM	10		
	Selling Price	\$495,000	SP%LP	100.00

School County San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier		Status Modifier	

Directions 11th Street to Jefferson to Taylor to Kennedy

Marketing Remark Wow, very clean. Great floor plan. Separate family, living and dining areas. Nicely landscaped front and back. Close to shopping and Tracy Sport complex. Easy access to freeway.

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Client Summary Report

Printed as of 02/19/07 at 10:03am

Sold 03/16/05 **Listing # 50000383** **2710 Shofield Ln Tracy, CA 95377-8503** **Listing Price: \$515,000**
County: San Joaquin **Cross St: Brooks Lane** **Map: 250, E1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601		
Beds	4	Approx Square Feet	2176 Assessor/Auto-Fill
Baths(FH)	3 (2 1)	Price/Sq Ft	234.38
Year Built	2003	Lot Sq Ft(approx)	5663
APN	240-440-54		
DOM	25	Lot Acres (approx)	0.130

Selling Price \$510,000 SP%LP 99.03

[Additional Pictures](#)

School County San Joaquin **ELEM** Tracy Union **JRHI** Tracy Union **HIGH** Tracy Union

Ending Modifier **Status Modifier**

Directions From 11th, Left on Crossroads, Right on Jackson, Left on Brooks, Right On Shofield
Marketing Remark Come Home to a Well kept Home! This 4 Bedroom 2 1/2 Bath, 2 Car Garage Home is Perfect for Bay Area Commute. Enjoy Cold Winter Nights next to the Fireplace and Lounge in the Backyard During the Summer.

Sold 11/21/05 **Listing # 50075849** **2799 Jackson Ave Tracy, CA 95377-8515** **Listing Price: \$509,000**
County: San Joaquin **Cross St: Jefferson Way** **Map: 250, F1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601		
Beds	3	Approx Square Feet	1550 Seller
Baths(FH)	2 (2 0)	Price/Sq Ft	332.90
Year Built	2004	Lot Sq Ft(approx)	5663
APN	240-440-03		
DOM	60	Lot Acres (approx)	0.130

Selling Price \$516,000 SP%LP 101.38

[Additional Pictures](#)

School County San Joaquin **ELEM** Tracy Union **JRHI** Tracy Union **HIGH** Tracy Union


Ending Modifier Bring Backups **Status Modifier**

Directions 205 east-11th st., rt. on jefferson, lf. on jackson. 205 west-Grant Line west, rt. on corral hollow, rt. on 11th, lf. on jefferson, rt. on jackson
Marketing Remark Desirable west tracy location. Ready for move in! Excellent location for Schools, Shopping. OPEN HOUSE 10/8 & 10/9/05 from 11-3

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Client Summary Report

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Sold 01/21/05	Listing # 40087129	868 Mason Ct Tracy, CA 95377-8523	Listing Price: \$519,000	
	County: San Joaquin	Cross St: Taylor	Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch
	Beds	4	Approx Square Feet	2331 Assessor/Auto-Fill
	Baths(FH)	3 (3 0)	Price/Sq Ft	222.65
	Year Built	2002	Lot Sq Ft(approx)	5227
	APN	240-410-46	Lot Acres (approx)	0.120
	DOM	6		
	Selling Price \$519,000 SP%LP 100.00			

[Additional Pictures](#)

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier	Status Modifier			

Directions 11th St > Jefferson Pkwy > Taylor Way > Mason Ct

Marketing Remark "The Knolls" model, excellent condition, 2-tone paint, 2" blinds, 1 BR down, white appliances, island, sharply landscaped b/yard, brick paver patio, outdoor lighting. Please call 1st (small child), lockbox.

Sold 10/11/05	Listing # 50076229	2949 Wagner Ct Tracy, CA 95377-8553	Listing Price: \$524,700	
	County: San Joaquin	Cross St: Jefferson Parkway	Map: 422, D7	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch
	Beds	3	Approx Square Feet	1518 Assessor/Auto-Fill
	Baths(FH)	2 (2 0)	Price/Sq Ft	348.48
	Year Built	2002	Lot Sq Ft(approx)	5227
	APN	240-400-05	Lot Acres (approx)	0.120
	DOM	17		
	Selling Price \$529,000 SP%LP 100.82			

[Additional Pictures](#)

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier	Status Modifier			

Directions From I-205: Exit at 11th Street. Right on Jefferson Parkway. Right on Taylor. Right on Kennedy Place. Right on Wagner Court.

Marketing Remark Gorgeous Lourence Ranch home on cul-de-sac. Newer 3 bedroom, 2 bath w/upgraded 18-in tile floors, kitchen island, recessed lighting, new plantation shutters, indoor laundry, pre-wired for ceiling fans, walking distance to sports park. Easy access to freeway for commuters! OPEN HOUSE SAT, 9/10 1-3pm.

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Sold 10/07/05	Listing # 50065746	2641 Shofield Ct Tracy, CA 95377-8502	Listing Price: \$559,900
	County: San Joaquin	Cross St: Brooks	Map: 250, E1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lowerence Ranch
Beds	4	Approx Square Feet	2176 Assessor/Auto-Fill
Baths(FH)	3 (2 1)	Price/Sq Ft	252.76
Year Built	2004	Lot Sq Ft(approx)	5227
APN	240-470-32	Lot Acres (approx)	0.120
DOM	44		

Selling Price \$550,000 SP%LP 98.23

[Additional Pictures](#)

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier		Status Modifier		

Directions From 11th, Left on Crossroads, Right on Merchant, Left on Brooks, Left on Shofield
Marketing Remark Almost Brand New! Less than one year old unique 4 bed/2.5 Bath home in Lowerence Ranch is complete with Corian Counters, Tile Floors, plantation Shutters, wood blinds, security system. Great Court Location! Perfect for Bay Area Commute, and close to Sports Complex.

Sold 10/28/05	Listing # 50069937	2842 Ralston Way Tracy, CA 95377-8512	Listing Price: \$559,950
	County: San Joaquin	Cross St: Jefferson Prkw	Map: 250, E1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourence Ranch
Beds	4	Approx Square Feet	2176 Assessor/Auto-Fill
Baths(FH)	3 (2 1)	Price/Sq Ft	254.14
Year Built	2003	Lot Sq Ft(approx)	7405
APN	240-440-10	Lot Acres (approx)	0.170
DOM	56		

Selling Price \$553,000 SP%LP 98.76

[Additional Pictures](#)


School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier	Bring Backups	Status Modifier	MLS Entry Only (M)	

Directions 11th ST. to Jefferson Prkw. south to Left ON Ralston, House on right side of street.
Marketing Remark PRICE REDUCED BY \$40000 SELLER IS VERY MOTIVATED!! MAKE YOUR OFFER TODAY, this home will not last long at this price!! HUGE LOT! This home has it all. Enough room for The kids toys and the BIG BOY TOYS and the activities, BBQ'S PARTY'S, ETC!! Right in your own backyard.

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Sold 05/12/05	Listing # 50016553 County: San Joaquin	910 Kennedy Pl Tracy, CA 95377-8520 Cross St: Jackson Ave	Listing Price: \$565,000 Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Laurence Ranch
	Beds	4	Approx Square Feet	2429 Builder
	Baths(FH)	3 (3 0)	Price/Sq Ft	232.61
	Year Built	2002	Lot Sq Ft(approx)	4550
	APN	240-410-11		
	DOM	24	Lot Acres (approx)	0.104
	Selling Price	\$565,000	SP%LP	100.00

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier	Status Modifier			

Directions West 11 th St, Left on Jefferson Pkwy, Right on Taylor Way, Left on Kennedy Place.
Marketing Remark Well maintained 2.5 years new, 4 bedrooms, 3 baths, formal living room and dining room, family room with fireplace, loft, kitchen with nook and granite counter tops, well maintained backyard. Excellent location with neighborhood park, close to schools, shopping center and easy freeway access.

Sold 12/16/05	Listing # 50088932 County: San Joaquin	2712 Merchant Ct Tracy, CA 95377-8501 Cross St: Crossroads	Listing Price: \$580,000 Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Laurence Ranch
	Beds	4	Approx Square Feet	2176 Assessor/Auto-Fill
	Baths(FH)	3 (2 1)	Price/Sq Ft	266.54
	Year Built	2003	Lot Sq Ft(approx)	6534
	APN	240-470-01		
	DOM	53	Lot Acres (approx)	0.150
	Selling Price	\$580,000	SP%LP	100.00

[Additional Pictures](#)

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier	Status Modifier			

Directions 11th Street, south on Crossroads, right on Merchant Court.
Marketing Remark COMMUTERS DREAM! So close to the return route to Bay Area, yet tucked away just enough. Upgrades! Custom tile, granite counters & island, custom gutters, upgraded Berber, marble fireplace, fans every room, dual air controls, mirror closets, luxurious master suite, extra room in front could be dining room, office, playroom. Yard looks like a park!

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Sold 12/15/05 **Listing # 50092340** **2803 Ralston Way Tracy, CA 95377-8512** **Listing Price: \$589,950**
County: San Joaquin **Cross St: Jefferson Parkway** **Map: 240, C7**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourence Ranch
Beds	4	Approx Square Feet	2331 Estimate
Baths(FH)	3 (3 0)	Price/Sq Ft	250.97
Year Built	2003	Lot Sq Ft(approx)	6970
APN	240-440-21	Lot Acres (approx)	0.160
DOM	34		

Selling Price \$585,000 SP%LP 99.16

[Additional Pictures](#)

School County San Joaquin **ELEM** Tracy Union **JRHI** Tracy Union **HIGH** Tracy Union

Ending Modifier **Status Modifier**

Directions W on 11th Street Left on Jefferson Parkway Left on Ralston Way

Marketing Remark This home is just like new and shows like a model!

Sold 04/08/05 **Listing # 50006063** **2760 Shofield Ln Tracy, CA 95377-8503** **Listing Price: \$580,000**
County: San Joaquin **Cross St: Presidio** **Map: 250, E1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourence Ranch - Parkfield
Beds	3-4	Approx Square Feet	2498 Assessor/Auto-Fill
Baths(FH)	3 (2 1)	Price/Sq Ft	234.19
Year Built	2004	Lot Sq Ft(approx)	5662
APN	240-440-49	Lot Acres (approx)	0.130
DOM	26		

Selling Price \$585,000 SP%LP 100.86

[Additional Pictures](#)

School County San Joaquin **ELEM** Tracy Union **JRHI** Tracy Union **HIGH** Tracy Union

Ending Modifier **Status Modifier**

Directions 11th to Crossroads Rt on Merchant, Left on Brooks, Rt on Shofield. Behind Sports Complex

Marketing Remark Stunning and Memorable*A home for the good life. Maple cabinetry and stairs with matching Laminate Floors. Kitchen with Corian and Stainless. Beds plus Retreat in Master. Great for nursery or lounge. Plush master Bath. Floor plan loves outdoors with big windows, lush landscaping and party size patios.

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Sold 01/07/05	Listing # 40083459	820 Ben INGRAM Ln Tracy, CA 95377-8567	Listing Price: \$599,888
	County: San Joaquin	Cross St: MERCHANT DRIVE	Map: 250, E1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601		
Beds	2-4	Approx Square Feet	2776 Seller
Baths(FH)	1 (1 0)	Price/Sq Ft	212.54
Year Built	New	Lot Sq Ft(approx)	6223
APN	240-610-53		
DOM	55	Lot Acres (approx)	0.143

Selling Price \$590,000 **SP%LP** 98.35

[Additional Pictures](#)

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
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Ending Modifier	Status Modifier
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Directions FROM I-580 HEAD EAST TO I-205.EXIT 11TH STREET; PAST LAMMERS RD.,TURN RIGHT CROSSRADS DR.,LEFT MERCHANT DR.,LEFT INGRAM AVE, HOME ON RIGHT SIDE

Marketing Remark BRAND NEW HOME COMPLETED 11/04 PRICED \$10k BELOW CURRENT MODEL HOMES AND \$10-20K BELOW NEXT PHASE; BEAUTIFUL FLOOR PLAN WITH CORIAN COUNTERTOPS, RECESSED LIGHTS, GOURMET KITCH,LIVING ROOM, FORMAL DINING, FAMILYRM-MUST SEE! OPEN HOUSE 11/19-20 FROM 1 -5PM.

Sold 02/24/05	Listing # 50002156	424 Presidio Pl Tracy, CA 95377-8509	Listing Price: \$595,000
	County: San Joaquin	Cross St: Safford	Map: 250, E1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Laurence Ranch - Crossings
Beds	4-5	Approx Square Feet	2888 Assessor/Auto-Fill
Baths(FH)	4 (4 0)	Price/Sq Ft	206.02
Year Built	2003	Lot Sq Ft(approx)	5663
APN	240-430-71		
DOM	11	Lot Acres (approx)	0.130

Selling Price \$595,000 **SP%LP** 100.00

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
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Ending Modifier	Status Modifier
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Directions Eleventh to Crossroads or Jefferson, to Jackson to Presidio

Marketing Remark Beautiful Laurence Ranch Crossings*Explorer Model*Downstairs Suite Option*Upstairs Bonus Room Option*Huge Master Upstairs*Tile Oak Island Kitchen*Landscaped Rear Yard*Concrete*Lawns*Sprinklers*Ready for BBQ Island*The Home is neat and clean*Great west side location*Quiet street*OFFER RESENTED Sat 1/22 @1:00


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Sold 06/03/05	Listing # 50031375 County: San Joaquin	2703 Merchant Ct Tracy, CA 95377-8501 Cross St: Crossroads	Listing Price: \$595,000 Map: 100, A3	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch
	Beds	4	Approx Square Feet	2498 Builder
	Baths(FH)	3 (2 1)	Price/Sq Ft	239.39
	Year Built	2003	Lot Sq Ft(approx)	5000
	APN	240-470-14		
	DOM	3	Lot Acres (approx)	0.115
	Selling Price	\$598,000	SP%LP	100.50

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
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Ending Modifier	Status Modifier
	Limited Service (S)

Directions From Crossroads to Merchant Court.

Sold 07/12/05	Listing # 50039562 County: San Joaquin	921 Kennedy Pl Tracy, CA 95377-8520 Cross St: Jackson Ave	Listing Price: \$600,000 Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch
	Beds	4	Approx Square Feet	2498 Builder
	Baths(FH)	3 (2 1)	Price/Sq Ft	240.19
	Year Built	2002	Lot Sq Ft(approx)	4792
	APN	240-410-03		
	DOM	12	Lot Acres (approx)	0.110
	Selling Price	\$600,000	SP%LP	100.00

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
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Ending Modifier	Status Modifier
Bring Backups	


Directions W 11th street.Right on Jefferson.Right on Taylor.Left on Kennedy.

Marketing Remark A beautiful Lourence Ranch Sylvan featuring 4 beds, 2.5 bath .Large master suite, upgraded carpet with antiallergenic pad, plantation blinds and shutters. Well maintained backyard features a deck.

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Sold 09/08/05	Listing # 50041679 County: San Joaquin	2928 Wagner Ct Tracy, CA 95377-8553 Cross St: Kennedy	Listing Price: \$600,000 Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch
	Beds	3	Approx Square Feet	2634 Owner
	Baths(FH)	3 (2 1)	Price/Sq Ft	227.79
	Year Built	2001	Lot Sq Ft(approx)	5227
	APN	240-400-30	Lot Acres (approx)	0.120
	DOM	70		
	Selling Price \$600,000 SP%LP 100.00			
	Additional Pictures			

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier	Status Modifier			

Directions 11th St > Jefferson Parkway > Taylor > Kennedy > Wagner Ct

Marketing Remark "Sylvan" model plus permitted bonus / sunroom, granite entry, cherry finish cabinetry, black appliances, island, laminate flooring, 2" blinds, granite-faced fireplace, 3 BR + retreat, large brick-lined patio, waterfall. Shows well. Call 1st.

Sold 06/24/05	Listing # 50033995 County: San Joaquin	449 Girard Dr Tracy, CA 95377-8536 Cross St: Jefferson Pky	Listing Price: \$629,950 Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch - Crossing
	Beds	4	Approx Square Feet	2560 Builder
	Baths(FH)	3 (3 0)	Price/Sq Ft	236.72
	Year Built	2003	Lot Sq Ft(approx)	6098
	APN	240-430-54	Lot Acres (approx)	0.140
	DOM	31		
	Selling Price \$606,000 SP%LP 96.20			
Additional Pictures See Virtual Tour				

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier	Status Modifier			

Directions Jefferson Parkway south to Safford Rt to Girard

Marketing Remark This is a Lourence Ranch Explorer Model. Lovely home on a large lot with covered front porch. Rear yard is fully landscaped with shaded patio and plantings. Spacious interior with laminate floors, corian and oak Island Kitchen. Bed and Bath downstairs. Quiet location backs to open space occasional views.

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Client Summary Report

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Sold 07/22/05

Listing # 50043240
County: San Joaquin

2942 Safford Ave Tracy, CA 95377-8533
Cross St: Jefferson Pky

Listing Price: \$619,950
Map: 250, E1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourence Ranch - Crossing
Beds	4	Approx Square Feet	2560 Builder
Baths(FH)	3 (3 0)	Price/Sq Ft	238.28
Year Built	2003	Lot Sq Ft(approx)	5660
APN	240-440-86	Lot Acres (approx)	0.130
DOM	13		

Selling Price \$610,000 SP%LP 98.40
See Virtual Tour

[Additional Pictures](#)

School County San Joaquin ELEM Tracy Union JRHI Tracy Union HIGH Tracy Union

Ending Modifier Status Modifier

Directions Jefferson Parkway south to Safford Rt to Girard

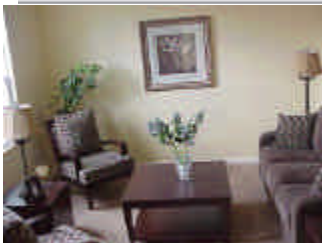
Marketing Remark SPANISH STYLE*Lourence Ranch Explorer Model. Lovely home on a nice lot. Spacious interior with Upgraded Carpet, Tile Island Kitchen with maple Cabinets. Bed and Bath downstairs. Super Clean home in quiet location. Back yard ready for pool or your design. Upscale neighborhood in West Tracy.

Sold 04/05/05

Listing # 50002669
County: San Joaquin

2901 Compton Pl Tracy, CA 95377-8535
Cross St: Safford Ave

Listing Price: \$612,000
Map: 250, E1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourance Ranch
Beds	4	Approx Square Feet	2945 Assessor/Auto-Fill
Baths(FH)	3 (2 1)	Price/Sq Ft	207.81
Year Built	2003	Lot Sq Ft(approx)	5663
APN	240-430-79	Lot Acres (approx)	0.130
DOM	12		

Selling Price \$612,000 SP%LP 100.00

[Additional Pictures](#)

School County San Joaquin ELEM Tracy Union JRHI Tracy Union HIGH Tracy Union

Ending Modifier Status Modifier MLS Entry Only (M)

Directions From 11th Street right on Jefferson left on Safford and then left on Compton Place.

Marketing Remark Like new Discovery model at Lourance Ranch! Island kitchen with maple cabinets and tiled counters. Huge Master Suite w/walk-in closet large over bath, sep. shower, & dual sinks. Possibly furnished with Ref., washer/drier, formal dining set, bedroom & living room furniture. OPEN SUNDAY 1-4PM 1/16/2005

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Sold 02/04/05 **Listing # 50003096** **2865 Funston Ct Tracy, CA 95377-8530** **Listing Price: \$624,900**
County: San Joaquin **Cross St: JEFFERSON LN** **Map: 100, A3**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601		
Beds	4	Approx Square Feet	2945 Assessor/Auto-Fill
Baths(FH)	3 (2 1)	Price/Sq Ft	212.19
Year Built	2002	Lot Sq Ft(approx)	8276
APN	240-430-17		
DOM	47	Lot Acres (approx)	0.190

Selling Price \$624,900 SP%LP 100.00

[Additional Pictures](#)

School County	San Joaquin	ELEM	Tracy Union	JRHI	Tracy Union	HIGH	Tracy Union
Ending Modifier	Status Modifier						

Directions I205 EAST EXIT 11TH ST, RIGHT TURN AT JEFFERSON LN, LEFT AT FUNSTON CT
Marketing Remark BEAUTIFUL DISCOVERY MODEL W/\$40K UPGRADED. FORMAL GATE ENTRY ON DRIVE WAY, LARGE 8303 SQFT LOT, CUL-DE-SAC, 3 CAR TANDEM GARAGE, GOURMET KITCHEN W/ISLAND, CORIAN COUNTERTOPS, WELL COLORED PAINT.

Sold 02/21/05 **Listing # 40090732** **384 Presidio Pl Tracy, CA 95377-8510** **Listing Price: \$630,000**
County: San Joaquin **Cross St: Safford** **Map: 250, E1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourence Ranch - Crossings
Beds	4	Approx Square Feet	3251 Assessor/Agt-Fill
Baths(FH)	4 (4 0)	Price/Sq Ft	192.25
Year Built	2003	Lot Sq Ft(approx)	5662
APN	240-430-69		
DOM	12	Lot Acres (approx)	0.130

Selling Price \$625,000 SP%LP 99.21

School County	San Joaquin	ELEM	Tracy Union	JRHI	Tracy Union	HIGH	Tracy Union
Ending Modifier	Status Modifier						

Directions 11th to Jefferson or Crossroads to Jackson to Presidio. South end of street.
Marketing Remark Beautiful upgraded Ranger model. Perfect location at end of street next to open spaces. Tile entry and hall. Loft option. Window coverings. Rear yard ready for your design.

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Client Summary Report

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Sold 12/02/05 **Listing # 50083507** **2773 Merchant Ct Tracy, CA 95377-8501** **Listing Price: \$635,000**
County: San Joaquin **Cross St: Crossroads** **Map: 250, E1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourence Ranch
Beds	4	Approx Square Feet	2423 Owner
Baths(FH)	3 (3 0)	Price/Sq Ft	262.07
Year Built	2003	Lot Sq Ft(approx)	9997
APN	240-470-07	Lot Acres (approx)	0.229
DOM	49		

Selling Price \$635,000 SP%LP 100.00

[Additional Pictures](#)

School County San Joaquin **ELEM** Tracy Union **JRHI** Tracy Union **HIGH** Tracy Union

Ending Modifier Bring Backups **Status Modifier**

Directions 205 freeway 11th Street exit to Crossroads R on Crossroads to Merchant Ct R on Merchant Ct.

Marketing Remark Huge Lot!!! Great family home. Spacious 2423 sq ft. built in 2003 features 4 bed/3ba + loft. Formal living/dining room with beautiful laminated floors, Corian counter tops in the kitchen, RV & Boat access. Big Lot 9997 sq ft!! backyard with room to build a pool. Located at the end of cul-de-sac. No Mello Roos

Sold 07/11/05 **Listing # 50043510** **2933 Safford Ave Tracy, CA 95377-8533** **Listing Price: \$659,900**
County: San Joaquin **Cross St: N. Jefferson** **Map: 250, E1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Approx Square Feet	2945 Assessor/Auto-Fill
Beds	4-9	Price/Sq Ft	223.77
Baths(FH)	3 (2 1)	Lot Sq Ft(approx)	5227
Year Built	2003	Lot Acres (approx)	0.120
APN	240-430-47		
DOM	14		

Selling Price \$659,000 SP%LP 99.86

[Additional Pictures](#)

School County San Joaquin **ELEM** Tracy Union **JRHI** Tracy Union **HIGH** Tracy Union

Ending Modifier **Status Modifier** MLS Entry Only (M)

Directions 11th to Jefferson to Safford

Marketing Remark Beautiful spacious newer quality home is decorator's delight. Dream Kitchen complete with island, pantry, cut-out to the family room features built-in hutch, ceiling fan & fpl. Lrg mstr suite with soaking tub, shower & walk-in closet; Fully Landscaped; Washer/Dryer/Frig stays. Discovery model

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Sold 05/26/05 **Listing # 40080866** **2852 Safford Ave Tracy, CA 95377-8532** **Listing Price: \$664,950**
County: San Joaquin **Cross St: Presidio** **Map: 250, E1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Laurence Ranch
Beds	5	Approx Square Feet	3193 Owner
Baths(FH)	4 (4 0)	Price/Sq Ft	208.25
Year Built	2002	Lot Sq Ft(approx)	5663
APN	240-430-09	Lot Acres (approx)	0.130
DOM	123		

Selling Price \$664,950 SP%LP 100.00

[Additional Pictures](#)

School County	San Joaquin	ELEM	Tracy Union	JRHI	Tracy Union	HIGH	Tracy Union
Ending Modifier	Bring Backups			Status Modifier			

Directions From 11th street go south on Jefferson, then left on Safford.

Marketing Remark UNDER PRICED TO SELL FAST!!!!New carpet to be installed.Formal Living & Dining rm.Kitchen w recessed lighting, tile counters & island.Downstairs bdrm & bth.Upstairs w 4 full bdrms & 3 full bths.Laundry w cabinets and sink.Large master suite.Mstr bath wlarge sunken tub & sep shower stall.Tile floors in bthrms

Sold 07/21/05 **Listing # 50031297** **2690 Magazine Ln Tracy, CA 95377-8544** **Listing Price: \$699,950**
County: San Joaquin **Cross St: Mcdowell** **Map: 250, E1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	LOURENCE RANCH
Beds	5	Approx Square Feet	3128 Assessor/Auto-Fill
Baths(FH)	4 (3 1)	Price/Sq Ft	217.39
Year Built	2003	Lot Sq Ft(approx)	6534
APN	240-450-60	Lot Acres (approx)	0.150
DOM	50		

Selling Price \$680,000 SP%LP 97.15

[Additional Pictures](#)

School County	San Joaquin	ELEM	Tracy Union	JRHI	Tracy Union	HIGH	Tracy Union
Ending Modifier	Bring Backups			Status Modifier			

Directions 205 East, TAKE 11 STREET EXIT EAST ,Rt on Crossroads, Rt on Jackson,LEFT ON McDOWELL,LEFT ON MAGAZINE LANE.

Marketing Remark Jasper Model*Quiet Laurence Ranch Location 5 Bedrooms, 3.5 bathrooms, 1 bed/1.5Bath downstairs oak Cabinets ,Corian Counters Plantation shutters*Fireplace*Large Rear yard Fully Landscaped, 3128 SqFt*Well Priced*Very Impressive Home*

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Sold 06/30/05 **Listing # 50024619** **1011 Ben Ingram Ln Tracy, CA 95377-8560** **Listing Price: \$694,950**
County: San Joaquin **Cross St: Paul Poole** **Map: 251, C4**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601		
Beds	5	Approx Square Feet	3191 Builder
Baths(FH)	4 (4 0)	Price/Sq Ft	215.61
Year Built	2004	Lot Sq Ft(approx)	5663
APN	240-620-25		
DOM	64	Lot Acres (approx)	0.130

Selling Price \$688,000 SP%LP 99.00

[Additional Pictures](#)

School County	San Joaquin	ELEM	Tracy Union	JRHI	Tracy Union	HIGH	Tracy Union
Ending Modifier	Status Modifier						

Directions 11th St-Crossroads-Paul Poole-Ben Ingram

Marketing Remark Brand new beautiful 5 month old home. Thousands in upgrades, including the gourmet kitchen with corian counters and blacksplash, island with wine rack, double ovens and maple cabinets. Tile flooring throughout this home. Master has retreat and bath w/jetted tub. Possible in-law.

Sold 04/29/05 **Listing # 50016239** **481 McDowell Way Tracy, CA 95377-8539** **Listing Price: \$699,999**
County: San Joaquin **Cross St: Jackson** **Map: 250, E1**



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601		
Beds	5	Approx Square Feet	3128 Assessor/Auto-Fill
Baths(FH)	4 (3 1)	Price/Sq Ft	222.19
Year Built	2003	Lot Sq Ft(approx)	6098
APN	240-450-76		
DOM	27	Lot Acres (approx)	0.140

Selling Price \$695,000 SP%LP 99.29

[Additional Pictures](#)

School County	San Joaquin	ELEM	Tracy Union	JRHI	Tracy Union	HIGH	Tracy Union
Ending Modifier	Bring Backups	Status Modifier					

Directions From 11th St. go S-on Crossroads, R-Jackson, L-Mcdowell (no street sign, just past models) your home is on the right hand side! Welcome Home!

Marketing Remark You won't want to look any further after you see this immaculate home!The kitchen has a brkfst nook, grnt cntr tops/island,tile flooring,oak cabinets.Spacious mstr bdrm & bthrm w/his-hers vanities/closets. Landscaping is neat as a pin. Too much to mention. The model sold for \$750+! NO MELLO ROOS
 \X

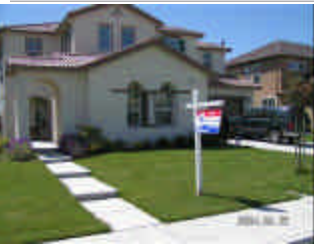
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Sold 07/25/05	Listing # 50029270	2964 Lyon Ct Tracy, CA 95377-8531	Listing Price: \$695,000	
	County: San Joaquin	Cross St: Jefferson	Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601		
	Beds	5-6	Approx Square Feet	3450 Estimate
	Baths(FH)	4 (4 0)	Price/Sq Ft	201.45
	Year Built	2003	Lot Sq Ft(approx)	6100
	APN	240-430-41		
	DOM	98	Lot Acres (approx)	0.140
	Selling Price \$695,000 SP%LP 100.00			

[Additional Pictures](#)

School County	San Joaquin	ELEM Jefferson	JRHI Jefferson	HIGH Jefferson
Ending Modifier	Status Modifier			

Directions 580 East take 11th st. exit, right on Jefferson Parkway and then right on Lyon Ct. Lyon Ct is one block before the end of Jefferson.
Marketing Remark BEAUTIFUL home with those extra touches. Surround sound, Fireplace in Master Retreat, Stainless Steel appliances and Security System to name a few. Desirable neighborhood in Cul-de-sac. 1 minute to Freeway and Ball Park. \$90,000 in upgrades with 1 Bed and 1 Bath downstairs! Also, additional private entrance room.

Sold 09/15/05	Listing # 50040621	850 Ben Ingram Ln Tracy, CA 95377-8567	Listing Price: \$718,888	
	County: San Joaquin	Cross St: Merchant	Map: 250, E1	
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch
	Beds	4-5	Approx Square Feet	3140 Builder
	Baths(FH)	4 (3 1)	Price/Sq Ft	222.93
	Year Built	2005	Lot Sq Ft(approx)	6186
	APN	240-620-03		
	DOM	67	Lot Acres (approx)	0.142
	Selling Price \$700,000 SP%LP 97.37			

[Additional Pictures](#)


School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
Ending Modifier	Status Modifier			

Directions 11th Street (E)>Crossroads(S)>Merchant (L)>Ben Ingram (L).
Marketing Remark This has the WOW factor. Two-tone decorator paint. Upgraded carpet. Maple wood floors stained cherry throughout bottom floor. Master suite downstairs & courtyard. Guest room w/ private full bath downstairs. Kitchen inc granite counters, an abundance of cherry wood cabinets w/melamine & dbl oven. Large loft.

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Sold 07/29/05	Listing # 50050339 County: San Joaquin	464 Presidio Pl Tracy, CA 95377 Cross St: Safford Ave	Listing Price: \$710,000 Map: 250, E1
	Property Type	Residential	Property Subtype
	Area	20601	Subdivision
	Beds	5	Approx Square Feet
	Baths(FH)	4 (4 0)	Price/Sq Ft
	Year Built	2003	Lot Sq Ft(approx)
	APN	240-340-73	Lot Acres (approx)
	DOM	9	
	Selling Price	\$705,000 SP%LP 99.30	
	Additional Pictures	See Virtual Tour	
	School County	San Joaquin	ELEM Tracy Union
Ending Modifier	Status Modifier		

Directions 11th to Crossroads South to Jackson to Left Presidio

Marketing Remark Upgraded Spanish Ranger Model*Quiet Loureance Ranch Location on Upscale Street*5 Real Bedrooms*1 bed/Bath Down*Beautiful stone and tile floors * Rich Cherry Pecan Cabinets* Tile Island Kitchen* Fireplace in Master Suite*Large Rear yard Fully Landscaped*Well Priced*Very Impressive Home*

Sold 12/08/05	Listing # 50075965 County: San Joaquin	940 Ben Ingram Ln Tracy, CA 95377-8566 Cross St: paul poole-summer In	Listing Price: \$720,000 Map: 251, C4
	Property Type	Residential	Property Subtype
	Area	20601	
	Beds	4-5	Approx Square Feet
	Baths(FH)	4 (4 0)	Price/Sq Ft
	Year Built	2004	Lot Sq Ft(approx)
	APN	240-620-07	Lot Acres (approx)
	DOM	54	
	Selling Price	\$720,000 SP%LP 100.00	
Additional Pictures			
School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union
Ending Modifier	Bring Backups	Status Modifier	MLS Entry Only (M)

Directions 11th St. to Summer Lane-turn right to Paul Poole-turn right two blocks to Ben Ingram Lane-corner lot on right side.

Marketing Remark only 9 mos. new-corner lot-3,415 sq.ft. two-story-soo many upgrades-cherry with chestnut cabinetry in kitchen handrail and balusters-masterbath jetted tub-alarm system-fully landscaped front & back-patio-spacious home-up to 5 bed.4 full baths-preferred area of Tracy-

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Sold 05/27/05

Listing # 50029094
County: San Joaquin

2943 Safford Ave Tracy, CA 95377-8533
Cross St: Jefferson Pky

Listing Price: \$719,000
Map: 250, E1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourence Ranch - Crossing
Beds	5	Approx Square Feet	3415 Builder
Baths(FH)	4 (4 0)	Price/Sq Ft	210.83
Year Built	2003	Lot Sq Ft(approx)	5662
APN	240-340-48	Lot Acres (approx)	0.130
DOM	10		

Selling Price \$720,000 SP%LP 100.14

[Additional Pictures](#)

[See Virtual Tour](#)

School County San Joaquin **ELEM** Tracy Union **JRHI** Tracy Union **HIGH** Tracy Union

Ending Modifier Bring Backups **Status Modifier**

Directions 11th to Crossroads South to Jackson to Jefferson left to Safford

Marketing Remark Upgraded Ranger Model*Quiet Lourence Ranch Location on Upscale Street*5 Real Bedrooms*1 bed/Bath Down*Builders Office Option*Rich cherry Pecan Cabinets*Corrian Counter in Island Kitchen*Plantation Shutters*Fireplace*Large Rear yard Fully Landscaped, Front Courtyard*3415 SqFt*Well priced*Very Impressive Home*

Sold 10/06/05

Listing # 50070111
County: San Joaquin

481 Keys Ct Tracy, CA 95377-8549
Cross St: Greystone

Listing Price: \$729,000
Map: 250, E1



Property Type	Residential	Property Subtype	1 House on Lot
Area	20601	Subdivision	Lourence Ranch - Hillston
Beds	4-5	Approx Square Feet	3140 Assessor/Auto-Fill
Baths(FH)	4 (3 1)	Price/Sq Ft	238.85
Year Built	2003	Lot Sq Ft(approx)	7405
APN	240-460-56	Lot Acres (approx)	0.170
DOM	38		

Selling Price \$750,000 SP%LP 102.88

[See Virtual Tour](#)

School County San Joaquin **ELEM** Tracy Union **JRHI** Tracy Union **HIGH** Tracy Union

Ending Modifier **Status Modifier**

Directions 11th to Crossroads, South to Greystone, left to Keys, Rt to house.

Marketing Remark Fabulous Hillstone Cinnabar on a big corner lot. Spanish style. Beautiful upgraded home with theater/loft room. Large gourmet island Kitchen with stainless, Cherry and Tile. Large master suite downstairs with Jacuzzi Tub, French Doors and Private Courtyard, Guest bed/bath down. Fully landscaped and perfect.


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Sold 08/08/05	Listing # 50064280	2544 Storey Ct Tracy, CA 95377-8558		Listing Price: \$820,000
	County: San Joaquin	Cross St: Ben Ingram		Map: 250, E1
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20601	Subdivision	Lourence Ranch - Hillstone
	Beds	6	Approx Square Feet	4098 Assessor/Agt-Fill
	Baths(FH)	5 (4 1)	Price/Sq Ft	197.66
	Year Built	2005	Lot Sq Ft(approx)	6970
	APN	240-620-46	Lot Acres (approx)	0.160
	DOM	0		
Selling Price	\$810,000	SP%LP	98.78	

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
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Ending Modifier	Status Modifier
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Directions Crossroads to Merchant to Ben Ingram to Storey
Marketing Remark Lourence Ranch -Hillstone Travertine Model. Spanish Style. New never lived in. Corner Lot. No rear Landscape. Optional Suite downstairs. Cherry Cabinets and Stairs. Otherwise limited upgrades.

Sold 01/25/05	Listing # 40087080	411 Keys Ct Tracy, CA 95377-8549		Listing Price: \$699,950
	County: San Joaquin	Cross St: KEYS WAY		Map: 100, A3
	Property Type	Residential	Property Subtype	1 House on Lot
	Area	20602	Subdivision	LOURENCE RANCH
	Beds	4-5	Approx Square Feet	3140 Assessor/Auto-Fill
	Baths(FH)	4 (3 1)	Price/Sq Ft	222.61
	Year Built	2003	Lot Sq Ft(approx)	9148
	APN	240-460-52	Lot Acres (approx)	0.210
	DOM	13		

Selling Price \$699,000 **SP%LP** 99.86

[Additional Pictures](#)

School County	San Joaquin	ELEM Tracy Union	JRHI Tracy Union	HIGH Tracy Union
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Ending Modifier	Status Modifier
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Directions ELEVENTH, CROSSROADS, GREYSTONE, KEYS WAY
Marketing Remark CINNABAR MODEL HOME WITH CERAMIC TILE IN ENTRANCE, KITCHEN/FAMILY ROOM AND FIREPLACE. ABSOLUTELY BEAUTIFUL HOME. HUGE MASTER SUITE WITH ANDERSON DOORS AND COMPLETE GUEST QUARTERS ON GROUND FLOOR. GREAT OPEN KITCHEN W/ISLAND AND LIGHT OAK CABINETRY. HUGE LOT WOULD LOVE A NEW POOL. HURRY AND GET THIS BEAUTY.

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