

Comparable Market Analysis

Wednesday, January 11, 2012

For

2011 YTD Comparative Market Analysis - Gold Hills

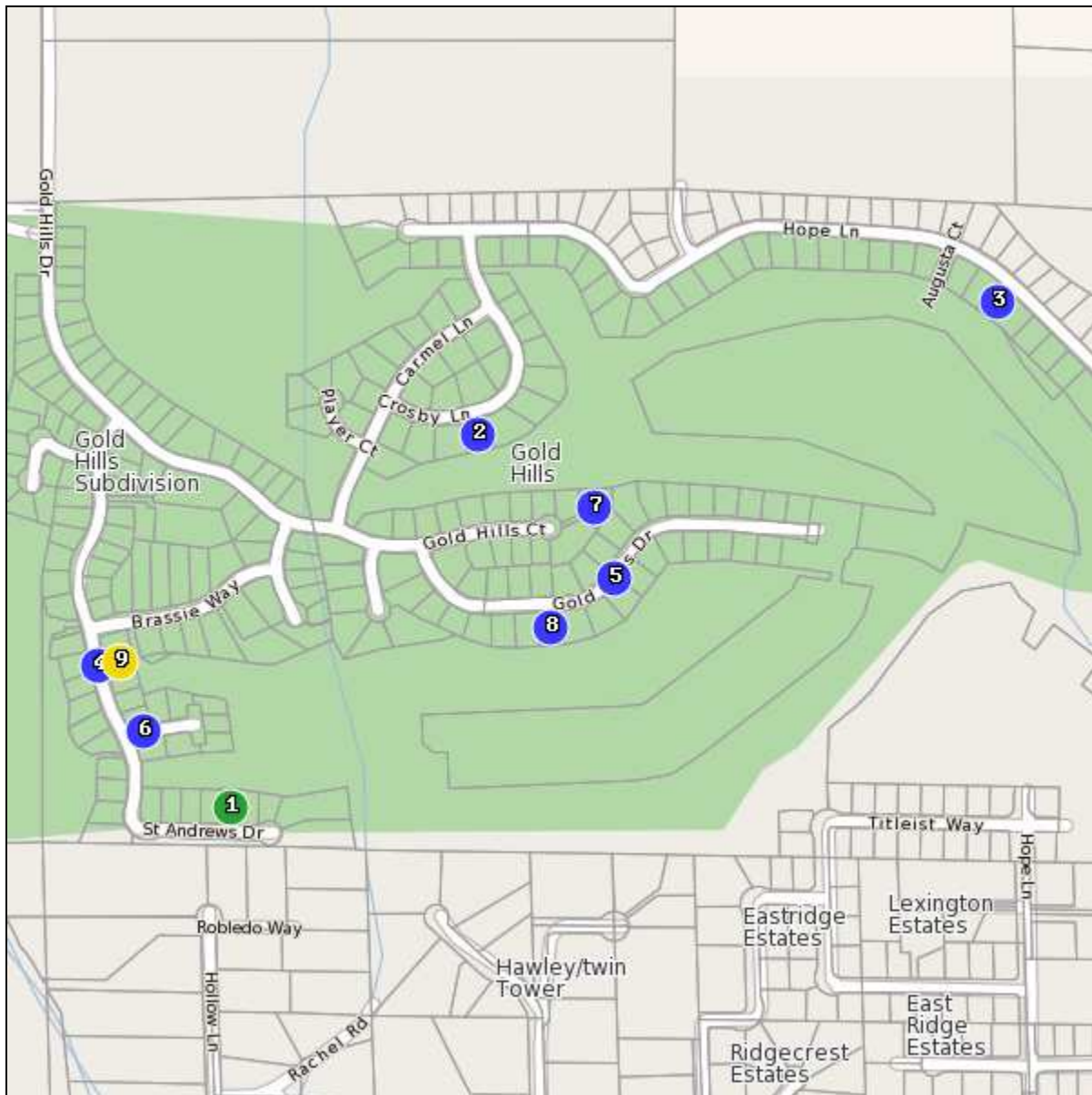
By



JEANEAN GENDRON,
REAL LIVING REAL ESTATE PROFESSIONALS
1647 COURT STREET
Redding, CA 96001
530-276-7417
jeanean@trillium-inc.com
<http://www.jrgendron.com>
DRE License #: 01299346

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



Legend

● Active ● Sold ● Pending ● Withdrawn ● Cancelled ● Expired

- | | |
|--|---|
| 1. 1448 ST ANDREWS DR , REDDING CA 96003 (11-4652) | 2. 1745 CROSBY LN , REDDING CA 96003 (11-2342) |
| 3. 2074 HOPE , REDDING CA 96003 (11-3684) | 4. 1587 SAINT ANDREWS DR , REDDING CA 96003 (10-4833) |
| 5. 1539 Gold Hills Drive , Redding CA 96003 (11-347) | 6. 6129 Turnberry Ct. , Redding CA 96003 (10-1850) |
| 7. 6280 GOLD HILLS CT , REDDING CA 96003 (11-4232) | 8. 1563 Gold Hills Drive , Redding CA 96003 (11-2741) |
| 9. 1575 ST ANDREWS , REDDING CA 96003 (11-3412) | |

Subject Property Description

Address

Total Bedrooms

Total Bathrooms

Approx. SqFt.

Lot Dim or Acres

Year Built

CMA: Comparable Properties

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

	11-4652	11-2358	11-2342
			
	1448 ST ANDREWS DR REDDING CA	1834 Gold Hills Redding CA	1745 CROSBY LN REDDING CA
List Price	\$379,000	\$229,900	\$289,900
Original List Price	\$389,900	\$229,900	\$319,000
Sold Price		\$220,000	\$248,000
Status	Active	Sold	Sold
Status Date	11/04/2011	07/13/2011	12/20/2011
Days on Market	69	51	211
Adjustment		+/-	+/-
Total Bedrooms	3	3	3
Total Bathrooms	3.00	2.00	2.00
Approx. SqFt.	2,534	1,967	2,080
Lot Dim or Acres	81x145	86.67x111	97 X 132
Year Built	1989	1991	1994
Adjusted Price	\$379,000	\$220,000	\$248,000

CMA: Comparable Properties

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

	11-3684	10-4833	11-347
			
	2074 HOPE REDDING CA	1587 SAINT ANDREWS DR REDDING CA	1539 Gold Hills Drive Redding CA
List Price	\$294,900	\$309,000	\$389,999
Original List Price	\$294,900	\$345,900	\$413,000
Sold Price	\$295,000	\$305,000	\$380,000
Status	Sold	Sold	Sold
Status Date	09/30/2011	03/17/2011	04/14/2011
Days on Market	44	163	81
Adjustment		+/-	+/-
Total Bedrooms	3	4	4
Total Bathrooms	2.00	2.50	3.00
Approx. SqFt.	2,500	2,575	2,640
Lot Dim or Acres	91x135	80x120	Less then 1/4
Year Built	1995	1994	2004
Adjusted Price	\$295,000	\$305,000	\$380,000


CMA: Comparable Properties

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

	10-1850	11-4232	11-2741
			
	6129 Turnberry Ct. Redding CA	6280 GOLD HILLS CT REDDING CA	1563 Gold Hills Drive Redding CA
List Price	\$399,900	\$488,000	\$679,500
Original List Price	\$424,900	\$488,000	\$679,500
Sold Price	\$390,000	\$450,000	\$635,000
Status	Sold	Sold	Sold
Status Date	03/15/2011	11/14/2011	08/15/2011
Days on Market	334	43	48
Adjustment		+/-	
Total Bedrooms	3	4	4
Total Bathrooms	3.00	4.00	3.00
Approx. SqFt.	2,700	2,490	3,708
Lot Dim or Acres	lot	1/4 - 1/2	100 x 140
Year Built	1989	1997	2001
Adjusted Price	\$390,000	\$450,000	\$635,000

CMA: Comparable Properties

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

	11-3412		
			
	1575 ST ANDREWS REDDING CA		
List Price	\$259,000		
Original List Price	\$328,000		
Sold Price			
Status	Pending		
Status Date	10/21/2011		
Days on Market	169		
Adjustment	+/-	+/-	+/-
Total Bedrooms	3		
Total Bathrooms	3.00		
Approx. SqFt.	2,500		
Lot Dim or Acres	80 x 120		
Year Built			
Adjusted Price	\$259,000		

CMA: Statistical Summary

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

Price Analysis

Summary of Closed Listings							
MLS #	Address	List Price	DOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
11-2358	1834 Gold Hills, Redding CA	\$229,900	51	07/13/2011	\$220,000	-	\$220,000
11-2342	1745 CROSBY LN, REDDING CA	\$289,900	211	12/20/2011	\$248,000	-	\$248,000
11-3684	2074 HOPE, REDDING CA	\$294,900	44	09/30/2011	\$295,000	-	\$295,000
10-4833	1587 SAINT ANDREWS DR, REDDING CA	\$309,000	163	03/17/2011	\$305,000	-	\$305,000
11-347	1539 Gold Hills Drive, Redding CA	\$389,999	81	04/14/2011	\$380,000	-	\$380,000
10-1850	6129 Turnberry Ct., Redding CA	\$399,900	334	03/11/2011	\$390,000	-	\$390,000
11-4232	6280 GOLD HILLS CT, REDDING CA	\$488,000	43	11/09/2011	\$450,000	-	\$450,000
11-2741	1563 Gold Hills Drive, Redding CA	\$679,500	48	08/03/2011	\$635,000	-	\$635,000

Summary of Pending Listings						
MLS #	Address	Orig. List Price	DOM	List Price	Total Adjustments	Adjusted Price
11-3412	1575 ST ANDREWS, REDDING CA	\$328,000	169	\$259,000	-	\$259,000

Summary of Active Listings						
MLS #	Address	Orig. List Price	DOM	List Price	Total Adjustments	Adjusted Price
11-4652	1448 ST ANDREWS DR, REDDING CA	\$389,900	69	\$379,000	-	\$379,000

Low, Average, Median, and High Comparisons				
	Closed	Pending	Active	Overall
Low	\$220,000	\$259,000	\$379,000	\$220,000
Average	\$365,375	\$259,000	\$379,000	\$356,100
Median	\$342,500	\$259,000	\$379,000	\$342,000
High	\$635,000	\$259,000	\$379,000	\$635,000

Overall Market Analysis (Unadjusted)										
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Sale/List Price	Avg. Approx. SqFt.	Avg. List \$/Approx. SqFt.	Avg. Sold \$/Approx. SqFt.	Avg. Dom
Closed	8	3,081,099	385,137	2,923,000	365,375	0.95	2,582	146.16	138.49	122
Pending	1	259,000	259,000	0	0	0.00	2,500	103.60	0.00	169
Active	1	379,000	379,000	0	0	0.00	2,534	149.57	0.00	69
Overall	10	3,719,099	371,910	2,923,000	365,375	0.95	2,569	142.25	138.49	121

Selection Criteria for Comparable Properties

Search Parameters: Property type Residential; Subdivision of 'GOLD HILLS'; Status of 'Active', 'Closed', 'Pending'; Sold Date between '1/11/2011' and '12/31/2011'; Under Contract Date between '1/11/2011' and '12/31/2011'.

CMA: Listing Price Recommendation

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

Listing Price Recommendation

Low	\$220,000
High	\$635,000
Recommended	\$365,375

CMA: Comparable #11-4652 (Map Number 1)

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

1448 ST ANDREWS DR REDDING, CA 96003		11-4652 Residential Active \$379,000			
 <p>Provided as a courtesy of JEANEAN GENDRON, Knowledge-Based Real Estate Services REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 jeanean@trillium-inc.com http://www.jrgendron.com DRE License #: 01299346</p>					
Cross Street:	Gold Hills	County:	Shasta	Latitude:	40.629811
Longitude:	-122.351808				
Type:	Single Family	Property:	Attached	Listing Type:	Exclusive Right to Sell
Scope of Service:	Full Service Listing	Area:	02 - NE Redding	Old Map:	17D4
New Map:	38/2E	Subdivision:	GOLD HILLS	Parcel Number:	073-230-015
Lot Dim or Acres:	81x145	Acres:		Acres Range:	1/4 - 1/2 Acres
Year Built:	1989	Yr Blt Description:	20-30 Years	Approx. SqFt.:	2,534
Total Bedrooms:	3	Total Bathrooms:	3	Total Full Baths:	3
Total Half Baths:	1	Rented:	No	Rented \$:	
Order:					
Elementary School:	Columbia	Middle School:	Mt. View	High School:	Foothill
Public Remarks: Beautiful Custom Home separate with in-law unit(approx.500 sq.ft.) with Murphy Bed & full bath or Home Office.Majestic mountain views & golf course views. Great room with high ceilings, wet bar & gas stove. Formal dining & kitchen nook. Huge walk in closet in master bedroom with office. Covered, enclosed patio w/sauna & room for exercise equipment. Golf cart garage looks attached but is removable Directions: I-5 to Oasis, rt to Gold Hills Dr, rt to St. Andrews. Go almost to the end of the cul-de-sac. Home is on the left. The back of the home is facing north.					
Dining: Formal; Breakfast Bar; Breakfast Room Style: Contemporary Lot Description: Level; Rolling Story: Two Lot Type: City Lot Roof: Comp Exterior: Brick; Stucco Pool: Pool Site View: Golf Course; Mountain Bath: Mstr Seprt Bath tub; # Shower Stalls: 1; #Shower over Tub: 2		Parking: Deck; # Attached Garage: 2; Oversized Garage Additional Rooms: Den/Study; In Law; Laundry Room; Storage Room Fireplace: Fireplace: Natural Gas; Free Standing: Yes; Gaslite; Living Room; Master Bedroom Floors: Tile; Wall to Wall Carpet Kitchen: Counter Tops: tile; Disposal; Downdraft; Range/Oven Misc. Amenities: 1st Floor Bathroom; High Ceiling; Alarm: Leased; Landscape: Front / Back; Laundry in Unit; Master Bedroom Suite; Outbuildings; Deck: Covered; Shop; Shop Size: in garage; Skylight; Smoke Detector; Sprinkler: Automatic; Garden Tub; Wet Bar; Window Covering; Walk-in Closet Recreation: Sauna Foundation: Raised Complex Info.: Alarm: Leased Bonds: HOA: No; No Known		Ownership: Seller Heat: Forced Air; Gas: Natural Electric: 220V; Public Cable: Area Cool: Central Waste: Public Water: Public Available Terms: All Cash to Seller; Cash; Cash to New Loan Possession: Arrange Road: Asphalt	
List Date:	11/04/2011	Days On Market:	69	List Price:	379,000
Original List Price:	389,900	Contingent:	N	Contingent Remarks:	None
LO: RE/MAX FIVE STAR - GROTTING; (530)224-7170; meg@grotting.com					

CMA: Comparable #11-2358

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

1834 Gold Hills Redding, CA 96003		11-2358 Residential Sold \$220,000	
 <p>Provided as a courtesy of JEANEAN GENDRON, Knowledge-Based Real Estate Services REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 jeanean@trillium-inc.com http://www.jrgendron.com DRE License #: 01299346</p>			
Cross Street:	St. Andrews	County:	Shasta
Longitude:		Latitude:	
Type:	Single Family	Property:	Detached
Scope of Service:	Full Service Listing	Area:	02 - NE Redding
New Map:	38/2D	Subdivision:	GOLD HILLS
Lot Dim or Acres:	86.67x111	Acres:	
Year Built:	1991	Yr Blt Description:	20-30 Years
Total Bedrooms:	3	Total Bathrooms:	2
Total Half Baths:	0	Rented:	No
Listing Type:		Old Map:	Exclusive Right to Sell
		Parcel Number:	073-200-012
		Acres Range:	Less 1/4 Acres
		Approx. SqFt.:	1,967
		Total Full Baths:	2
		Rented \$:	
Order:			
Elementary School:		Middle School:	
		High School:	
Public Remarks: Fresh interior paint and a large open floor plan with lots of natural light make this home a must see! Great location, tile floors, and a spacious master suite. Agents, please see private remarks			
Directions: Oasis to Gold Hills, home on right			
Dining: Formal; Dining Area Style: Contemporary Lot Description: Level; Rolling Story: One Lot Type: City Lot Roof: Comp Exterior: Stucco Pool: None View: Golf Course Bath: Mstr Dbl Sinks; Tile; Separate Bathtub; Stall; # Shower Stalls: 2		Parking: # Attached Garage: 3 Additional Rooms: Family Room Fireplace: Family Room; Fireplace: Electric Floors: Tile; Wall to Wall Carpet Kitchen: Built-in Oven: Double; Cook Top; Dishwasher Misc. Amenities: 1st Floor Bathroom; 1st Floor Bedroom; Landscape: Front; Laundry: Hook-ups; Master Bedroom Suite; Deck: Open; Smoke Detector Foundation: Raised Bonds: No Known Ownership: REO	
Heat: Forced Air Electric: Public Cable: Area Cool: Central Waste: Public Water: Public Available Terms: All Cash to Seller Possession: Close of Escrow Selling Terms: Conventional			
List Date:	05/24/2011	Days On Market:	51
Original List Price:	229,900	Sold Date:	07/13/2011
		List Price:	229,900
		Sold Price:	220,000
LO: THE REAL ESTATE GROUP; (530)222-5522; info@tregonline.com		SA: TERRI WILSON; (530)241-2409; terri@terrilwilson.com	
		SO: HOUSE OF REALTY; secretary@realestate-redding.com	

CMA: Comparable #11-2342 (Map Number 2)**prepared for 2011 YTD Comparative Market Analysis - Gold Hills**

1745 CROSBY LN REDDING, CA 96003

11-2342 Residential Sold **\$248,000**

Provided as a courtesy of
**JEANEAN GENDRON, Knowledge-Based
 Real Estate Services**
 REAL LIVING REAL ESTATE PROFESSIONALS
 1647 COURT STREET
 Redding, CA 96001
 Cell - (530) 276-7417
jeanean@trillium-inc.com
<http://www.jrgendron.com>
 DRE License #: 01299346



Cross Street: Carmel **County:** Shasta **Latitude:** 40.633964
Longitude: -122.348173

Type: Single Family	Property: Detached	Listing Type: Exclusive Right to Sell
Scope of Service: Full Service Listing	Area: 02 - NE Redding	Old Map: 17D3
New Map: 38E3	Subdivision: GOLD HILLS	Parcel Number: 073-250-018
Lot Dim or Acres: 97 X 132	Acres:	Acres Range: Less 1/4 Acres
Year Built: 1994	Yr Blt Description: 10-20 Years	Approx. SqFt.: 2,080
Total Bedrooms: 3	Total Bathrooms: 2	Total Full Baths: 0
Total Half Baths: 0	Rented: No	Rented \$:

Order:

Elementary School: **Middle School:** **High School:**

Public Remarks: Breathtaking fairway views! Single level home richly appointed, from carved mahogany doors to slate details throughout, including gas fireplace. Hardwood floors. Tile kitchen gazes out over water features and green fairway. 2 level deck adorned with Wisteria for indoor/outdoor living. Tile roof. Low maintenance yard. Must see video. Seller motivated!

Directions: I-5 N to Oasis, right (east) to Gold hills Drive. Follow road to Carmel on the left, then turn right on Crosby.

Dining: Formal; Breakfast Bar; Dining Area
Style: Contemporary; Mediterranean
Lot Description: Rolling
Story: One
Lot Type: City Lot
Roof: Tile; Concrete
Exterior: Stucco
Pool: None
View: Golf Course
Bath: Fiberglass; Tile; Jetted Tub

Parking: # Attached Garage: 2
Additional Rooms: Storage Room
Fireplace: Gaslite
Floors: Hardwood; Tile; Wall to Wall Carpet
Kitchen: Cook Top; Counter Tops: tile;
 Dishwasher; Fuel Source: Electric; Microwave:
 Built-in
Misc. Amenities: 1st Floor Bathroom; 1st Floor
 Bedroom; Master Bedroom Suite; Vaulted Ceiling;
 Deck: Covered; Skylight; High Speed Internet
Foundation: Raised
Bonds: HOA: No
Ownership: Seller
Heat: Gas: Natural

Electric: 220V; Public
Cable: Area
Cool: Central
Waste: Public
Water: Public
Available Terms: All Cash to Seller; Cash to
 New Loan
Possession: Close of Escrow
Selling Terms: Cash
Road: Asphalt



List Date: 05/24/2011 **Days On Market:** 211 **List Price:** 289,900
Original List Price: 319,000 **Sold Date:** 12/20/2011 **Sold Price:** 248,000

LO: THE ADDRESS REALTY; (530)244-7603

SA: ANN AUTORE-MUSILEK; (530)722-3401; amusilek@charter.net
SO: BANNER REAL ESTATE; (530)221-7777

CMA: Comparable #11-3684 (Map Number 3)

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

2074 HOPE REDDING, CA 96003		11-3684 Residential Sold \$295,000	
 <p><i>Provided as a courtesy of</i> JEANEAN GENDRON, Knowledge-Based Real Estate Services REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 jeanean@trillium-inc.com http://www.jrgendron.com DRE License #: 01299346</p>			
Cross Street:	Augusta Ct	County:	Shasta
Longitude:	-122.340507	Latitude:	40.635452
Type:	Single Family	Property:	Detached
Scope of Service:	Full Service Listing	Area:	02 - NE Redding
New Map:	38/3E	Subdivision:	GOLD HILLS
Lot Dim or Acres:	91x135	Acres:	0.28
Year Built:	1995	Yr Blt Description:	10-20 Years
Total Bedrooms:	3	Total Bathrooms:	2
Total Half Baths:	0	Rented:	No
Listing Type:	Exclusive Right to Sell		
Old Map:			
Parcel Number:	073-280-016		
Acres Range:	1/4 - 1/2 Acres		
Approx. SqFt.:	2,500		
Total Full Baths:	2		
Rented \$:			
Order:			
Elementary School:		High School:	
Middle School:			
Public Remarks: Beautiful home on the golf course with 3 bedrooms and a den, living and family rooms, formal dining, built-in appliances, covered patio and a pool. Bonus - 3 car garage! Agents please see private remarks			
Directions: Gold Hills Dr to left on Crosby, right on Hope			
Dining: Formal; Breakfast Room Style: Contemporary Lot Description: Level Story: One Lot Type: Other Roof: Comp Exterior: Stucco Pool: Inground View: Golf Course Bath: Separate Bathtub; # Shower Stalls: 1; #Shower over Tub: 1		Parking: # Attached Garage: 3 Additional Rooms: Den/Study; Family Room Fireplace: Fireplace: Other; Living Room Floors: Wood; Vinyl; Wall to Wall Carpet Kitchen: Built-in Oven: Single; Cook Top; Dishwasher; Microwave: Built-in; Refrigerator Misc. Amenities: 1st Floor Bathroom; 1st Floor Bedroom; Landscape: Front / Back; Laundry: Hook-ups; Master Bedroom Suite; Smoke Detector; Fenced: Full; Patio: Deck-Other Foundation: Raised Bonds: HOA: No; No Known Ownership: REO Heat: Forced Air	
Electric: Public Cable: Area Cool: Central Waste: Public Water: Water District; Wtr District Name: Bella Vista Available Terms: All Cash to Seller Possession: Close of Escrow Selling Terms: Conventional Road: Asphalt			
List Date:	08/18/2011	Days On Market:	44
Original List Price:	294,900	Sold Date:	09/30/2011
		List Price:	294,900
		Sold Price:	295,000
LO: THE REAL ESTATE GROUP; (530)222-5522; info@tregonline.com		SA: KEN GORDON; (530)209-8995; kenatquigleyre@aol.com	
		SO: QUIGLEY REAL ESTATE; (530)221-4040; fredquig@sbcglobal.net	

CMA: Comparable #10-4833 (Map Number 4)

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

1587 SAINT ANDREWS DR REDDING, CA 96003		10-4833 Residential Sold \$305,000	
 <p>Provided as a courtesy of JEANEAN GENDRON, Knowledge-Based Real Estate Services REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 jeanean@trillium-inc.com http://www.jrgendron.com DRE License #: 01299346</p>			
Cross Street:	Brassie	County:	Shasta
Longitude:	-122.353776	Latitude:	40.631385
Type:	Single Family	Property:	Detached
Scope of Service:	Full Service Listing	Area:	02 - NE Redding
New Map:	??	Subdivision:	GOLD HILLS
Lot Dim or Acres:	80x120	Acres:	
Year Built:	1994	Yr Blt Description:	10-20 Years
Total Bedrooms:	4	Total Bathrooms:	2.50
Total Half Baths:	1	Rented:	No
Listing Type:		Listing Type:	Exclusive Right to Sell
		Old Map:	17d3
		Parcel Number:	073-220-025
		Acres Range:	Less 1/4 Acres
		Approx. SqFt.:	2,575
		Total Full Baths:	2
		Rented \$:	
Order:			
Elementary School:		Middle School:	
		High School:	
Public Remarks: Sharp 2 story Gold Hills home with private inground gunite pool, views, deep 2 car garage, tile roof and much more. Owner has updated appliances, paint etc. Home features include formal dining plus nook, fireplace, whole house fan, large laundry room, skylights etc. A pleasure to show.			
Directions: I-5 North to Oasis. East on Oasis to Gold Hills Drive. Right on Saint Andrews. Home is on the corner of Brassie and Saint Andrews.			
Dining: Formal; Breakfast Room Style: Contemporary Lot Description: Level Story: Two Lot Type: City Lot Roof: Tile: Concrete Exterior: Stucco Pool: Gunite; Inground View: Golf Course; Mountain		Bath: Mstr Dbl Sinks; Mstr Garden; Separate Bathub; Stall; Mstr Seprt Bathub; # Shower Stalls: 1; Mstr Stall; #Shower over Tub: 1; Mstr Tile Parking: # Attached Garage: 2; Garage Opener: 1; Total Spaces: 2; Oversized Garage Additional Rooms: Family Room; Laundry Room Fireplace: Family Room; Gaslite Floors: Wood; Tile; Vinyl; Wall to Wall Carpet Kitchen: Built-in Oven: Convection; Counter Tops: tile; Disposal; Dishwasher; Downdraft; Fuel Source: Natural Gas; Microwave: Built-in; Island Misc. Amenities: 1st Floor Bathroom; High Ceiling; Landscape: Front / Back; Laundry: Dryer Included; Master Bedroom Suite; Pantry; Smoke Detector; Sprinkler: Automatic; Whole House Fan; Window Covering; Patio: Deck-Other Foundation: Raised Ownership: Seller; Seller/Short Sale	
Heat: Forced Air; Gas: Natural Electric: Public Cable: House Cool: Central Waste: Sewer Water: Public Available Terms: Cash; Cash to New Loan; Short Sale Possession: Close of Escrow Selling Terms: Cash			
List Date:	10/06/2010	Days On Market:	163
Original List Price:	345,900	Sold Date:	03/17/2011
Contingent:	N	Contingent Remarks:	None
List Price:		List Price:	309,000
		Sold Price:	305,000
LO: HOUSE OF REALTY; secretary@realestate-redding.com		SA: DEBBIE MORGAN; (530)242-4606; debbiem@shasta.com	
		SO: COLDWELL BANKER C&C - WESTSIDE; (530)247-0444; escrow@ccproperties.com	

CMA: Comparable #11-347 (Map Number 5)

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

1539 Gold Hills Drive Redding, CA 96003

11-347 Residential Sold **\$380,000**

Provided as a courtesy of

JEANEAN GENDRON, Knowledge-Based Real Estate Services

REAL LIVING REAL ESTATE PROFESSIONALS

1647 COURT STREET

Redding, CA 96001

Cell - (530) 276-7417

jeanean@trillium-inc.com

<http://www.jrgendron.com>

DRE License #: 01299346



Cross Street: Gold Hills Court **County:** Shasta **Latitude:** 40.632375
Longitude: -122.346155

Type: Single Family	Property: Detached	Listing Type: Exclusive Right to Sell
Scope of Service: Full Service Listing	Area: 02 - NE Redding	Old Map: 17D3
New Map: 38E2	Subdivision: GOLD HILLS	Parcel Number: 073-480-021
Lot Dim or Acres: Less than 1/4	Acres:	Acres Range: Less 1/4 Acres
Year Built: 2004	Yr Blt Description: 01-05 Years	Approx. SqFt.: 2,640
Total Bedrooms: 4	Total Bathrooms: 3	Total Full Baths: 3
Total Half Baths: 0	Rented: No	Rented \$:

Order:

Elementary School: **Middle School:** **High School:**

Public Remarks: cb127 Lots of light & windows help to make you feel as if you are living outdoors. Large gourmet kitchen with granite counters that is open to the living area for easy entertaining. Very large master bedroom with huge walk-in closet. Split floor plan with a guest room that features it's own bath. 2x6 construction, drought resistant landscaping view of the golf course and pond.

Directions: I-5 to Oasis, east on Oasis, right on Gold Hills Drive to almost the very end on right.

Dining: Breakfast Bar; Dining Area
Style: Mediterranean
Lot Description: Level; Privacy; Rolling
Story: One

Lot Type: City Lot; Pond

Roof: Comp

Exterior: Stucco

Pool: None

View: Golf Course; Greenbelt-Open Space;
 Water: Pond; Wooded

Bath: Tile

Parking: # Attached Garage: 3; Garage Opener: 2

Additional Rooms: Den/Study; Great Room;
 Laundry Room

Fireplace: Fireplace: Natural Gas

Floors: Laminate; Tile; Wall to Wall Carpet

Kitchen: Built-in Oven: Single; Cook Top; Counter
 Tops: Granite Slab; Disposal; Dishwasher; Fuel
 Source: Natural Gas; Microwave: Built-in

Misc. Amenities: Landscape: Front / Back;
 Laundry: Hook-ups; Master Bedroom Suite;
 Cathedral Ceilings; Pantry; Smoke Detector;
 Fenced: Partial; Split Bedroom Plan; Sprinkler:
 Automatic; Gated Entry; Gutters: Full; Patio:
 Covered

Foundation: Slab

Ownership: Seller: Owner

Heat: Forced Air; Gas: Natural

Electric: 220V; Public

Cable: Area

Cool: Central

Waste: Public

Water: Public

Available Terms: All Cash to Seller; Cash to
 New Loan

Possession: Close of Escrow

Selling Terms: Cash

List Date: 01/24/2011	Days On Market: 81	List Price: 389,999
Original List Price: 413,000	Sold Date: 04/14/2011	Sold Price: 380,000
Contingent: N	Contingent Remarks: None	

LO: COLDWELL BANKER C&C PROPERTIES; 221-7550;
info@ccproperties.com

SA: ARTHUR FALCONER; (530)722-3453; arthurfalconer@gmail.com
SO: WINDERMERE NORCAL PROPERTIES; (530)224-2270;
info@rdgre4u.com

CMA: Comparable #10-1850 (Map Number 6)

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

6129 Turnberry Ct. Redding, CA 96003		10-1850 Residential Sold \$390,000	
 <p><i>Provided as a courtesy of</i> JEANEAN GENDRON, Knowledge-Based Real Estate Services REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 jeanean@trillium-inc.com http://www.jrgendron.com DRE License #: 01299346</p>			
Cross Street:	St. Andrews	County:	Shasta
Longitude:	-122.353086	Latitude:	40.630649
Type:	Single Family	Property:	
Scope of Service:	Full Service Listing	Area:	02 - NE Redding
New Map:		Subdivision:	GOLD HILLS
Lot Dim or Acres:	lot	Acres:	
Year Built:	1989	Yr Blt Description:	10-20 Years
Total Bedrooms:	3	Total Bathrooms:	3
Total Half Baths:	1	Rented:	Yes
Listing Type:		Old Map:	Exclusive Agency 17D4
		Parcel Number:	073-230-009-000
		Acres Range:	1/4 - 1/2 Acres
		Approx. SqFt.:	2,700
		Total Full Baths:	2
		Rented \$:	
Order:			
Elementary School:		Middle School:	
		High School:	
<p>Public Remarks: cb1259 Call now to see this Beautiful Custom Tudor style home on the Golf Course at Gold Hills. Great back yard with meandering flower gardens and hand laid stone patios. Don't miss the Real Copper gutters that accent this home beautifully. Huge Kitchen with Granite Counter tops and 2 seperate Dining Areas. You will also love the Master Bedroom suite with Large bath and private patio.</p> <p>Directions: Oasis to Gold Hills to St. Andrews. Left on Turnberry</p>			
<p>How to Show: Call Listing Agent</p> <p>Dining: Formal; Breakfast Room; Eating Sp in Kitchen</p> <p>Style: Tudor</p> <p>Lot Description: Level</p> <p>Story: Two</p> <p>Lot Type: City Lot</p> <p>Roof: Comp</p> <p>Exterior: Stucco</p> <p>Pool: None</p> <p>View: Golf Course</p>		<p>Bath: Separate Bathtub; # Shower Stalls: 1; #Shower over Tub: 1</p> <p>Parking: # Attached Garage: 2</p> <p>Additional Rooms: Laundry Room</p> <p>Fireplace: Family Room; Fireplace: Electric</p> <p>Floors: Tile; Wall to Wall Carpet</p> <p>Kitchen: Counter Tops: Granite Slab; Dishwasher; Range/Oven</p> <p>Misc. Amenities: Master Bedroom Suite; Pantry; Smoke Detector; Sprinkler: Automatic; Patio: Deck-Other</p> <p>Reports: CCRS</p> <p>Foundation: Slab</p> <p>Ownership: Seller</p>	
<p>Heat: Forced Air; Gas: Natural</p> <p>Electric: Public</p> <p>Cable: House</p> <p>Cool: Central</p> <p>Waste: Sewer</p> <p>Water: Public</p> <p>Available Terms: All Cash to Seller; Lease Option; Owner Carry 1st; Owner Carry 2nd</p> <p>Possession: Arrange</p> <p>Selling Terms: Owner Carry 1st</p>			
List Date:	04/12/2010	Days On Market:	334
Original List Price:	424,900	Sold Date:	03/11/2011
		List Price:	399,900
		Sold Price:	390,000
<p>LO: COLDWELL BANKER C&C - WESTSIDE; (530)247-0444; escrow@ccproperties.com</p>		<p>SA: NON MEMBER</p> <p>SO: NON MEMBER</p>	

CMA: Comparable #11-4232 (Map Number 7)

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

6280 GOLD HILLS CT REDDING, CA 96003		11-4232 Residential Sold \$450,000	
 <p>Provided as a courtesy of JEANEAN GENDRON, Knowledge-Based Real Estate Services REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 jeanean@trillium-inc.com http://www.jrgendron.com DRE License #: 01299346</p>			
Cross Street:	GOLD HILLS DR.	County:	SHASTA
Longitude:	-122.346456	Latitude:	40.633166
Type:	Single Family	Property:	Detached
Scope of Service:	Full Service Listing	Area:	02 - NE Redding
New Map:	38E3	Subdivision:	GOLD HILLS
Lot Dim or Acres:	1/4 - 1/2	Acres:	
Year Built:	1997	Yr Blt Description:	10-20 Years
Total Bedrooms:	4	Total Bathrooms:	4
Total Half Baths:	1	Rented:	No
Listing Type:		Listing Type:	Exclusive Right to Sell
		Old Map:	
		Parcel Number:	073-380-010
		Acres Range:	1/4 - 1/2 Acres
		Approx. SqFt.:	2,490
		Total Full Baths:	3
		Rented \$:	
Order:			
Elementary School:		Middle School:	
		High School:	
<p>Public Remarks: Beautiful home in the Gold Hills Golf Club Community. City of Redding Utilities with a pool and room for all of your toys. This home features an open floor plan, attached 3 car garage and a detached RV garage. Fronting the golf course overlooking a green and yet still a private setting at your swimming pool. This custom built home is still occupied by the original owner.</p> <p>Directions: Interstate 5 to east on Oasis to Gold Hills Drive to Gold Hills Ct. Stay left at intersection of Gold Hills Drive and Gold Hills Court. Flag lot at the end of the cul de sac.</p>			
<p>Dining: Formal; Breakfast Bar; Eating Sp in Kitchen Style: Contemporary; Ranch; Traditional Lot Description: Level Story: One Lot Type: City Lot Roof: Comp Exterior: Stucco Pool: Gunite; Inground View: Open; Golf Course; Mountain Bath: Mstr Dbl Sinks; Tile; Mstr Garden; # Shower Stalls: 1; Mstr Stall; #Shower over Tub: 2; Mstr Tile</p>		<p>Parking: Boat; RV; # Attached Garage: 3; Oversized Garage; RV Garage Additional Rooms: Workshop; Den/Study; Family Room; In Law; Laundry Room Fireplace: Fireplace: Natural Gas Floors: Tile; Wall to Wall Carpet Kitchen: Built-in Oven: Double; Cook Top; Counter Tops: tile; Disposal; Dishwasher; Microwave: Built-in; Island Misc. Amenities: 1st Floor Bathroom; 1st Floor Bedroom; Landscape: Front / Back; Laundry; Hook-ups; Master Bedroom Suite; Outbuildings; Vaulted Ceiling; Partially Fenced; Dual Pane Windows; Smoke Detector; Fenced: Partial; Split Bedroom Plan; Garden Tub; Whole House Fan; Window Covering; Gutters: Partially; Walk-in Closet; Patio: Covered; High Speed Internet Foundation: Slab Bonds: HOA: No Ownership: Seller: Fort Heat: Forced Air; Gas: Natural</p>	
<p>Electric: Public Cable: Area Cool: Central Waste: Public; Sewer Water: Public Available Terms: All Cash to Seller; Cash; Cash to New Loan; FHA/VA Possession: Close of Escrow Selling Terms: Conventional Road: Asphalt</p>			
List Date:	09/28/2011	Days On Market:	43
Original List Price:	488,000	Sold Date:	11/09/2011
		List Price:	488,000
		Sold Price:	450,000
LO: VENTURE PROPERTIES; (530)229-1000; aaronpnelson@gmail.com		SA: ERIC LEWIS; (530)227-7722; Eric@OneRedding.com	
		SO: BANNER REAL ESTATE; (530)221-7777	

CMA: Comparable #11-2741 (Map Number 8)

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

1563 Gold Hills Drive Redding, CA 96003		11-2741 Residential Sold \$635,000			
 <p>Provided as a courtesy of JEANEAN GENDRON, Knowledge-Based Real Estate Services REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 jeanean@trillium-inc.com http://www.jrgendron.com DRE License #: 01299346</p>					
Cross Street:	Oasis Road	County:	Shasta	Latitude:	40.631806
Longitude:	-122.347080				
Type:	Single Family	Property:	Detached	Listing Type:	Exclusive Right to Sell
Scope of Service:	Full Service Listing	Area:	02 - NE Redding	Old Map:	
New Map:	38-3E	Subdivision:	GOLD HILLS	Parcel Number:	073-480-027
Lot Dim or Acres:	100 x 140	Acres:		Acres Range:	1/4 - 1/2 Acres
Year Built:	2001	Yr Blt Description:	01-05 Years	Approx. SqFt.:	3,708
Total Bedrooms:	4	Total Bathrooms:	3	Total Full Baths:	3
Total Half Baths:	0	Rented:	No	Rented \$:	
Order:					
Elementary School:	Columbia	Middle School:	Mountain View	High School:	Foothill
Public Remarks: Truly a gem / custom built by Northwest Homes, this home is privately situated above 15th green on Gold Hills Golf Course. Every attention to detail was incorporated into the floorplan & finish work. All hand troweled interior walls, custom hutch cabinetry inset and surrounded by maple shaker style cabinets crafted by Shasta Wood Products. Looking for something outstanding? See this one today! Directions: From I-5 exit east on Oasis Road. Turn right (south) on Gold Hills Drive. Continue past Gold Hills Court and the home is on the right.					
How to Show: Call Listing Agent Dining: Formal; Breakfast Bar; Dining Area; Eating Sp in Kitchen; Kit/Family Rm Combo Style: Contemporary; Other Lot Description: Level; Privacy Story: One Lot Type: City Lot Roof: Comp Exterior: Stucco Pool: Gunite; Inground View: Open; Golf Course Bath: Mstr Dbl Sinks; Tile; Mstr Garden; Mstr Jetted; Stall; Mstr Seprt Bathtub; # Shower Stalls: 1; Mstr Stall; #Shower over Tub: 1; Mstr Tile		Parking: # Attached Garage: 3; Garage Opener: 3; Oversized Garage Additional Rooms: Den/Study; Family Room; Great Room; Laundry Room Fireplace: Family Room; Fireplace: Natural Gas; Living Room Floors: Tile; Wall to Wall Carpet Kitchen: Convection Oven; Built-in Oven; Convection; Counter Tops: Granite Slab; Disposal; Dishwasher; Downdraft; Fuel Source: Natural Gas; Microwave: Built-in; Refrigerator; Island Misc. Amenities: 1st Floor Bathroom; 1st Floor Bedroom; High Ceiling; Alarm: Owned; Landscape: Front / Back; Laundry: Hook-ups; Master Bedroom Suite; Pantry; Vaulted Ceiling; Cathedral/Vaulted; Central Vac; Dual Pane Windows; Fenced: Full; Sprinkler: Automatic; Tube Lights; Window Covering; Gutters: Full; Walk-in Closet; Patio: Covered; High Speed Internet Reports: CCRS; Disclosure Recreation: Satellite Dish Foundation: Slab Bonds: HOA: No; Assume; Include Tax Ownership: Owner RE Licensee; Seller		Heat: Forced Air; Gas: Natural Electric: 220V; Public Cable: House Cool: Central Waste: Public; Sewer Water: Public Available Terms: All Cash to Seller; Cash; Cash to New Loan Possession: Arrange; Close of Escrow Selling Terms: Cash Road: Other	
List Date:	06/17/2011	Days On Market:	48	List Price:	679,500
Original List Price:	679,500	Sold Date:	08/03/2011	Sold Price:	635,000
LO: FRED BERGSTROM, BROKER; (530)242-8000		SA: SUSAN MOREHOUSE; (530)917-4619; suemorehouse@sbcglobal.net			
		SO: WINDERMERE NORCAL PROPERTIES; (530)224-2270; info@rdgre4u.com			

CMA: Comparable #11-3412 (Map Number 9)

prepared for 2011 YTD Comparative Market Analysis - Gold Hills

1575 ST ANDREWS REDDING, CA 96003

11-3412 Residential Pending \$259,000



Provided as a courtesy of

JEANEAN GENDRON, Knowledge-Based Real Estate Services

REAL LIVING REAL ESTATE PROFESSIONALS

1647 COURT STREET

Redding, CA 96001

Cell - (530) 276-7417

jeanean@trillium-inc.com

<http://www.jrgendron.com>

DRE License #: 01299346



Cross Street:	Brassie Way	County:	Shasta	Latitude:	40.631424
Longitude:	-122.353436				

Type:	Single Family	Property:	Detached	Listing Type:	Exclusive Right to Sell
Scope of Service:	Full Service Listing	Area:	02 - NE Redding	Old Map:	17D3
New Map:	38/3E	Subdivision:	GOLD HILLS	Parcel Number:	073-320-026
Lot Dim or Acres:	80 x 120	Acres:		Acres Range:	Less 1/4 Acres
Year Built:		Yr Blt Description:	20-30 Years	Approx. SqFt.:	2,500
Total Bedrooms:	3	Total Bathrooms:	3	Total Full Baths:	2
Total Half Baths:	1	Rented:	No	Rented \$:	

Order:

Elementary School:	Middle School:	High School:
---------------------------	-----------------------	---------------------

Public Remarks: Beautiful home overlooks the 16th Green at Gold Hills with an incredible view of Mt.Lassen. Spacious living room, an office/den, formal dining plus a breakfast nook and a laundry room. Lots of tile and hardwood floors. Mature landscaping front and rear.

Directions: I-5 northbound, Go right at Oasis exit, turn right onto Gold Hills Drive, then right at St Andrews, house is just past Brassie Way on left.

<p>Dining: Formal; Breakfast Room Style: Contemporary Lot Description: Level Story: Two Lot Type: City Lot Roof: Comp Exterior: Lap Siding Pool: None View: Golf Course; Mountain; Panoramic Bath: Tile; # Shower Stalls: 1; Mstr Stall; #Shower over Tub: 1</p>	<p>Parking: # Attached Garage: 3 Additional Rooms: Den/Study; Laundry Room Fireplace: Fireplace: Natural Gas; Living Room Floors: Hardwood; Tile; Wall to Wall Carpet Kitchen: Built-in Oven: Double; Cook Top; Counter Tops: tile; Dishwasher; Downdraft; Fuel Source: Natural Gas; Microwave: Built-in Misc. Amenities: 1st Floor Bathroom; 1st Floor Bedroom; Laundry: Hook-ups; Master Bedroom Suite; Dual Pane Windows; Smoke Detector; Fenced: Full; Patio: Deck-Other Reports: CCRS Foundation: Slab Bonds: HOA: No Ownership: Seller/Short Sale</p>	<p>Heat: Forced Air; Gas: Natural Electric: 220V; Public; 220V Location: Laundry Cable: Area Cool: Central Waste: Public; Sewer Water: Public Available Terms: All Cash to Seller; Cash; Cash to New Loan; Short Sale Possession: Close of Escrow Road: Asphalt</p>
--	---	---

List Date:	07/27/2011	Days On Market:	169	List Price:	259,000
Original List Price:	328,000	Contingent:	Short Sale	Contingent Remarks:	Lender Approval

LO: RE/MAX OF REDDING; (530)245-1955; al@redding-realestate.com	SA: RICHARD VITELLARO; (530)347-1566; richarddvt@msn.com
	SO: VINTAGE REALTY; (530)347-1566; vintagerealtycw@msn.com