

# Comparable Market Analysis

Friday, January 13, 2012

## For

Mary Lake 2011 YTD Market Report

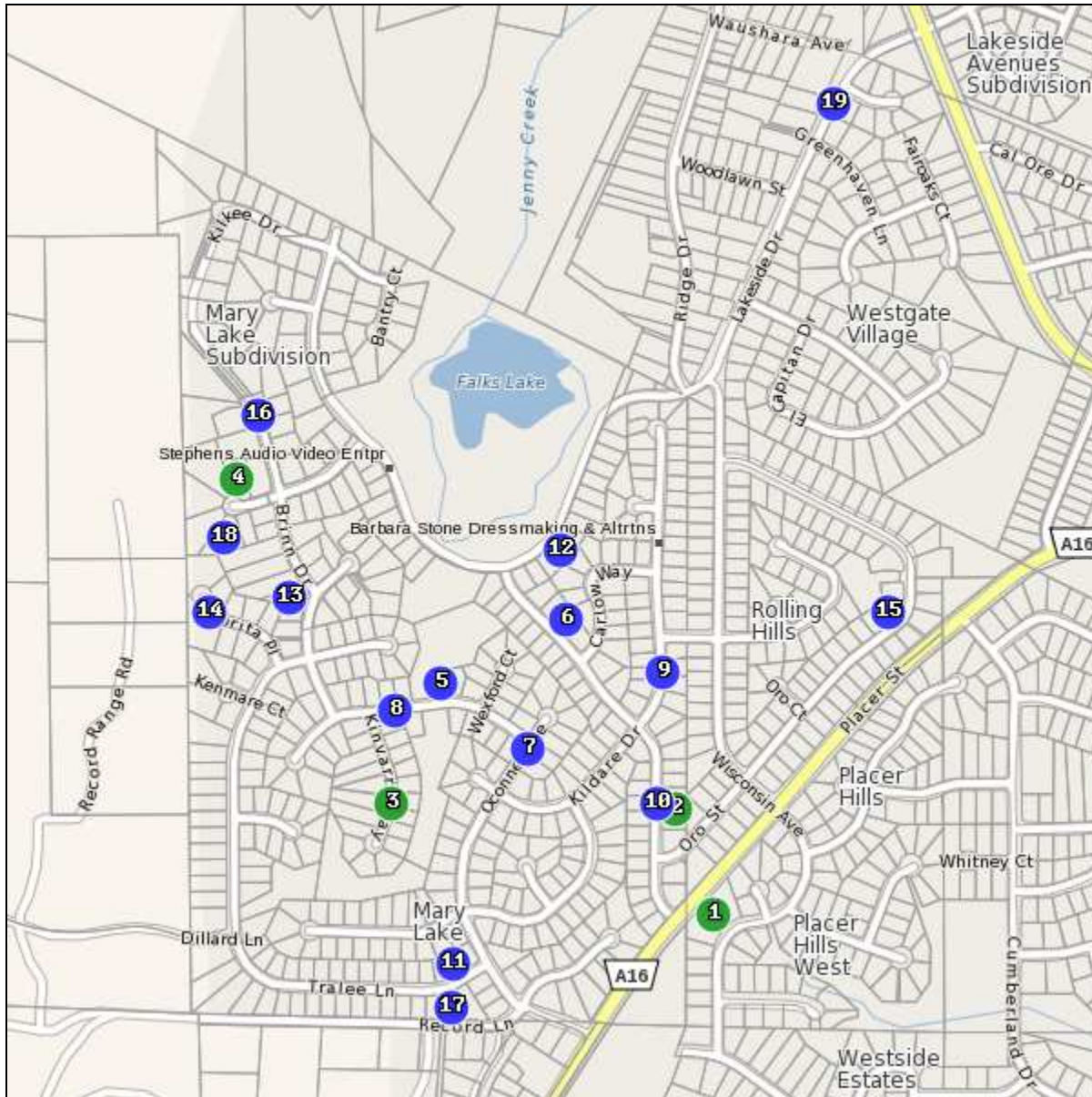
## By



**JEANEAN GENDRON,**  
**REAL LIVING REAL ESTATE PROFESSIONALS**  
1647 COURT STREET  
Redding, CA 96001  
530-276-7417  
[jeanean@trillium-inc.com](mailto: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	
<span style="color: green;">●</span> Active	<span style="color: blue;">●</span> Sold
<span style="color: yellow;">●</span> Pending	<span style="color: orange;">●</span> Withdrawn
<span style="color: purple;">●</span> Cancelled	<span style="color: red;">●</span> Expired

1. 2144 WISCONSIN , REDDING CA 96001 (11-5060)	2. 1939 MARY LAKE DR , REDDING CA 96001 (11-3010)
3. 1966 Kinvarra Way , Redding Ca 96001 (11-1462)	4. 4534 QUINTON , REDDING CA 96001 (11-3302)
5. 4470 MOYVANE DR , REDDING CA 96001 (11-2490)	6. 1763 Mary Lake , Redding CA 96001 (11-2439)
7. 1921 OCONNER AVE , REDDING CA 96001 (10-2675)	8. 4484 Moyvane , Redding CA 96001 (10-5387)
9. 1835 KILDARE DR , REDDING CA 96001 (10-4571)	10. 1939 MARY LAKE Drive , REDDING CA 96001 (10-3938)
11. 4991 TRALEE LN , REDDING CA 96001 (11-3032)	12. 1683 LAKESIDE DR , REDDING CA 96001 (11-2921)
13. 1710 GALWAY DR , REDDING CA 96001 (11-2332)	14. 4687 Corita Pl , Redding CA 96001 (10-4729)
15. 3930 ORO ST , REDDING CA 96001 (11-2784)	16. 1565 BRINN DR , REDDING CA 96001 (10-5352)

**17. 4988 Tralee Ln , Redding CA 96001  
(11-3806)**  
**19. 1342 LAKESIDE DR , REDDING CA 96001  
(11-2048)**

**18. 4561 Quinton Drive , Redding CA 96001  
(11-2287)**

## **Subject Property Description**

**Address**

**Total Bedrooms**

**Total Bathrooms**

**Approx. SqFt.**

**Lot Dim or Acres**

**Year Built**

## CMA: Comparable Properties

## prepared for Mary Lake 2011 YTD Market Report

	11-5060	11-3010	11-1462
			
	2144 WISCONSIN REDDING CA	1939 MARY LAKE DR REDDING CA	1966 Kinvarra Way Redding Ca
List Price	\$207,000	\$240,000	\$249,000
Original List Price	\$207,000	\$299,000	\$269,990
Sold Price			
Status	Active	Active	Active
Status Date	12/09/2011	07/06/2011	11/16/2011
Days on Market	38	194	286
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>
Total Bedrooms	3	3	4
Total Bathrooms	2.00	2.00	2.00
Approx. SqFt.	1,733	1,624	1,722
Lot Dim or Acres	1/4 ACRES	less than 1/4 ac	,3
Year Built	30	1985	
<b>Adjusted Price</b>	\$207,000	\$240,000	\$249,000

## CMA: Comparable Properties

prepared for Mary Lake 2011 YTD Market Report

	11-3302	11-2490	11-2439
			
	4534 QUINTON REDDING CA	4470 MOYVANE DR REDDING CA	1763 Mary Lake Redding CA
List Price	\$304,900	\$164,900	\$169,000
Original List Price	\$304,900	\$164,900	\$175,000
Sold Price		\$174,000	\$165,000
Status	Active	Sold	Sold
Status Date	08/17/2011	08/03/2011	08/17/2011
Days on Market	175	60	79
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>
Total Bedrooms	4	3	3
Total Bathrooms	2.00	2.00	2.00
Approx. SqFt.	1,929	1,475	1,458
Lot Dim or Acres	.39 Acre	>1/4	lot
Year Built	2001	1986	1986
<b>Adjusted Price</b>	\$304,900	\$174,000	\$165,000

**CMA: Comparable Properties**

**prepared for Mary Lake 2011 YTD Market Report**

	<b>10-2675</b>	<b>10-5387</b>	<b>10-4571</b>
			
	1921 OCONNER AVE REDDING CA	4484 Moyvane Redding CA	1835 KILDARE DR REDDING CA
List Price	\$169,900	\$171,400	\$179,000
Original List Price	\$219,900	\$171,400	\$229,000
Sold Price	\$167,000	\$171,400	\$165,000
Status	Sold	Sold	Sold
Status Date	02/03/2011	01/24/2011	02/10/2011
Days on Market	252	67	147
<b>Adjustment</b>		<b>+/-</b>	
Total Bedrooms	3	3	3
Total Bathrooms	2.00	2.00	2.00
Approx. SqFt.	1,528	1,578	1,528
Lot Dim or Acres	78x140	City Lot	.25
Year Built	1987	1989	1985
<b>Adjusted Price</b>	\$167,000	\$171,400	\$165,000

## CMA: Comparable Properties

## prepared for Mary Lake 2011 YTD Market Report

	10-3938	11-3032	11-2921
			
	1939 MARY LAKE Drive REDDING CA	4991 TRALEE LN REDDING CA	1683 LAKESIDE DR REDDING CA
List Price	\$189,900	\$200,000	\$205,000
Original List Price	\$248,900	\$200,000	\$205,000
Sold Price	\$170,000	\$195,000	\$191,000
Status	Sold	Sold	Sold
Status Date	02/10/2011	08/11/2011	12/22/2011
Days on Market	179	36	177
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>
Total Bedrooms	3	3	3
Total Bathrooms	2.00	2.00	3.00
Approx. SqFt.	1,624	1,627	1,691
Lot Dim or Acres	Less than 1/4 Ac	115 x 57	75X110
Year Built	1985	1992	1987
<b>Adjusted Price</b>	\$170,000	\$195,000	\$191,000

## CMA: Comparable Properties

## prepared for Mary Lake 2011 YTD Market Report

	11-2332	10-4729	11-2784
			
	1710 GALWAY DR REDDING CA	4687 Corita Pl Redding CA	3930 ORO ST REDDING CA
List Price	\$206,000	\$224,990	\$225,000
Original List Price	\$196,900	\$239,000	\$225,000
Sold Price	\$205,000	\$205,000	\$220,400
Status	Sold	Sold	Sold
Status Date	07/29/2011	02/03/2011	08/06/2011
Days on Market	68	130	47
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>
Total Bedrooms	3	3	3
Total Bathrooms	2.00	2.00	2.00
Approx. SqFt.	1,546	1,552	1,768
Lot Dim or Acres	.31	.67	80x110
Year Built	2002	2003	1974
<b>Adjusted Price</b>	\$205,000	\$205,000	\$220,400


## CMA: Comparable Properties

## prepared for Mary Lake 2011 YTD Market Report

	10-5352	11-3806	11-2287
			
	1565 BRINN DR REDDING CA	4988 Tralee Ln Redding CA	4561 Quinton Drive Redding CA
List Price	\$229,500	\$234,900	\$275,000
Original List Price	\$229,500	\$234,900	\$315,000
Sold Price	\$229,500	\$235,000	\$238,500
Status	Sold	Sold	Sold
Status Date	01/19/2011	10/17/2011	08/31/2011
Days on Market	62	49	106
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>
Total Bedrooms	3	4	4
Total Bathrooms	2.00	2.00	2.00
Approx. SqFt.	1,910	1,977	2,007
Lot Dim or Acres	acres	1/4 - 1/2 Acres	1/2-1 Acres
Year Built	2002	1992	
<b>Adjusted Price</b>	\$229,500	\$235,000	\$238,500

**CMA: Comparable Properties**

**prepared for Mary Lake 2011 YTD Market Report**

	<b>11-2048</b>		
			
	1342 LAKESIDE DR REDDING CA		
List Price	\$325,000		
Original List Price	\$339,900		
Sold Price	\$317,500		
Status	Sold		
Status Date	10/16/2011		
Days on Market	163		
<b>Adjustment</b>	<b>+/-</b>	<b>+/-</b>	<b>+/-</b>
Total Bedrooms	4		
Total Bathrooms	2.00		
Approx. SqFt.	2,345		
Lot Dim or Acres	.47		
Year Built	2004		
<b>Adjusted Price</b>	<b>\$317,500</b>		

CMA: Statistical Summary

prepared for Mary Lake 2011 YTD Market Report

## Price Analysis

Summary of Closed Listings							
MLS #	Address	List Price	DOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
11-2490	4470 MOYVANE DR, REDDING CA	\$164,900	60	08/01/2011	\$174,000	-	\$174,000
11-2439	1763 Mary Lake, Redding CA	\$169,000	79	08/16/2011	\$165,000	-	\$165,000
10-2675	1921 OCONNER AVE, REDDING CA	\$169,900	252	02/03/2011	\$167,000	-	\$167,000
10-5387	4484 Moyvane, Redding CA	\$171,400	67	01/24/2011	\$171,400	-	\$171,400
10-4571	1835 KILDARE DR, REDDING CA	\$179,000	147	02/10/2011	\$165,000	-	\$165,000
10-3938	1939 MARY LAKE Drive, REDDING CA	\$189,900	179	01/31/2011	\$170,000	-	\$170,000
11-3032	4991 TRALEE LN, REDDING CA	\$200,000	36	08/11/2011	\$195,000	-	\$195,000
11-2921	1683 LAKESIDE DR, REDDING CA	\$205,000	177	12/22/2011	\$191,000	-	\$191,000
11-2332	1710 GALWAY DR, REDDING CA	\$206,000	68	07/29/2011	\$205,000	-	\$205,000
10-4729	4687 Corita Pl, Redding CA	\$224,990	130	02/03/2011	\$205,000	-	\$205,000
11-2784	3930 ORO ST, REDDING CA	\$225,000	47	08/05/2011	\$220,400	-	\$220,400
10-5352	1565 BRINN DR, REDDING CA	\$229,500	62	01/17/2011	\$229,500	-	\$229,500
11-3806	4988 Tralee Ln, Redding CA	\$234,900	49	10/12/2011	\$235,000	-	\$235,000
11-2287	4561 Quinton Drive, Redding CA	\$275,000	106	08/31/2011	\$238,500	-	\$238,500
11-2048	1342 LAKESIDE DR, REDDING CA	\$325,000	163	10/14/2011	\$317,500	-	\$317,500

Summary of Active Listings							
MLS #	Address	Orig. List Price	DOM	List Price	Total Adjustments	Adjusted Price	
11-5060	2144 WISCONSIN, REDDING CA	\$207,000	38	\$207,000	-	\$207,000	
11-3010	1939 MARY LAKE DR, REDDING CA	\$299,000	194	\$240,000	-	\$240,000	
11-1462	1966 Kinvarra Way, Redding Ca	\$269,990	286	\$249,000	-	\$249,000	
11-3302	4534 QUINTON, REDDING CA	\$304,900	175	\$304,900	-	\$304,900	

Low, Average, Median, and High Comparisons			
	Closed	Active	Overall
<b>Low</b>	\$165,000	\$207,000	\$165,000
<b>Average</b>	\$203,287	\$250,225	\$213,168
<b>Median</b>	\$195,000	\$244,500	\$205,000
<b>High</b>	\$317,500	\$304,900	\$317,500

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	15	3,169,490	211,299	3,049,300	203,287	0.96	1,708	123.05	118.47	108
Active	4	1,000,900	250,225	0	0	0.00	1,752	142.47	0.00	173
<b>Overall</b>	<b>19</b>	<b>4,170,390</b>	<b>219,494</b>	<b>3,049,300</b>	<b>203,287</b>	<b>0.96</b>	<b>1,717</b>	<b>127.14</b>	<b>118.47</b>	<b>122</b>

## Selection Criteria for Comparable Properties

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

CMA: Listing Price Recommendation

prepared for Mary Lake 2011 YTD Market Report

## Listing Price Recommendation

<b>Low</b>	\$165,000
<b>High</b>	\$317,500
<b>Recommended</b>	<b>\$203,287</b>



**CMA: Comparable #11-5060 (Map Number 1)**

**prepared for Mary Lake 2011 YTD Market Report**

2144 WISCONSIN REDDING, CA 96001		11-5060 Residential Active <b>\$207,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	PLACER ST	<b>County:</b>	SHASTA
<b>Longitude:</b>	-122.428989	<b>Latitude:</b>	40.568271
<b>Type:</b>	Single Family	<b>Property:</b>	Attached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	01 - NW Redding
<b>New Map:</b>	313A	<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	1/4 ACRES	<b>Acres:</b>	0.25
<b>Year Built:</b>	30	<b>Yr Blt Description:</b>	30+
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>	Exclusive Right to Sell		
<b>Old Map:</b>	16D5		
<b>Parcel Number:</b>	104-770-052		
<b>Acres Range:</b>	1/4 - 1/2 Acres		
<b>Approx. SqFt.:</b>	1,733		
<b>Total Full Baths:</b>	2		
<b>Rented \$:</b>			
<b>Order:</b>			
<b>Elementary School:</b>	MANZANITA	<b>Middle School:</b>	
		<b>High School:</b>	SHASTA
<b>Public Remarks:</b> cb770 good square footage---has a pool great neighborhood			
<b>Directions:</b> WEST ON PLACER ROGHT ON WISCONSIN HOUSE ON THE RIGHT SIDE. SOLD AS IS			
<b>Dining:</b> Formal; Breakfast Bar; Eating Sp in Kitchen	<b>Parking:</b> RV; # Attached Garage: 2	<b>Heat:</b> Heat Pump	
<b>Style:</b> Ranch	<b>Additional Rooms:</b> Family Room	<b>Electric:</b> Public; 220V Location: LAUNDRY ROOM	
<b>Lot Description:</b> Level	<b>Fireplace:</b> Fireplace: Electric; Gaslite; Living Room	<b>Cable:</b> Area	
<b>Story:</b> One	<b>Floors:</b> Tile; Wall to Wall Carpet	<b>Cool:</b> Central	
<b>Lot Type:</b> City Lot	<b>Kitchen:</b> Built-in Oven: Convection; Cook Top	<b>Waste:</b> Public	
<b>Roof:</b> Comp	<b>Misc. Amenities:</b> 1st Floor Bedroom	<b>Water:</b> Public	
<b>Exterior:</b> Stucco	<b>Reports:</b> Home Warranty; Pool	<b>Available Terms:</b> All Cash to Seller	
<b>Pool:</b> Inground	<b>Foundation:</b> Slab	<b>Possession:</b> Close of Escrow	
<b>View:</b> None	<b>Bonds:</b> HOA: No	<b>Road:</b> Asphalt	
<b>Bath:</b> Mstr Stall	<b>Ownership:</b> Seller: SHANNON SULLIVAN		
<b>List Date:</b>	12/07/2011	<b>Days On Market:</b>	38
<b>Original List Price:</b>	207,000	<b>Contingent:</b>	N
		<b>List Price:</b>	207,000
		<b>Contingent Remarks:</b>	None
<b>LO:</b> COLDWELL BANKER C&C PROPERTIES; 221-7550; info@ccproperties.com			


**CMA: Comparable #11-3010 (Map Number 2)**

**prepared for Mary Lake 2011 YTD Market Report**

1939 MARY LAKE DR REDDING, CA 96001		<b>11-3010 Residential Active \$240,000</b>			
	<i>Provided as a courtesy of</i> <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b> REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a> <a href="http://www.jrgendron.com">http://www.jrgendron.com</a> DRE License #: 01299346				
<b>Cross Street:</b>	Placer	<b>County:</b>	Shasta	<b>Latitude:</b>	40.569721
<b>Longitude:</b>	-122.429689				
<b>Type:</b>	Single Family	<b>Property:</b>	Detached	<b>Listing Type:</b>	Exclusive Right to Sell
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	01 - NW Redding	<b>Old Map:</b>	16D5
<b>New Map:</b>	26B3	<b>Subdivision:</b>	MARY LAKE	<b>Parcel Number:</b>	204-370-003
<b>Lot Dim or Acres:</b>	less than 1/4 ac	<b>Acres:</b>		<b>Acres Range:</b>	Less 1/4 Acres
<b>Year Built:</b>	1985	<b>Yr Blt Description:</b>	20-30 Years	<b>Approx. SqFt.:</b>	1,624
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2	<b>Total Full Baths:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No	<b>Rented \$:</b>	
<b>Order:</b>					
<b>Elementary School:</b>		<b>Middle School:</b>		<b>High School:</b>	
<b>Public Remarks:</b> 2 Blocks to Mary Lake, this total remodel is one you have to see. Kitchen offers Soapstone Counters, all new cabinets and stainless appliances. Open style living with Large Breakfast Bar. Master opens up to inground pool. all new vinyl windows and sliders. New custom Lighting, new baths, all this in in Mary Lake. Dont wait to preview, go today <b>Directions:</b> Placer to Mary Lake Drive					
<b>Dining:</b> Breakfast Bar; Dining Area; Breakfast Room <b>Style:</b> Contemporary <b>Lot Description:</b> Level <b>Story:</b> One <b>Lot Type:</b> City Lot <b>Roof:</b> Comp <b>Exterior:</b> Wood <b>Pool:</b> Inground <b>View:</b> None	<b>Bath:</b> Mstr Dbl Sinks; Mstr Fiberglass; Mstr Shower Over; #Shower over Tub: 2 <b>Parking:</b> Boat; Oversized Parking; # Attached Garage: 2 <b>Additional Rooms:</b> None <b>Fireplace:</b> None <b>Floors:</b> Laminate; Tile; Wall to Wall Carpet <b>Kitchen:</b> Disposal; Dishwasher; Fuel Source: Natural Gas; Microwave: Built-in; Range/Oven <b>Misc. Amenities:</b> 1st Floor Bathroom; Laundry: Hook-ups; Laundry in Complex; Master Bedroom Suite; Dual Pane Windows; Smoke Detector; Sprinkler: Automatic; Patio: Covered <b>Foundation:</b> Slab <b>Ownership:</b> Seller: Out of Area		<b>Heat:</b> Forced Air; Gas: Natural <b>Electric:</b> 220V; 220V Location: Laundry <b>Cable:</b> Area; Cable Connected Y/N: N <b>Cool:</b> Central <b>Waste:</b> Sewer <b>Water:</b> Public <b>Available Terms:</b> All Cash to Seller; Cash; Cash to New Loan; FHA/VA <b>Possession:</b> Close of Escrow		
<b>List Date:</b>	07/04/2011	<b>Days On Market:</b>	194	<b>List Price:</b>	240,000
<b>Original List Price:</b>	299,000	<b>Contingent:</b>	N	<b>Contingent</b>	None
<b>Remarks:</b>					
<b>LO:</b> COLDWELL BANKER C&C PROPERTIES; 221-7550; <a href="mailto:info@ccproperties.com">info@ccproperties.com</a>					



**CMA: Comparable #11-1462 (Map Number 3)**

**prepared for Mary Lake 2011 YTD Market Report**

1966 Kinvarra Way Redding, Ca 96001		11-1462 Residential Active <b>\$249,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Moyvane	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.434754	<b>Latitude:</b>	40.569799
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>	16D5	<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	.3	<b>Acres:</b>	
<b>Year Built:</b>		<b>Yr Blt Description:</b>	06-10 Years
<b>Total Bedrooms:</b>	4	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>		<b>Old Map:</b>	Exclusive Right to Sell
		<b>Parcel Number:</b>	204-360-012
		<b>Acres Range:</b>	1/4 - 1/2 Acres
		<b>Approx. SqFt.:</b>	1,722
		<b>Total Full Baths:</b>	2
		<b>Rented \$:</b>	
<b>Order:</b>			
<b>Elementary School:</b>		<b>Middle School:</b>	
		<b>High School:</b>	
<p><b>Public Remarks:</b> Great opportunity!!!! Owner will rent back long term. NEWER CUSTOM HOME IN DESIREABLE MARY LAKE. LOCATED IN A QUIET CUL-DE-SAC ON OVER 1/4 ACRE LOT WITH LOADS OF PRIVACY. THIS SPACIOUS 4 BDRM/2BTH HAS VAULTED CEILINGS,TILE THROUGHOUT,PLANT SHELVES,JACUZZI TUB IN MASTER, AND OVERSIZE GARAGE. PRICED FAR BELOW 2004 SELLING PRICE.  <b>Directions:</b> WEST ON PLACER TO A LEFT ON O'CONNER TO LEFT ON MOYVANE AND RIGHT ON KINVARRA</p>			
<p><b>How to Show:</b> Call Listing Agent  <b>Dining:</b> Breakfast Bar; Dining Area  <b>Style:</b> Contemporary  <b>Lot Description:</b> Secluded  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Stucco  <b>Pool:</b> None  <b>View:</b> Mountain; Panoramic</p>		<p><b>Bath:</b> Mstr Dbl Sinks; Mstr Jetted; Mstr Shower Over; Mstr Tile  <b>Parking:</b> Oversized Garage  <b>Additional Rooms:</b> Laundry Room  <b>Fireplace:</b> Fireplace: Natural Gas; Gaslite; Living Room  <b>Floors:</b> Wall to Wall Carpet  <b>Kitchen:</b> Disposal; Dishwasher; Range/Oven  <b>Misc. Amenities:</b> Vaulted Ceiling; Fenced: Full  <b>Foundation:</b> Raised  <b>Bonds:</b> HOA: No  <b>Ownership:</b> Seller</p>	
<p><b>Heat:</b> Forced Air; Gas: Natural  <b>Electric:</b> Public  <b>Cable:</b> Cable Connected Y/N: Y  <b>Cool:</b> Central  <b>Waste:</b> Public  <b>Water:</b> Public  <b>Available Terms:</b> Cash to New Loan  <b>Possession:</b> Arrange  <b>Road:</b> Asphalt</p>			
<b>List Date:</b>	04/03/2011	<b>Days On Market:</b>	286
<b>Original List Price:</b>	269,990	<b>List Price:</b>	249,000
<p><b>LO:</b> REAL ESTATE SERVICES; (530)524-8883;  <a href="mailto:wayne4land@hotmail.com">wayne4land@hotmail.com</a></p>			

**CMA: Comparable #11-3302 (Map Number 4)**

**prepared for Mary Lake 2011 YTD Market Report**

4534 QUINTON REDDING, CA 96001	<b>11-3302 Residential Active \$304,900</b>
 Provided as a courtesy of <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b> REAL LIVING REAL ESTATE PROFESSIONALS 1647 COURT STREET Redding, CA 96001 Cell - (530) 276-7417 <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a> <a href="http://www.jrgendron.com">http://www.jrgendron.com</a> DRE License #: 01299346	

<b>Cross Street:</b> Lakeside	<b>County:</b> Shasta	<b>Latitude:</b> 40.574207
<b>Longitude:</b> -122.437541		

<b>Type:</b> Single Family	<b>Property:</b> Attached	<b>Listing Type:</b> Exclusive Right to Sell
<b>Scope of Service:</b> Full Service Listing	<b>Area:</b> 01 - NW Redding	<b>Old Map:</b> 16-D4
<b>New Map:</b> 31-A3	<b>Subdivision:</b> MARYLAKE	<b>Parcel Number:</b> 204-570-007
<b>Lot Dim or Acres:</b> .39 Acre	<b>Acres:</b> 0.39	<b>Acres Range:</b> 1/4 - 1/2 Acres
<b>Year Built:</b> 2001	<b>Yr Blt Description:</b> 06-10 Years	<b>Approx. SqFt.:</b> 1,929
<b>Total Bedrooms:</b> 4	<b>Total Bathrooms:</b> 2	<b>Total Full Baths:</b> 2
<b>Total Half Baths:</b> 0	<b>Rented:</b> No	<b>Rented \$:</b>

**Order:**

<b>Elementary School:</b> Manzanita	<b>Middle School:</b> Sequoia	<b>High School:</b> Shasta
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**Public Remarks:** cb175 Immaculate four bedroom two bath home on large cul de sac lot with beautiful kitchen, pantry, formal living room, family room, gas fireplace, inside laundry, 3 car garage, RV parking with hook ups and dump station, spa just off master suite on covered patio, many custom features including cabinets, crown moulding, lighting, tube lights etc. Incredible gardens & seasonal stream.  
**Directions:** Buenaventura to Lakeside. Follow around lake to left on Quinton Dr. Home is just before end on right.

<p><b>Dining:</b> Breakfast Bar; Dining Area  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level  <b>Story:</b> One  <b>Lot Type:</b> City Lot; Seasonal Creek  <b>Roof:</b> Comp  <b>Exterior:</b> Stucco  <b>Pool:</b> Pool Site; Spa  <b>View:</b> Filter; Water: Seasonal  <b>Bath:</b> Mstr Dbl Sinks; Mstr Fiberglass; Tile; # Shower Stalls: 1; Mstr Stall; #Shower over Tub: 1</p>	<p><b>Parking:</b> Boat; Off Street; Oversized Parking; RV; Garage Opener: 2; Oversized Garage  <b>Additional Rooms:</b> Family Room; Laundry Room  <b>Fireplace:</b> Family Room; Fireplace: Natural Gas; Gaslite  <b>Floors:</b> Tile; Vinyl; Wall to Wall Carpet  <b>Kitchen:</b> Counter Tops: Granite Slab; Disposal; Dishwasher; Fuel Source: Natural Gas; Microwave: Built-in; Range/Oven  <b>Misc. Amenities:</b> High Ceiling; Landscape: Front / Back; Laundry: Hook-ups; Master Bedroom Suite; Outbuildings; Pantry; Carbon Detector; Vaulted Ceiling; Dual Pane Windows; Smoke Detector; Fenced: Full; Fruit; Tube Lights; Window Covering; Gutters: None; Patio: Covered; High Speed Internet  <b>Reports:</b> CCRS  <b>Foundation:</b> Slab  <b>Bonds:</b> HOA: No  <b>Ownership:</b> Seller</p>	<p><b>Heat:</b> Forced Air; Gas: Natural  <b>Electric:</b> 220V; Public  <b>Cable:</b> Other  <b>Cool:</b> Central  <b>Waste:</b> Public  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash; Cash to New Loan  <b>Possession:</b> Arrange; Close of Escrow  <b>Road:</b> Asphalt</p>
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Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Master Bedroom	1		15' 10"	12' 6"			Bedroom 4	1		12' 8"	9' 10"		
Bedroom 2	1		11' 4"	11' 4"			Laundry Room	1		7' 4"	7' 2"		
Bedroom 3	1		11' 4"	10'									

<b>List Date:</b> 07/23/2011	<b>Days On Market:</b> 175	<b>List Price:</b> 304,900
<b>Original List Price:</b> 304,900		

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



**CMA: Comparable #11-2490 (Map Number 5)**

**prepared for Mary Lake 2011 YTD Market Report**

4470 MOYVANE DR REDDING, CA 96001		11-2490 Residential Sold <b>\$174,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	O connor	<b>County:</b>	shasta
<b>Longitude:</b>	-122.433904	<b>Latitude:</b>	40.571418
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>	16d5	<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	>1/4	<b>Acres:</b>	
<b>Year Built:</b>	1986	<b>Yr Blt Description:</b>	20-30 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>		<b>Old Map:</b>	Exclusive Right to Sell
		<b>Parcel Number:</b>	204-350-001
		<b>Acres Range:</b>	Less 1/4 Acres
		<b>Approx. SqFt.:</b>	1,475
		<b>Total Full Baths:</b>	2
		<b>Rented \$:</b>	
<b>Order:</b>			
<b>Elementary School:</b>		<b>Middle School:</b>	
		<b>High School:</b>	
<p><b>Public Remarks:</b> REO IN MOVE IN CONDITION. BEAUTIFUL BACK YARD. NEWER APPLIANCES. This house is in great condition located on greenbelt with lush private backyard split floor plan.  <b>Directions:</b> west on placer to oconner left on moyvane</p>			
<p><b>Dining:</b> Dining Area  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Wood Siding  <b>Pool:</b> None  <b>View:</b> Greenbelt-Open Space  <b>Bath:</b> Fiberglass; # Shower Stalls: 1</p>		<p><b>Parking:</b> # Attached Garage: 2  <b>Additional Rooms:</b> Laundry Room  <b>Fireplace:</b> None  <b>Floors:</b> Vinyl; Wall to Wall Carpet  <b>Kitchen:</b> Counter Tops: tile; Dishwasher; Microwave: Built-in; Range/Oven  <b>Misc. Amenities:</b> Landscape: Front / Back  <b>Foundation:</b> Slab  <b>Bonds:</b> HOA: No  <b>Ownership:</b> REO  <b>Heat:</b> Forced Air; Gas: Natural</p>	
<p><b>Electric:</b> Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Sewer  <b>Water:</b> Public  <b>Available Terms:</b> Cash to New Loan  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> New Loan  <b>Road:</b> Asphalt</p>			
<b>List Date:</b>	06/03/2011	<b>Days On Market:</b>	60
<b>Original List Price:</b>	164,900	<b>Sold Date:</b>	08/01/2011
		<b>List Price:</b>	164,900
		<b>Sold Price:</b>	174,000
<b>LO:</b> REDDING REALTY, INC; (530)243-5634; info@reddingrealty.com		<b>SA:</b> JARED CHAFFIN; (530)518-8275; jaredchaffin@hotmail.com	
		<b>SO:</b> Northstate Realty; (530)518-8275; jaredchaffin@hotmail.com	



**CMA: Comparable #11-2439 (Map Number 6)**

**prepared for Mary Lake 2011 YTD Market Report**

1763 Mary Lake Redding, CA 96001		11-2439 Residential Sold <b>\$165,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Lakeside	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.431625	<b>Latitude:</b>	40.572295
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>	31A3	<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	lot	<b>Acres:</b>	
<b>Year Built:</b>	1986	<b>Yr Blt Description:</b>	10-20 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>	Exclusive Right to Sell		
<b>Old Map:</b>			
<b>Parcel Number:</b>	204-340-052		
<b>Acres Range:</b>	1/4 - 1/2 Acres		
<b>Approx. SqFt.:</b>	1,458		
<b>Total Full Baths:</b>	2		
<b>Rented \$:</b>			
<b>Order:</b>			
<b>Elementary School:</b>		<b>High School:</b>	
<b>Middle School:</b>			
<b>Public Remarks:</b> Neat and clean in a great neighborhood. Newly painted exterior, large great room, inside laundry, short walk to Mary Lake, plumbed for wood stove.			
<b>Directions:</b> West on Eureka Way - South on Buenaventura Blvd. - right on Lakeside - left on Mary Lake.			
<b>Dining:</b> Dining Area <b>Style:</b> Ranch <b>Lot Description:</b> Level <b>Story:</b> One <b>Lot Type:</b> City Lot <b>Roof:</b> Comp <b>Exterior:</b> Wood Siding <b>Pool:</b> None <b>View:</b> None <b>Bath:</b> Mstr Shower Over		<b>Parking:</b> Off Street; # Attached Garage: 2 <b>Additional Rooms:</b> None <b>Fireplace:</b> None <b>Floors:</b> Vinyl; Wall to Wall Carpet <b>Kitchen:</b> Disposal; Dishwasher; Range/Oven <b>Misc. Amenities:</b> 1st Floor Bathroom; 1st Floor Bedroom; Landscape: Front / Back; Laundry: In Closet; Fenced: Full; Gutters: Full <b>Foundation:</b> Slab <b>Bonds:</b> HOA: No <b>Ownership:</b> Relative	
<b>Heat:</b> Forced Air; Gas: Natural <b>Electric:</b> 220V; Public <b>Cable:</b> House <b>Cool:</b> Central <b>Waste:</b> Sewer <b>Water:</b> Public <b>Available Terms:</b> All Cash to Seller <b>Possession:</b> Arrange <b>Road:</b> Asphalt			
<b>List Date:</b>	05/30/2011	<b>Days On Market:</b>	79
<b>Original List Price:</b>	175,000	<b>Sold Date:</b>	08/16/2011
		<b>List Price:</b>	169,000
		<b>Sold Price:</b>	165,000
<b>LO:</b> REDDING REALTY, INC; (530)243-5634; info@reddingrealty.com		<b>SA:</b> JIM LITTIER; (530)356-3979; realtorjim55@gmail.com	
		<b>SO:</b> JAMES ROBERT LITTIER, BROKER; (530)356-3979	

**CMA: Comparable #10-2675 (Map Number 7)**

**prepared for Mary Lake 2011 YTD Market Report**

1921 OCONNOR AVE REDDING, CA 96001		10-2675 Residential Sold <b>\$167,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Placer	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.432329	<b>Latitude:</b>	40.570537
<b>Type:</b>	Single Family	<b>Property:</b>	Exclusive Right to Sell
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>		<b>Subdivision:</b>	MARYLAKE
<b>Lot Dim or Acres:</b>	78x140	<b>Acres:</b>	0.26
<b>Year Built:</b>	1987	<b>Yr Blt Description:</b>	20-30 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Order:</b>			
<b>Elementary School:</b>		<b>High School:</b>	
<b>Middle School:</b>			
<p><b>Public Remarks:</b> Ready to move in!! This westside home has new carpet, new interior paint, and new fixtures. Living room has laminate flooring. Nice landscaping and deck off master suite.  <b>Directions:</b> Placer to OConnor, home on right</p>			
<p><b>Dining:</b> Dining Area  <b>Style:</b> Ranch  <b>Lot Description:</b> Level; Privacy  <b>Story:</b> Split  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Wood  <b>Pool:</b> Pool Site  <b>View:</b> Mountain  <b>Bath:</b> Fiberglass; Tile; #Shower over Tub: 2</p>		<p><b>Parking:</b> RV; # Attached Garage: 2  <b>Additional Rooms:</b> Laundry Room; Storage Room  <b>Fireplace:</b> None  <b>Floors:</b> Laminate; Vinyl; Wall to Wall Carpet  <b>Kitchen:</b> Dishwasher; Range/Oven  <b>Misc. Amenities:</b> 1st Floor Bathroom; 1st Floor Bedroom; Landscape: Back; Laundry: Hook-ups; Master Bedroom Suite; Deck: Covered; Shop; Patio: Deck-Other  <b>Foundation:</b> Raised  <b>Bonds:</b> No Known  <b>Ownership:</b> REO</p>	
<p><b>Heat:</b> Forced Air  <b>Electric:</b> Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Sewer  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> FHA</p>			
<b>List Date:</b>	05/28/2010	<b>Days On Market:</b>	252
<b>Original List Price:</b>	219,900	<b>Sold Date:</b>	02/03/2011
		<b>List Price:</b>	169,900
		<b>Sold Price:</b>	167,000
<p><b>LO:</b> THE REAL ESTATE GROUP; (530)222-5522; <a href="mailto:info@tregonline.com">info@tregonline.com</a></p>		<p><b>SA:</b> SARAH KOHLBECK; (530)222-3800; <a href="mailto:sarah@FlyWaterProperties.com">sarah@FlyWaterProperties.com</a>  <b>SO:</b> RE/MAX TOWN &amp; COUNTRY; (530)222-3800</p>	

**CMA: Comparable #10-5387 (Map Number 8)**

**prepared for Mary Lake 2011 YTD Market Report**

4484 Moyvane Redding, CA 96001		10-5387 Residential Sold <b>\$171,400</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	O'Connor	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.434709	<b>Latitude:</b>	40.571061
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>		<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	City Lot	<b>Acres:</b>	
<b>Year Built:</b>	1989	<b>Yr Blt Description:</b>	20-30 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>		<b>Old Map:</b>	Exclusive Right to Sell 16 D5
		<b>Parcel Number:</b>	204-350-021
		<b>Acres Range:</b>	Less 1/4 Acres
		<b>Approx. SqFt.:</b>	1,578
		<b>Total Full Baths:</b>	2
		<b>Rented \$:</b>	
<b>Order:</b>			
<b>Elementary School:</b>		<b>Middle School:</b>	
		<b>High School:</b>	
<p><b>Public Remarks:</b> Located on the Westside in the Mary Lake subdivision. This home features 3 bedrooms, 2 baths, and a 3 car garage. Home has had some recent upgrades including newer cabinets, granite counters, stainless appliances, and slate floors. Buyer to do any and all verifications and inspections they deem necessary.</p> <p><b>Directions:</b> Placer to O'Connor, left on Moyvane</p>			
<p><b>Dining:</b> Dining Area  <b>Style:</b> Ranch  <b>Lot Description:</b> Other  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Wood Siding  <b>Pool:</b> None  <b>View:</b> None</p>		<p><b>Bath:</b> Other  <b>Parking:</b> # Attached Garage: 3  <b>Additional Rooms:</b> Laundry Room  <b>Fireplace:</b> Wood Stove  <b>Floors:</b> Slate  <b>Kitchen:</b> Range/Oven  <b>Misc. Amenities:</b> Vaulted Ceiling; Smoke Detector  <b>Foundation:</b> Slab  <b>Ownership:</b> REO</p>	
<p><b>Heat:</b> Forced Air; Gas: Natural  <b>Electric:</b> Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Public  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash to New Loan  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> FHA</p>			
<b>List Date:</b>	11/19/2010	<b>Days On Market:</b>	67
<b>Original List Price:</b>	171,400	<b>Sold Date:</b>	01/24/2011
		<b>List Price:</b>	171,400
		<b>Sold Price:</b>	171,400
<p><b>LO:</b> VENTURE PROPERTIES; (530)229-1000; aaronpnelson@gmail.com</p>		<p><b>SA:</b> KAREN HENSON; (530)949-2270; HensonKR@aol.com  <b>SO:</b> COLDWELL BANKER C&amp;C PROPERTIES; 221-7550; info@ccproperties.com</p>	

**CMA: Comparable #10-4571 (Map Number 9)**

**prepared for Mary Lake 2011 YTD Market Report**

1835 KILDARE DR REDDING, CA 96001		10-4571 Residential Sold <b>\$165,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Travona	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.429910	<b>Latitude:</b>	40.571563
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>		<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	.25	<b>Acres:</b>	
<b>Year Built:</b>	1985	<b>Yr Blt Description:</b>	20-30 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>		<b>Old Map:</b>	Exclusive Right to Sell 16D4
		<b>Parcel Number:</b>	204-340-030
		<b>Acres Range:</b>	Less 1/4 Acres
		<b>Approx. SqFt.:</b>	1,528
		<b>Total Full Baths:</b>	2
		<b>Rented \$:</b>	
<b>Order:</b>			
<b>Elementary School:</b>	Manzanita	<b>Middle School:</b>	Sequoia
		<b>High School:</b>	SHASTA
<p><b>Public Remarks:</b> Nice Mary Lake home in good showing condition. Large kitchen huge master bedroom, wood floors in family room, tile in kitchen and dining area. Master bedroom on opposite side of guest bedrooms. Large front yard RV parking, cute back yard</p> <p><b>Directions:</b> Wisconson turn west on Trovona then left on Kildare</p>			
<p><b>Dining:</b> Dining Area  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Wood Siding  <b>Pool:</b> None  <b>View:</b> Panoramic  <b>Bath:</b> Other</p>	<p><b>Parking:</b> Boat; RV; # Attached Garage: 2  <b>Additional Rooms:</b> None  <b>Fireplace:</b> Living Room  <b>Floors:</b> Wood; Tile; Wall to Wall Carpet  <b>Kitchen:</b> Dishwasher; Range/Oven  <b>Misc. Amenities:</b> Cathedral/Vaulted; Sprinkler:                  Automatic  <b>Foundation:</b> Slab  <b>Bonds:</b> No Known  <b>Ownership:</b> Seller/Short Sale</p>	<p><b>Heat:</b> Forced Air  <b>Electric:</b> Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Sewer  <b>Water:</b> Public  <b>Available Terms:</b> Cash; Cash to New Loan; FHA/VA; Short Sale  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> Conventional; Short Sale</p>	
<b>List Date:</b>	09/17/2010	<b>Days On Market:</b>	147
<b>Original List Price:</b>	229,000	<b>Sold Date:</b>	02/10/2011
		<b>List Price:</b>	179,000
		<b>Sold Price:</b>	165,000
<p><b>LO:</b> REDDING REALTY, INC; (530)243-5634; info@reddingrealty.com</p>		<p><b>SA:</b> SUSAN MOREHOUSE; (530)917-4619; suemorehouse@sbcglobal.net  <b>CSA:</b> KORI CADORIN, Broker Associate; (530)276-3599; kori@soldbykori.com  <b>SO:</b> WINDERMERE NORCAL PROPERTIES; (530)224-2270; info@rdgre4u.com</p>	

**CMA: Comparable #10-3938 (Map Number 10)**

**prepared for Mary Lake 2011 YTD Market Report**

1939 MARY LAKE Drive REDDING, CA 96001

**10-3938 Residential Sold \$170,000**



*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](mailto:jeanean@trillium-inc.com)  
<http://www.jrgendron.com>  
 DRE License #: 01299346



<b>Cross Street:</b>	Placer	<b>County:</b>	Shasta	<b>Latitude:</b>	40.569796
<b>Longitude:</b>	-122.430014				

<b>Type:</b>	Single Family	<b>Property:</b>	Detached	<b>Listing Type:</b>	Exclusive Right to Sell
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	01 - NW Redding	<b>Old Map:</b>	16D5
<b>New Map:</b>		<b>Subdivision:</b>	MARY LAKE	<b>Parcel Number:</b>	204-370-003
<b>Lot Dim or Acres:</b>	Less than 1/4 Ac	<b>Acres:</b>		<b>Acres Range:</b>	Less 1/4 Acres
<b>Year Built:</b>	1985	<b>Yr Blt Description:</b>	20-30 Years	<b>Approx. SqFt.:</b>	1,624
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2	<b>Total Full Baths:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No	<b>Rented \$:</b>	

**Order:**

<b>Elementary School:</b>	<b>Middle School:</b>	<b>High School:</b>
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**Public Remarks:** Wonderful Mary Lake home that is ready for a new owner with new carpet and new interior paint. 1600+ sf, 3 bdms 2 baths, separate laundry room, attached two car garage and an inground pool too! Backyard is large enough for other activities as well. Very private with bushes and trees providing backyard privacy. Close to transportation and shopping. This one is perfect for everyone.  
**Directions:** From downtown, go west on Placer to Mary Lake Drive, turn right to 1939 about a block or two down on right.


<p><b>Dining:</b> Breakfast Bar; Dining Area  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Wood  <b>Pool:</b> Fiberglass; Inground  <b>View:</b> None  <b>Bath:</b> Fiberglass; Stall; # Shower Stalls: 1;                  #Shower over Tub: 1</p>	<p><b>Parking:</b> Guest; Off Street; On Street; # Attached Garage: 2  <b>Additional Rooms:</b> Laundry Room  <b>Fireplace:</b> Free Standing; Wood; Wood Stove  <b>Floors:</b> Vinyl; Wall to Wall Carpet  <b>Kitchen:</b> Range/Oven  <b>Misc. Amenities:</b> Laundry; Hook-ups; Fenced: Full; Patio: Deck-Other  <b>Reports:</b> Pest  <b>Foundation:</b> Slab  <b>Bonds:</b> No Known  <b>Ownership:</b> REO</p>	<p><b>Heat:</b> Forced Air  <b>Electric:</b> Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Sewer  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash; Cash to New Loan  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> Cash</p>
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<b>List Date:</b>	08/06/2010	<b>Days On Market:</b>	179	<b>List Price:</b>	189,900
<b>Original List Price:</b>	248,900	<b>Sold Date:</b>	01/31/2011	<b>Sold Price:</b>	170,000

<b>LO:</b> BANNER REAL ESTATE; (530)221-7777	<b>SA:</b> JAMES SCARBERRY; (530)221-9680; JimScarberry@gmail.com
	<b>SO:</b> COLDWELL BANKER C&C PROPERTIES; 221-7550; info@ccproperties.com



**CMA: Comparable #11-3032 (Map Number 11)**

**prepared for Mary Lake 2011 YTD Market Report**

4991 TRALEE LN REDDING, CA 96001		11-3032 Residential Sold <b>\$195,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	O'Conner	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.433644	<b>Latitude:</b>	40.567617
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>	31B3	<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	115 x 57	<b>Acres:</b>	
<b>Year Built:</b>	1992	<b>Yr Blt Description:</b>	10-20 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	Yes
<b>Listing Type:</b>		<b>Old Map:</b>	Exclusive Right to Sell
		<b>Parcel Number:</b>	204-460-058
		<b>Acres Range:</b>	Less 1/4 Acres
		<b>Approx. SqFt.:</b>	1,627
		<b>Total Full Baths:</b>	2
		<b>Rented \$:</b>	1,250
<b>Order:</b>			
<b>Elementary School:</b>	Manzanita	<b>Middle School:</b>	Sequoia
<b>High School:</b>		<b>High School:</b>	Shasta
<p><b>Public Remarks:</b> Prime location in Mary Lake. Pristine condition with newer carpet, in-door laundry, vaulted ceiling, laminate floors, bay window, lg. covered patio, shady backyard, RV parking. Open floor plan, but separate living &amp; family rooms. Side yard is fenced off from backyard. Finished garage w/ swamp cooler. Great family home; regular sale. More info: <a href="http://shastaboz.com/tralee">http://shastaboz.com/tralee</a></p> <p><b>Directions:</b> Placer to right on O'Conner, left on Tralee, 2nd house on right.</p>			
<p><b>Dining:</b> Formal  <b>Style:</b> Traditional  <b>Lot Description:</b> Level  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Brick; Wood Siding  <b>Pool:</b> Pool Site  <b>View:</b> None  <b>Bath:</b> Mstr Dbl Sinks; # Shower Stalls: 1; Mstr Stall; #Shower over Tub: 1</p>		<p><b>Parking:</b> RV; # Attached Garage: 2  <b>Additional Rooms:</b> Family Room; Laundry Room  <b>Fireplace:</b> None  <b>Floors:</b> Laminate; Wall to Wall Carpet  <b>Kitchen:</b> Dishwasher; Fuel Source: Natural Gas; Microwave: Built-in; Range/Oven  <b>Misc. Amenities:</b> Vaulted Ceiling; Walk-in Closet; Patio: Covered  <b>Foundation:</b> Slab  <b>Bonds:</b> HOA: No  <b>Ownership:</b> Seller  <b>Heat:</b> Forced Air; Gas: Natural</p>	
<p><b>Electric:</b> Public  <b>Cable:</b> House  <b>Cool:</b> Central  <b>Waste:</b> Public; Sewer  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash; Cash to New Loan; FHA/VA  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> Conventional  <b>Road:</b> Asphalt</p>			
<b>List Date:</b>	07/07/2011	<b>Days On Market:</b>	36
<b>Original List Price:</b>	200,000	<b>Sold Date:</b>	08/11/2011
		<b>List Price:</b>	200,000
		<b>Sold Price:</b>	195,000
<p><b>LO:</b> WINDERMERE NORCAL PROPERTIES; (530)224-2270; info@rdgre4u.com</p>		<p><b>SA:</b> KARYN HENSON; (530)605-5677; realestatekaryn@gmail.com  <b>CSA:</b> RANDY BYRD  <b>SO:</b> KELLER WILLIAMS REALTY- REDDING</p>	



**CMA: Comparable #11-2921 (Map Number 12)**

**prepared for Mary Lake 2011 YTD Market Report**

1683 LAKESIDE DR REDDING, CA 96001		<b>11-2921 Residential Sold \$191,000</b>	
	<p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>		
<b>Cross Street:</b> Mary Lake	<b>County:</b> Shasta	<b>Latitude:</b> 40.573233	<b>Longitude:</b> -122.431722
<b>Type:</b> Single Family	<b>Property:</b> Detached	<b>Listing Type:</b> Exclusive Right to Sell	<b>Scope of Service:</b> Full Service Listing
<b>New Map:</b> 31-3A	<b>Area:</b> 04 - SW Redding	<b>Old Map:</b> 16D/4	<b>Parcel Number:</b> 204-34-39
<b>Lot Dim or Acres:</b> 75X110	<b>Subdivision:</b> MARY LAKE	<b>Acres Range:</b> Less 1/4 Acres	<b>Acres:</b> 75X110
<b>Year Built:</b> 1987	<b>Yr Blt Description:</b> 20-30 Years	<b>Approx. SqFt.:</b> 1,691	<b>Total Bedrooms:</b> 3
<b>Total Bedrooms:</b> 3	<b>Total Bathrooms:</b> 3	<b>Total Full Baths:</b> 2	<b>Total Half Baths:</b> 1
<b>Total Half Baths:</b> 1	<b>Rented:</b> No	<b>Rented \$:</b>	
<b>Order:</b>			
<b>Elementary School:</b>		<b>Middle School:</b>	
		<b>High School:</b> Shasta	
<b>Public Remarks:</b> cb1119 Great opportunity to own one of the few homes in Mary Lake that has views of the lake, direct access to walking trails and your own inground pool. Home is very desirable with large rooms, spacious kitchen, separate laundry room and a fantastic, lush backyard with a lovely inground pool.			
<b>Directions:</b> West on Placer from Buenaventura to right on Mary Lake to right on Lakeside. Home is on the right.			
<p><b>Dining:</b> Dining Area; Eating Sp in Kitchen  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Wood  <b>Pool:</b> Gunite; Inground  <b>View:</b> Greenbelt-Open Space; Park; Water: Lake; Wooded  <b>Bath:</b> Mstr Dbl Sinks; Tile; Mstr Stall; #Shower over Tub: 1; Mstr Tile</p>	<p><b>Parking:</b> Boat; Oversized Parking; # Attached Garage: 2  <b>Additional Rooms:</b> Laundry Room  <b>Fireplace:</b> Wood Stove  <b>Floors:</b> Wood; Vinyl; Wall to Wall Carpet  <b>Kitchen:</b> Counter Tops: tile; Dishwasher; Refrigerator  <b>Misc. Amenities:</b> 1st Floor Bathroom; 1st Floor Bedroom; Landscape: Front / Back; Laundry: Hook-ups; Master Bedroom Suite; Smoke Detector; Fenced: Full  <b>Foundation:</b> Slab  <b>Bonds:</b> HOA: No  <b>Ownership:</b> Seller/Short Sale</p>	<p><b>Heat:</b> Gas; Natural  <b>Electric:</b> Public  <b>Cable:</b> House  <b>Cool:</b> Central  <b>Waste:</b> Sewer  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash; Cash to New Loan; FHA/VA; Short Sale  <b>Possession:</b> Close of Escrow  <b>Road:</b> Asphalt</p>	
<b>List Date:</b> 06/29/2011	<b>Days On Market:</b> 177	<b>List Price:</b> 205,000	<b>Sold Price:</b> 191,000
<b>Original List Price:</b> 205,000	<b>Sold Date:</b> 12/22/2011		
<b>LO:</b> COLDWELL BANKER C&C - WESTSIDE; (530)247-0444; escrow@ccproperties.com		<b>SA:</b> DON WILKINS, SRES; (530)227-9639; Donwilkins@shasta.com <b>SO:</b> COLDWELL BANKER C&C - WESTSIDE; (530)247-0444; escrow@ccproperties.com	

**CMA: Comparable #11-2332 (Map Number 13)**

**prepared for Mary Lake 2011 YTD Market Report**

1710 GALWAY DR REDDING, CA 96001		11-2332 Residential Sold <b>\$205,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Brinn	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.436585	<b>Latitude:</b>	40.572600
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>	31/3A	<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	.31	<b>Acres:</b>	0.31
<b>Year Built:</b>	2002	<b>Yr Blt Description:</b>	06-10 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>	Exclusive Right to Sell		
<b>Old Map:</b>			
<b>Parcel Number:</b>	204-560-030		
<b>Acres Range:</b>	1/4 - 1/2 Acres		
<b>Approx. SqFt.:</b>	1,546		
<b>Total Full Baths:</b>	2		
<b>Rented \$:</b>			
<b>Order:</b>			
<b>Elementary School:</b>		<b>High School:</b>	
<b>Middle School:</b>			
<b>Public Remarks:</b> Great location for this 3 bedroom 2 bath home on large lot with fresh interior paint (in process), clean carpets and all a variety of minor repairs made to make this home move in ready. Agents please see private remarks			
<b>Directions:</b> Lakeside to Brinn to Galway			
<b>Dining:</b> Dining Area <b>Style:</b> Ranch <b>Lot Description:</b> Level; Rolling <b>Story:</b> One <b>Lot Type:</b> City Lot <b>Roof:</b> Comp <b>Exterior:</b> Stucco <b>Pool:</b> None <b>View:</b> None <b>Bath:</b> Mstr Dbl Sinks; Tile; #Shower over Tub: 2		<b>Parking:</b> # Attached Garage: 3 <b>Additional Rooms:</b> Laundry Room <b>Fireplace:</b> Fireplace: Natural Gas; Living Room <b>Floors:</b> Tile; Vinyl; Wall to Wall Carpet <b>Kitchen:</b> Dishwasher; Fuel Source: Natural Gas; Microwave: Built-in; Range/Oven <b>Misc. Amenities:</b> 1st Floor Bathroom; 1st Floor Bedroom; Laundry: Hook-ups; Master Bedroom Suite; Partially Fenced; Smoke Detector; Patio: Covered <b>Foundation:</b> Slab <b>Bonds:</b> HOA: No; No Known <b>Ownership:</b> REO <b>Heat:</b> Forced Air	
<b>Electric:</b> Public <b>Cable:</b> Area <b>Cool:</b> Central <b>Water:</b> Public <b>Available Terms:</b> All Cash to Seller <b>Possession:</b> Close of Escrow <b>Selling Terms:</b> FHA <b>Road:</b> Asphalt			
<b>List Date:</b>	05/23/2011	<b>Days On Market:</b>	68
<b>Original List Price:</b>	196,900	<b>Sold Date:</b>	07/29/2011
		<b>List Price:</b>	206,000
		<b>Sold Price:</b>	205,000
<b>LO:</b> THE REAL ESTATE GROUP; (530)222-5522; info@tregonline.com		<b>SA:</b> DUSTIN FOSTER; (530)515-7186; dfoster@tregonline.com	
		<b>SO:</b> THE REAL ESTATE GROUP; (530)222-5522; info@tregonline.com	

**CMA: Comparable #10-4729 (Map Number 14)**

**prepared for Mary Lake 2011 YTD Market Report**

4687 Corita Pl Redding, CA 96001		10-4729 Residential Sold <b>\$205,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Tralee	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.438024	<b>Latitude:</b>	40.572403
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>		<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	.67	<b>Acres:</b>	
<b>Year Built:</b>	2003	<b>Yr Blt Description:</b>	06-10 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>		<b>Old Map:</b>	Exclusive Right to Sell 16D4
		<b>Parcel Number:</b>	204-540-009
		<b>Acres Range:</b>	1/2 - 1 Acres
		<b>Approx. SqFt.:</b>	1,552
		<b>Total Full Baths:</b>	2
		<b>Rented \$:</b>	
<b>Order:</b>			
<b>Elementary School:</b>		<b>Middle School:</b>	
		<b>High School:</b>	
<p><b>Public Remarks:</b> This Mary Lake home feels comfortable as soon as you walk in. Move-in ready with new carpet and fresh paint. Warm colors in the kitchen and gas fireplace in the living room. End of cul-de-sac location with greenbelt behind offering privacy and solitude. Three car garage and lots of room on side yard for RV parking behind gate.</p> <p><b>Directions:</b> West on Placer then Right on O'Connor, Left on Tralee and Left on Corita. House on the left at the end of cul-de-sac.</p>			
<p><b>Dining:</b> Breakfast Bar; Dining Area  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level; Rolling  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Stucco  <b>Pool:</b> Pool Site  <b>View:</b> Greenbelt-Open Space; Mountain</p>		<p><b>Bath:</b> Fiberglass; Tile; #Shower over Tub: 2  <b>Parking:</b> Oversized Parking; RV; # Attached Garage: 3  <b>Additional Rooms:</b> Laundry Room  <b>Fireplace:</b> Gaslite; Living Room  <b>Floors:</b> Tile; Wall to Wall Carpet  <b>Kitchen:</b> Disposal; Dishwasher; Microwave: Built-in; Range/Oven  <b>Misc. Amenities:</b> Landscape: Front / Back; Smoke Detector; Fenced: Full; Sprinkler: Automatic; Patio: Deck-Other  <b>Foundation:</b> Slab  <b>Ownership:</b> Seller</p>	
<p><b>Heat:</b> Forced Air; Gas: Natural  <b>Electric:</b> 220V; Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Sewer  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash; Cash to New Loan  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> Conventional</p>			
<b>List Date:</b>	09/27/2010	<b>Days On Market:</b>	130
<b>Original List Price:</b>	239,000	<b>Sold Date:</b>	02/03/2011
		<b>List Price:</b>	224,990
		<b>Sold Price:</b>	205,000
<p><b>LO:</b> DRYCREEK REAL ESTATE; (530)222-4122; brian@drycreekre.com    <b>SA:</b> KIRK TAINSH; (530)209-6600  <b>SO:</b> 24/7 REAL ESTATE; (530)247-0247</p>			



**CMA: Comparable #11-2784 (Map Number 15)**

**prepared for Mary Lake 2011 YTD Market Report**

3930 ORO ST REDDING, CA 96001		<b>11-2784 Residential Sold \$220,400</b>			
	<p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>				
<b>Cross Street:</b>	Wisconsin	<b>County:</b>	Shasta	<b>Latitude:</b>	40.572400
<b>Longitude:</b>	-122.425857				
<b>Type:</b>	Single Family	<b>Property:</b>	Detached	<b>Listing Type:</b>	Exclusive Right to Sell
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding	<b>Old Map:</b>	16E4
<b>New Map:</b>	31A3	<b>Subdivision:</b>	MARY LAKE	<b>Parcel Number:</b>	104-630-037
<b>Lot Dim or Acres:</b>	80x110	<b>Acres:</b>		<b>Acres Range:</b>	Less 1/4 Acres
<b>Year Built:</b>	1974	<b>Yr Blt Description:</b>	Renovation	<b>Approx. SqFt.:</b>	1,768
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2	<b>Total Full Baths:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No	<b>Rented \$:</b>	
<b>Order:</b>					
<b>Elementary School:</b>	Manzanita	<b>Middle School:</b>	Sequoia	<b>High School:</b>	Shasta
<p><b>Public Remarks:</b> Beautifully renovated and maintained Mary Lake home with RV parking, nearly new pool, park like backyard, separate family and living rooms, newer tile floors, new carpet, newer paint, large covered patio, two outdoor dining areas, inside laundry, whole house fan and more. Just a beautiful house ready for new owners. Does not back to Placer!</p> <p><b>Directions:</b> West on Placer, right on Wisconsin, right on Oro, house will be on left.</p>					
<p><b>Dining:</b> Dining Area  <b>Style:</b> Ranch  <b>Lot Description:</b> Level  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Stucco  <b>Pool:</b> Gunite; Inground  <b>View:</b> Wooded  <b>Bath:</b> Separate Bathtub; # Shower Stalls: 1;                  #Shower over Tub: 1</p>	<p><b>Parking:</b> RV; # Attached Garage: 2  <b>Additional Rooms:</b> Family Room; Laundry Room  <b>Fireplace:</b> Fireplace: Natural Gas; Insert: Yes  <b>Floors:</b> Tile; Wall to Wall Carpet  <b>Kitchen:</b> Counter Tops: Solid Surface;                  Dishwasher; Fuel Source: Natural Gas;                  Range/Oven  <b>Misc. Amenities:</b> Landscape: Front / Back;                  Laundry: Hook-ups; Master Bedroom Suite;                  Partially Fenced; Sprinkler: Automatic; Whole                  House Fan; Window Covering; Walk-in Closet;                  Patio: Multiple  <b>Foundation:</b> Raised  <b>Bonds:</b> HOA: No  <b>Ownership:</b> Seller  <b>Heat:</b> Forced Air</p>	<p><b>Electric:</b> Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Public  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash to                  New Loan  <b>Possession:</b> Arrange  <b>Selling Terms:</b> Conventional  <b>Road:</b> Asphalt</p>			
<b>List Date:</b>	06/20/2011	<b>Days On Market:</b>	47	<b>List Price:</b>	225,000
<b>Original List Price:</b>	225,000	<b>Sold Date:</b>	08/05/2011	<b>Sold Price:</b>	220,400
<b>LO:</b> COLDWELL BANKER C&C PROPERTIES; 221-7550; info@ccproperties.com			<b>SA:</b> MARK CATO; (530)246-1039; mcato3@gmail.com <b>SO:</b> MARK CATO, BROKER; (530)246-1039		

## CMA: Comparable #10-5352 (Map Number 16)

## prepared for Mary Lake 2011 YTD Market Report

1565 BRINN DR REDDING, CA 96001		10-5352 Residential Sold <b>\$229,500</b>	
 <p>Provided as a courtesy of  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>  REAL LIVING REAL ESTATE PROFESSIONALS  1647 COURT STREET  Redding, CA 96001  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Quinton	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.437140	<b>Latitude:</b>	40.575063
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	01 - NW Redding
<b>New Map:</b>		<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	acres	<b>Acres:</b>	0.32
<b>Year Built:</b>	2002	<b>Yr Blt Description:</b>	06-10 Years
<b>Total Bedrooms:</b>	3	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>		<b>Old Map:</b>	Exclusive Right to Sell
		<b>Parcel Number:</b>	unk
		<b>Acres Range:</b>	204-570-016
		<b>Approx. SqFt.:</b>	1/4 - 1/2 Acres
		<b>Total Full Baths:</b>	1,910
		<b>Rented \$:</b>	2
<b>Order:</b>			
<b>Elementary School:</b>		<b>Middle School:</b>	
		<b>High School:</b>	
<b>Public Remarks:</b> HUD Home opportunity! Newer three bedroom, two bathroom home in Mary Lake subdivision. Features open floor plan, bonus room or office, three car attached garage. Kitchen offers granite counter tops, microwave, cook top and built in oven. Prepare to be impressed. Buyer's purchasing home as primary residence-you are a priority! HUD will credit buyer up to 3% towards buyers closing costs.			
<b>Directions:</b> Lakeside to Quinton to Brinn			
<b>How to Show:</b> Call Listing Agent <b>Dining:</b> Breakfast Bar; Kit/Family Rm Combo <b>Style:</b> Contemporary <b>Lot Description:</b> Level <b>Story:</b> One <b>Lot Type:</b> City Lot <b>Roof:</b> Comp <b>Exterior:</b> Stucco <b>Pool:</b> None <b>View:</b> None		<b>Bath:</b> Tile; Granite; # Shower Stalls: 1; #Shower over Tub: 1 <b>Parking:</b> Off Street; # Attached Garage: 3 <b>Additional Rooms:</b> Den/Study; Great Room; Laundry Room <b>Fireplace:</b> Fireplace: Natural Gas; Living Room <b>Floors:</b> Tile; Wall to Wall Carpet <b>Kitchen:</b> Built-in Oven: Convection; Cook Top; Counter Tops: Granite Slab; Disposal; Microwave: Built-in <b>Misc. Amenities:</b> Hookup; Laundry: Hook-ups; Vaulted Ceiling; Dual Pane Windows; Smoke Detector; Fenced: Full; Gutters: None; Walk-in Closet <b>Reports:</b> Disclosure <b>Recreation:</b> Walking Trail <b>Foundation:</b> Slab	
<b>Ownership:</b> REO <b>Heat:</b> Forced Air <b>Electric:</b> Public <b>Cable:</b> Other <b>Cool:</b> Central <b>Waste:</b> Sewer <b>Water:</b> Public <b>Available Terms:</b> Cash; Cash to New Loan; FHA/VA <b>Possession:</b> Close of Escrow <b>Selling Terms:</b> Cash			
<b>List Date:</b>	11/17/2010	<b>Days On Market:</b>	62
<b>Original List Price:</b>	229,500	<b>Sold Date:</b>	01/17/2011
		<b>List Price:</b>	229,500
		<b>Sold Price:</b>	229,500
<b>LO:</b> WALLER REAL ESTATE; (530)223-0600		<b>SA:</b> TAMMY WALLER-AVILES; (530)896-0700; tammy@chicotammy.com	
		<b>SO:</b> WALLER REAL ESTATE; (530)223-0600	

**CMA: Comparable #11-3806 (Map Number 17)**

**prepared for Mary Lake 2011 YTD Market Report**

4988 Tralee Ln Redding, CA 96001		11-3806 Residential Sold <b>\$235,000</b>			
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>					
<b>Cross Street:</b>	O'Conner Ave.	<b>County:</b>	Shasta	<b>Latitude:</b>	40.567022
<b>Longitude:</b>	-122.433684				
<b>Type:</b>	Single Family	<b>Property:</b>	Attached	<b>Listing Type:</b>	Exclusive Right to Sell
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding	<b>Old Map:</b>	
<b>New Map:</b>	31/3A	<b>Subdivision:</b>	MARY LAKE	<b>Parcel Number:</b>	204-460-075
<b>Lot Dim or Acres:</b>	1/4 - 1/2 Acres	<b>Acres:</b>		<b>Acres Range:</b>	1/4 - 1/2 Acres
<b>Year Built:</b>	1992	<b>Yr Blt Description:</b>	10-20 Years	<b>Approx. SqFt.:</b>	1,977
<b>Total Bedrooms:</b>	4	<b>Total Bathrooms:</b>	2	<b>Total Full Baths:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No	<b>Rented \$:</b>	
<b>Order:</b>					
<b>Elementary School:</b>		<b>Middle School:</b>		<b>High School:</b>	
<p><b>Public Remarks:</b> MARY LAKE SUBDIVISION! This home offers four bedrooms, two bathrooms, a wet bar, in ground pool. Close to shopping. Nice West Side Location. Buyer to verify lot size, square footage etc...Sold As-Is. Financing incentives available through GMAC Mortgage for borrowers purchasing this property, if they choose to use GMAC lender.</p> <p><b>Directions:</b> West on Placer to O'conner. Take O'conner to Tralee Ln. (second street) and turn left. House is on the left.</p>					
<p><b>Dining:</b> Breakfast Bar; Dining Area; Eating Sp in Kitchen  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Stucco  <b>Pool:</b> Inground  <b>View:</b> None  <b>Bath:</b> Mstr Dbl Sinks; Tile</p>		<p><b>Parking:</b> # Attached Garage: 2  <b>Additional Rooms:</b> Den/Study; Family Room; Laundry Room  <b>Fireplace:</b> Family Room; Gaslite  <b>Floors:</b> Laminate; Wall to Wall Carpet  <b>Kitchen:</b> Range/Oven  <b>Misc. Amenities:</b> Laundry; Hook-ups; Vaulted Ceiling; Fenced: Partial; Wet Bar  <b>Reports:</b> CCRS  <b>Foundation:</b> Slab  <b>Bonds:</b> HOA: No  <b>Ownership:</b> REO</p>		<p><b>Heat:</b> Forced Air; Gas: Natural  <b>Electric:</b> Public  <b>Cable:</b> Cable Connected Y/N: N  <b>Cool:</b> Central  <b>Waste:</b> Waste  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Submit  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> FHA  <b>Road:</b> Asphalt</p>	
<b>List Date:</b>	08/25/2011	<b>Days On Market:</b>	49	<b>List Price:</b>	234,900
<b>Original List Price:</b>	234,900	<b>Sold Date:</b>	10/12/2011	<b>Sold Price:</b>	235,000
<b>LO:</b> THE REAL ESTATE GROUP; (530)222-5522; info@tregonline.com			<b>SA:</b> DEBBIE MORGAN; (530)242-4606; debbiem@shasta.com <b>SO:</b> COLDWELL BANKER C&C - WESTSIDE; (530)247-0444; escrow@ccproperties.com		

**CMA: Comparable #11-2287 (Map Number 18)**

**prepared for Mary Lake 2011 YTD Market Report**

4561 Quinton Drive Redding, CA 96001		11-2287 Residential Sold <b>\$238,500</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Lakeside Drive	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.437760	<b>Latitude:</b>	40.573403
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	04 - SW Redding
<b>New Map:</b>	31/4A	<b>Subdivision:</b>	MARY LAKE
<b>Lot Dim or Acres:</b>	1/2-1 Acres	<b>Acres:</b>	
<b>Year Built:</b>		<b>Yr Blt Description:</b>	10-20 Years
<b>Total Bedrooms:</b>	4	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>		<b>Old Map:</b>	Exclusive Right to Sell
		<b>Parcel Number:</b>	204-570-003
		<b>Acres Range:</b>	1/2 - 1 Acres
		<b>Approx. SqFt.:</b>	2,007
		<b>Total Full Baths:</b>	2
		<b>Rented \$:</b>	
<b>Order:</b>			
<b>Elementary School:</b>		<b>Middle School:</b>	
		<b>High School:</b>	
<p><b>Public Remarks:</b> BEAUTIFUL 4 BEDROOM MARY LAKE HOME! VAULTED CEILINGS IN THE ENTRYWAY, LIVING ROOM AND FORMAL DINING. CROWN MOLDING THROUGHOUT, 18" TILE, DECORATIVE BACK SPLASH IN KITCHEN &amp; BATHROOMS, LARGE KITCHEN WITH PLENTY OF STORAGE, PENINSULA W/ OVERHEAD GLASS FACED CABINETRY, SOAKING TUB &amp; WALK-IN SHOWER IN MASTER. OVER 1/2 AN ACRE ON A CUL DE SAC AND ACCESS TO WALKING TRAILS &amp; BACKS TO BLM LAND FOR PRIVACY.  <b>Directions:</b> Buena Ventura to Lakeside and follow around lake, and a left on Quinton.</p>			
<p><b>Dining:</b> Formal; Breakfast Bar; Dining Area; Kit/Family Rm Combo  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level; Steep  <b>Story:</b> One  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Stucco  <b>Pool:</b> Pool Site  <b>View:</b> Greenbelt-Open Space  <b>Bath:</b> Tile; Garden; # Shower Stalls: 1; # Shower over Tub: 1</p>		<p><b>Parking:</b> # Attached Garage: 2  <b>Additional Rooms:</b> Family Room; Laundry Room  <b>Fireplace:</b> Family Room; Gaslite  <b>Floors:</b> Tile; Wall to Wall Carpet  <b>Kitchen:</b> Counter Tops: tile; Dishwasher; Microwave: Built-in; Range/Oven; Refrigerator  <b>Misc. Amenities:</b> Landscape: Front / Back; Pantry; Smoke Detector; Sprinkler: Automatic; Patio: Covered  <b>Reports:</b> CCRS  <b>Foundation:</b> Slab  <b>Bonds:</b> HOA: No  <b>Ownership:</b> Seller</p>	
<p><b>Heat:</b> Forced Air; Gas: Natural  <b>Electric:</b> 220V; Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Public  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash; Cash to New Loan  <b>Possession:</b> Close of Escrow  <b>Road:</b> Asphalt</p>			
<b>List Date:</b>	05/18/2011	<b>Days On Market:</b>	106
<b>Original List Price:</b>	315,000	<b>Sold Date:</b>	08/31/2011
		<b>List Price:</b>	275,000
		<b>Sold Price:</b>	238,500
<p><b>LO:</b> REALTY EXECUTIVES; (530)410-6011; cory@NorthStateTeam.com</p>		<p><b>SA:</b> Patte Jelavich; (530)222-4581; patte@jelavich.com  <b>SO:</b> NEXT GENERATION REAL ESTATE SERVICES; (530)222-4227; contactus@myreddingrealestate.com</p>	

**CMA: Comparable #11-2048 (Map Number 19)**

**prepared for Mary Lake 2011 YTD Market Report**

1342 LAKESIDE DR REDDING, CA 96001		11-2048 Residential Sold <b>\$317,500</b>	
 <p><i>Provided as a courtesy of</i>  <b>JEANEAN GENDRON, Knowledge-Based Real Estate Services</b>                  REAL LIVING REAL ESTATE PROFESSIONALS                  1647 COURT STREET                  Redding, CA 96001                  Cell - (530) 276-7417  <a href="mailto:jeanean@trillium-inc.com">jeanean@trillium-inc.com</a>  <a href="http://www.jrgendron.com">http://www.jrgendron.com</a>                  DRE License #: 01299346</p>			
<b>Cross Street:</b>	Buenaventura	<b>County:</b>	Shasta
<b>Longitude:</b>	-122.426821	<b>Latitude:</b>	40.579303
<b>Type:</b>	Single Family	<b>Property:</b>	Detached
<b>Scope of Service:</b>	Full Service Listing	<b>Area:</b>	01 - NW Redding
<b>New Map:</b>	31/4A	<b>Subdivision:</b>	MARYLAKE
<b>Lot Dim or Acres:</b>	.47	<b>Acres:</b>	0.47
<b>Year Built:</b>	2004	<b>Yr Blt Description:</b>	06-10 Years
<b>Total Bedrooms:</b>	4	<b>Total Bathrooms:</b>	2
<b>Total Half Baths:</b>	0	<b>Rented:</b>	No
<b>Listing Type:</b>	Exclusive Right to Sell		
<b>Old Map:</b>	16D4		
<b>Parcel Number:</b>	104-570-055		
<b>Acres Range:</b>	1/4 - 1/2 Acres		
<b>Approx. SqFt.:</b>	2,345		
<b>Total Full Baths:</b>	2		
<b>Rented \$:</b>			
<b>Order:</b>			
<b>Elementary School:</b>	Manzanita	<b>Middle School:</b>	Sequoia
<b>High School:</b>	Shasta		
<p><b>Public Remarks:</b> Immaculate home situated on parklike lot. Split floorplan with four bedrooms downstairs and large bonus room over garage perfect for media room, kids' retreat, art studio, etc. Island kitchen, great room with vaulted ceilings and fireplace. Covered patio looks out on meticulously landscaped backyard w/ great RV parking.</p> <p><b>Directions:</b> Buenaventura to west on Lakeside. Driveway on right.</p>			
<p><b>Dining:</b> Dining Area  <b>Style:</b> Contemporary  <b>Lot Description:</b> Level; Rolling  <b>Story:</b> Two  <b>Lot Type:</b> City Lot  <b>Roof:</b> Comp  <b>Exterior:</b> Stucco  <b>Pool:</b> Pool Site  <b>View:</b> Open  <b>Bath:</b> Mstr Garden</p>		<p><b>Parking:</b> RV; # Attached Garage: 2; Oversized Garage  <b>Additional Rooms:</b> Laundry Room; Rec Room  <b>Fireplace:</b> Fireplace: Natural Gas  <b>Floors:</b> Tile; Wall to Wall Carpet  <b>Kitchen:</b> Counter Tops: tile; Disposal; Dishwasher  <b>Misc. Amenities:</b> Master Bedroom Suite; Vaulted Ceiling; Fenced; Full; Walk-in Closet  <b>Foundation:</b> Slab  <b>Bonds:</b> HOA: No  <b>Ownership:</b> Seller  <b>Heat:</b> Forced Air</p>	
<p><b>Electric:</b> 220V; Public  <b>Cable:</b> Area  <b>Cool:</b> Central  <b>Waste:</b> Public; Sewer  <b>Water:</b> Public  <b>Available Terms:</b> All Cash to Seller; Cash; Cash to New Loan  <b>Possession:</b> Close of Escrow  <b>Selling Terms:</b> FHA  <b>Road:</b> Asphalt</p>			
<b>List Date:</b>	05/05/2011	<b>Days On Market:</b>	163
<b>Original List Price:</b>	339,900	<b>Sold Date:</b>	10/14/2011
<b>List Price:</b>	325,000		<b>Sold Price:</b>
		317,500	
<b>LO:</b> RE/MAX TOWN & COUNTRY; (530)222-3800		<b>SA:</b> CRAIG CAROL; (530)604-8600; CarolStorer@ccproperties.com	
		<b>SO:</b> COLDWELL BANKER C&C PROPERTIES; 221-7550; info@ccproperties.com	