

# 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 (1/1/2007 to 12/31/2007)  
 Listings as of 01/14/08 at 3:12pm

<b>Sold 11/15/07</b>	<b>Listing # 70097217</b> County: San Joaquin	<b>861 Kennedy Pl Tracy, CA 95377-8519</b> Cross St: Taylor	<b>Listing Price: \$399,900</b> Map: 250, E1
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Approx Square Feet</b>	2176 Assessor/Auto-Fill
<b>Beds</b>	4	<b>Price/Sq Ft</b>	\$174.63
<b>Baths(FH)</b>	3 (3 0)	<b>Lot Sq Ft(approx)</b>	4356
<b>Year Built</b>	2002	<b>Lot Acres (approx)</b>	0.100
<b>APN</b>	240-410-07		
<b>DOM</b>	49		

**Selling Price** \$380,000 **SP%LP** 95.02

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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<b>Pending Modifier</b>	<b>Status Modifier</b>
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**Directions** W 11th St. to Jefferson Pkwy to Taylor Way to Kennedy.

**Marketing Remark** A Great House For The Price!

<b>Sold 11/07/07</b>	<b>Listing # 70050570</b> County: San Joaquin	<b>681 Ben Ingram Ct Tracy, CA 95377-8569</b> Cross St: Paul Poole	<b>Listing Price: \$399,900</b> Map: 250, E1
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Approx Square Feet</b>	2116 Assessor/Auto-Fill
<b>Beds</b>	4	<b>Price/Sq Ft</b>	\$188.99
<b>Baths(FH)</b>	2 (2 0)	<b>Lot Sq Ft(approx)</b>	6534
<b>Year Built</b>	2004	<b>Lot Acres (approx)</b>	0.150
<b>APN</b>	240-610-35		
<b>DOM</b>	161		

**Selling Price** \$399,900 **SP%LP** 100.00

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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<b>Pending Modifier</b>	<b>Status Modifier</b>
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**Directions** 11th street west to Summer. Turn west on Paul Poole to Ben Ingram and turn left.

**Marketing Remark** This is a nice house. New carpet and paint. Shows great!! Entry to living room/dining area combination. Bedroom sits just off entry. Pass into kitchen/family room area with fireplace and ultra modern kitchen. Great location near sports center & easy access to 11th and the bay area.

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# Client Summary Report

Listings as of 01/14/08 at 3:12pm

<b>Sold 09/28/07</b>	<b>Listing # 70084247</b> <b>County: San Joaquin</b>	<b>1011 Kennedy Pl Tracy, CA 95377-8521</b> <b>Cross St: Jefferson</b>	<b>Listing Price: \$449,900</b> <b>Map: 250, E5</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601		
<b>Beds</b>	4	<b>Approx Square Feet</b>	2331 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$188.33
<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	4792
<b>APN</b>	240-400-13		
<b>DOM</b>	35	<b>Lot Acres (approx)</b>	0.110

**Selling Price \$439,000 SP%LP 97.58**

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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**Pending Modifier**

**Status Modifier**

**Directions** From Coral Hallow, west on 11th street. South on Jefferson, right on Taylor and then a right on Kennedy

**Marketing Remark** FORECLOSURE! THIS IS A BANK OWNED SALE! Beautiful 4 Bedroom, 3 Bathroom home, located near the Tracy sports park. The spacious and inviting floor plan will make you fall in love, come and find out whats the difference between a house and a HOME! \*\* View the virtual tour \*\*

<b>Sold 04/03/07</b>	<b>Listing # 60129085</b>	<b>2740 Shofield Ln Tracy, CA 95377-8503</b>	<b>Listing Price: \$515,000</b>
	<b>County: San Joaquin</b>	<b>Cross St: Brooks Lane</b>	<b>Map: 250, E1</b>



<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch-Parkfield
<b>Beds</b>	4	<b>Approx Square Feet</b>	2176 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$232.08
<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	4792
<b>APN</b>	240-440-51	<b>Lot Acres (approx)</b>	0.110
<b>DOM</b>	95		

**Selling Price** \$505,000 **SP%LP** 98.06

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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<b>Pending Modifier</b>	Bring Backups	<b>Status Modifier</b>
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**Directions** From 11th Street, turn south on Crossroads Dr., west on Merchant Dr., south on Brooks Ln., west on Shofield Ln.

**Marketing Remark** SELLERS ARE MOTIVATED AND WILL CONSIDER ALL OFFERS! Move-in ready 4 bedroom, 2.5 bathroom home just blocks from Tracy Sports Complex AND minutes from freeway... PERFECT for a family with young children and commuters! Ceiling fans, fireplace, patio, large backyard. Beautiful inside and out. A must see!


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# Client Summary Report

Listings as of 01/14/08 at 3:12pm

<b>Sold 02/23/07</b>	<b>Listing # 60121642</b> <b>County: San Joaquin</b>	<b>2927 Taylor Way Tracy, CA 95377-8522</b> <b>Cross St: Jefferson Parkway</b>	<b>Listing Price: \$514,900</b> <b>Map: 250, E1</b>	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2176 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$236.21
	<b>Year Built</b>	2001	<b>Lot Sq Ft(approx)</b>	5227
	<b>APN</b>	240-400-25	<b>Lot Acres (approx)</b>	0.120
	<b>DOM</b>	34		
<b>Selling Price \$514,000 SP%LP 99.83</b>				

[Additional Pictures](#)


<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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**Pending Modifier**

**Status Modifier**

**Directions** From 11th Street go south on Jefferson Pkwy (right next to the Sports complex) make first right on Taylor.

**Marketing Remark** Laurence Ranch Tudor style home. 4 bedrooms 2.5 baths, built in 2001. Formal Living rm/dining, sep family rm w/FP. Cute kitchen w/island. Nice master w/ walk-in closet & sep Bath/shower. Extra long driveway give this home a great look. Location is great by the Sports Complex & EASY COMMUTER LOCATION.

<b>Sold 08/31/07</b>	<b>Listing # 70055355</b> <b>County: San Joaquin</b>	<b>2759 Jackson Ave Tracy, CA 95377-8515</b> <b>Cross St: JEFFERSON</b>	<b>Listing Price: \$522,000</b> <b>Map: 250, E1</b>	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Parkfield at Lourence Ranch
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2331 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$220.94
	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	5227
	<b>APN</b>	240-440-63	<b>Lot Acres (approx)</b>	0.120
	<b>DOM</b>	63		
<b>Selling Price \$515,000 SP%LP 98.66</b>				

[Additional Pictures](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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**Pending Modifier**

**Status Modifier**

**Directions** From E580/205 EXIT 11TH STREET/ (R) ON JEFFERSON PARKWAY/ (L) ON JACKSON AVE (2759)

**Marketing Remark** Stop looking!!If buyers want Lourence Ranch w/pool!Hosts 4Bed/3 FULL bath/2331,W/TAHOE BLUE POOL,arbor stays/side access,UPGRD BERBER CRPT & PAD, maple cab,tile flrs at kit-family W/corinan counters,island,gas FRPLC,DESIGNER PAINT,built in Surround sound,power flush toilet,1 bed/bath down,silhouettes,shutters


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# Client Summary Report


Listings as of 01/14/08 at 3:12pm

<b>Sold 10/23/07</b>	<b>Listing # 70086378</b> <b>County: San Joaquin</b>	<b>2571 Wyman Way Tracy, CA 95377-8547</b> <b>Cross St: Ben Ingram</b>	<b>Listing Price: \$569,900</b> <b>Map: 250, E1</b>	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch - Hillstone
	<b>Beds</b>	5	<b>Approx Square Feet</b>	3107 Assessor/Auto-Fill
	<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$177.02
	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	6534
	<b>APN</b>	240-610-14		
	<b>DOM</b>	60	<b>Lot Acres (approx)</b>	0.150
	<b>Selling Price \$550,000 SP%LP 96.51</b>			
	<a href="#">Additional Pictures</a> <a href="#">See Virtual Tour</a>			

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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<b>Pending Modifier</b>	Bring Backups	<b>Status Modifier</b>	
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**Directions** 11th Street... to Crossroads\* South to Greystone\*Turn Left\* Left on Morton(first street)\*Destination Ahead!  
**Marketing Remark** Lourence Ranch, TRACY'S FAVORITE NEIGHBORHOOD\*Outrageous Price\*Stunning Island Kitchen w/White Cabinets\*Tile Floors in Baths\*Home in Great Condition, Super Clean and Staged-To-Sell\*Nice Rear Landscape W/Patio\*\*Upscale Neighborhood\*Best Westside Location EZ Commute\*Big Front Porch\*Wave to Neighbors\*See Media\*

<b>Sold 03/07/07</b>	<b>Listing # 70011562</b> <b>County: San Joaquin</b>	<b>2862 Safford Ave Tracy, CA 95377-8532</b> <b>Cross St: Presidio PI</b>	<b>Listing Price: \$605,000</b> <b>Map: 250, E1</b>	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601		
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2776 Owner
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$217.94
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5663
	<b>APN</b>	240-430-29		
	<b>DOM</b>	0	<b>Lot Acres (approx)</b>	0.130
	<b>Selling Price</b>	\$605,000	<b>SP%LP</b>	100.00

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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<b>Pending Modifier</b>		<b>Status Modifier</b>	
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**Directions** 11th street to Crossroads to Jackson, to Presidio left to Safford.  
**Marketing Remark** LOURENCE RANCH- Spanish style, tile roof, excellent neighborhood in West Tracy location.

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# Client Summary Report

Listings as of 01/14/08 at 3:12pm

<b>Sold 02/07/07</b>	<b>Listing # 60109122</b> <b>County: San Joaquin</b>	<b>2949 Jackson Ave Tracy, CA 95377-8518</b> <b>Cross St: Jefferson Pky</b>	<b>Listing Price: \$589,000</b> <b>Map: 250, E1</b>	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch - Parkfield
	<b>Beds</b>	4	<b>Approx Square Feet</b>	2498 Assessor/Agt-Fill
	<b>Baths(FH)</b>	3 (2 1)	<b>Price/Sq Ft</b>	\$247.42
	<b>Year Built</b>	2003	<b>Lot Sq Ft(approx)</b>	4792
	<b>APN</b>	240-410-21	<b>Lot Acres (approx)</b>	0.110
	<b>DOM</b>	108		

**Selling Price** \$618,045 **SP%LP** 104.93

[Additional Pictures](#)

[See Virtual Tour](#)

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
<b>Pending Modifier</b>	Bring Backups		<b>Status Modifier</b>	

**Directions** 11th to South on Crossroads or Jefferson Pky to West on Jackson...

**Marketing Remark** LOURENCE RANCH\*\*Stunning Sylvan Model\*\*Upgrades Galore\*All Tile Floors Downstairs\*French Doors Leading to Side Yard Patio\*Custom Paint\*Big Island Kitchen with Upgraded Cabinets and Appliances\*Yard with stamped Concrete\*Covered Patio\*Finished Outbuilding with Air and TV  
\*\*TRACY'S FAVORITE NEIGHBORHOOD\*\*

<b>Sold 06/15/07</b>	<b>Listing # 60122115</b> <b>County: San Joaquin</b>	<b>890 Ben Ingram Ln Tracy, CA 95377-8567</b> <b>Cross St: Paul Poole</b>	<b>Listing Price: \$639,900</b> <b>Map: 250, E1</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
<b>Area</b>	20601		
<b>Beds</b>	5	<b>Approx Square Feet</b>	2919 Assessor/Auto-Fill
<b>Baths(FH)</b>	3 (3 0)	<b>Price/Sq Ft</b>	\$217.54
<b>Year Built</b>	2005	<b>Lot Sq Ft(approx)</b>	6098
<b>APN</b>	240-620-06		
<b>DOM</b>	50	<b>Lot Acres (approx)</b>	0.140

**Selling Price**    \$635,000    **SP%LP** 99.23

<b>School County</b>	San Joaquin	<b>ELEM</b> Tracy Union	<b>JRHI</b> Tracy Union	<b>HIGH</b> Tracy Union
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<b>Pending Modifier</b>	<b>Status Modifier</b>
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**Directions** 11th St. to Crossroads turn south. East on Merchant. Straight ahead to Ben Ingram. Turn left.

**Marketing Remark** Excellent home on huge corner lot. Laminate flooring. Upgraded carpet. Inlaw quarters include private baths in the bedroom areas. Huge family room with fireplace and plenty of room for a large family. Appliances ripped off in the past week. Bids for replacing being considered by seller. Clean up follows.


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# Client Summary Report


Listings as of 01/14/08 at 3:12pm

<b>Sold 07/31/07</b>	<b>Listing # 70022696</b> <b>County: San Joaquin</b>	<b>604 Presidio Pl Tracy, CA 95377-8507</b> <b>Cross St: Jackson Ave</b>	<b>Listing Price: \$675,000</b> <b>Map: 250, E1</b>	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Lourence Ranch - Crossings
	<b>Beds</b>	4-5	<b>Approx Square Feet</b>	3251 Assessor/Auto-Fill
	<b>Baths(FH)</b>	4 (4 0)	<b>Price/Sq Ft</b>	\$196.86
	<b>Year Built</b>	2002	<b>Lot Sq Ft(approx)</b>	5663
	<b>APN</b>	240-450-06	<b>Lot Acres (approx)</b>	0.130
	<b>DOM</b>	99		
	<b>Selling Price \$640,000 SP%LP 94.81</b>			
	<a href="#">Additional Pictures</a> <a href="#">See Virtual Tour</a>			

<b>School County</b>	San Joaquin	<b>ELEM Tracy Union</b>	<b>JRHI Tracy Union</b>	<b>HIGH Tracy Union</b>
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<b>Pending Modifier</b>	<b>Status Modifier</b>
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**Directions** 11th St ...South on Crossroads, ...right on Jackson ...Left on Presidio. Home on Left... Thanks for Showing!  
**Marketing Remark** LOURENCE RANCH...TRACY'S FAVORITE NEIGHBORHOOD\*Stunning Spanish Ranger Model\*Many Upgrades\*Wood Floors\*Gourmet Kitchen Stainless and Corrian\*4 Bed\*4 Bath\*Bed/Bath Down\*Sunny Loft Overlooks Foyer\*Custom Paint\*Gated Front Courtyard w/Large Pond & Waterfalls\*Custom Garages\*3215 SqFt\*TRACY'S FAVORITE NEIGHBORHOOD

<b>Sold 01/26/07</b>	<b>Listing # 60121525</b> <b>County: San Joaquin</b>	<b>2706 Marshall Ct Tracy, CA 95377-8537</b> <b>Cross St: McDowell Way</b>	<b>Listing Price: \$664,900</b> <b>Map: 250, E1</b>	
	<b>Property Type</b>	Residential	<b>Property Subtype</b>	1 House on Lot
	<b>Area</b>	20601	<b>Subdivision</b>	Hillstone of Lourence Ranch
	<b>Beds</b>	4	<b>Approx Square Feet</b>	3140 Assessor/Auto-Fill
	<b>Baths(FH)</b>	4 (3 1)	<b>Price/Sq Ft</b>	\$205.41
	<b>Year Built</b>	2004	<b>Lot Sq Ft(approx)</b>	6534
	<b>APN</b>	240-450-31	<b>Lot Acres (approx)</b>	0.150
	<b>DOM</b>	73		
	<b>Selling Price \$645,000 SP%LP 97.01</b>			
<a href="#">Additional Pictures</a>				

<b>School County</b>	San Joaquin	<b>ELEM Tracy Union</b>	<b>JRHI Tracy Union</b>	<b>HIGH Tracy Union</b>
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<b>Pending Modifier</b>	<b>Status Modifier</b>
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**Directions** Fm 205, take 11th St exit, rt on Crossroads, rt on Jackson, left on McDowell, left on Marshall Ct  
**Marketing Remark** Standard Pacific Home's Cinnabar at Lourence Ranch in a very nice cul-de-sac. Lots of upgrades such as tiles in all bathrooms and laundry area, chery finish cabinetry all throughout, upgraded kitchen with GE profile stainless steel built-in appliances and corian countertop and more

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