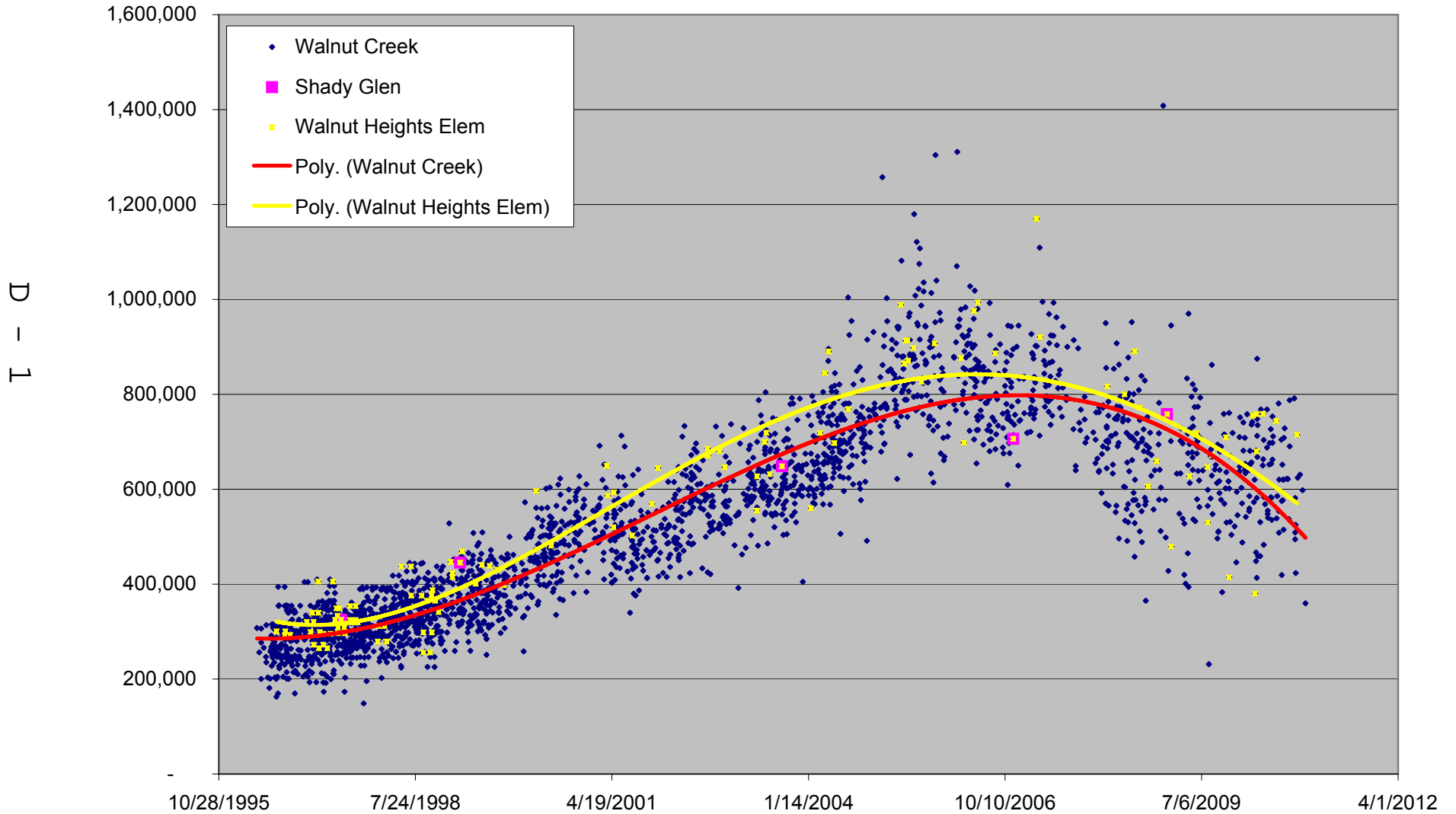


Section D

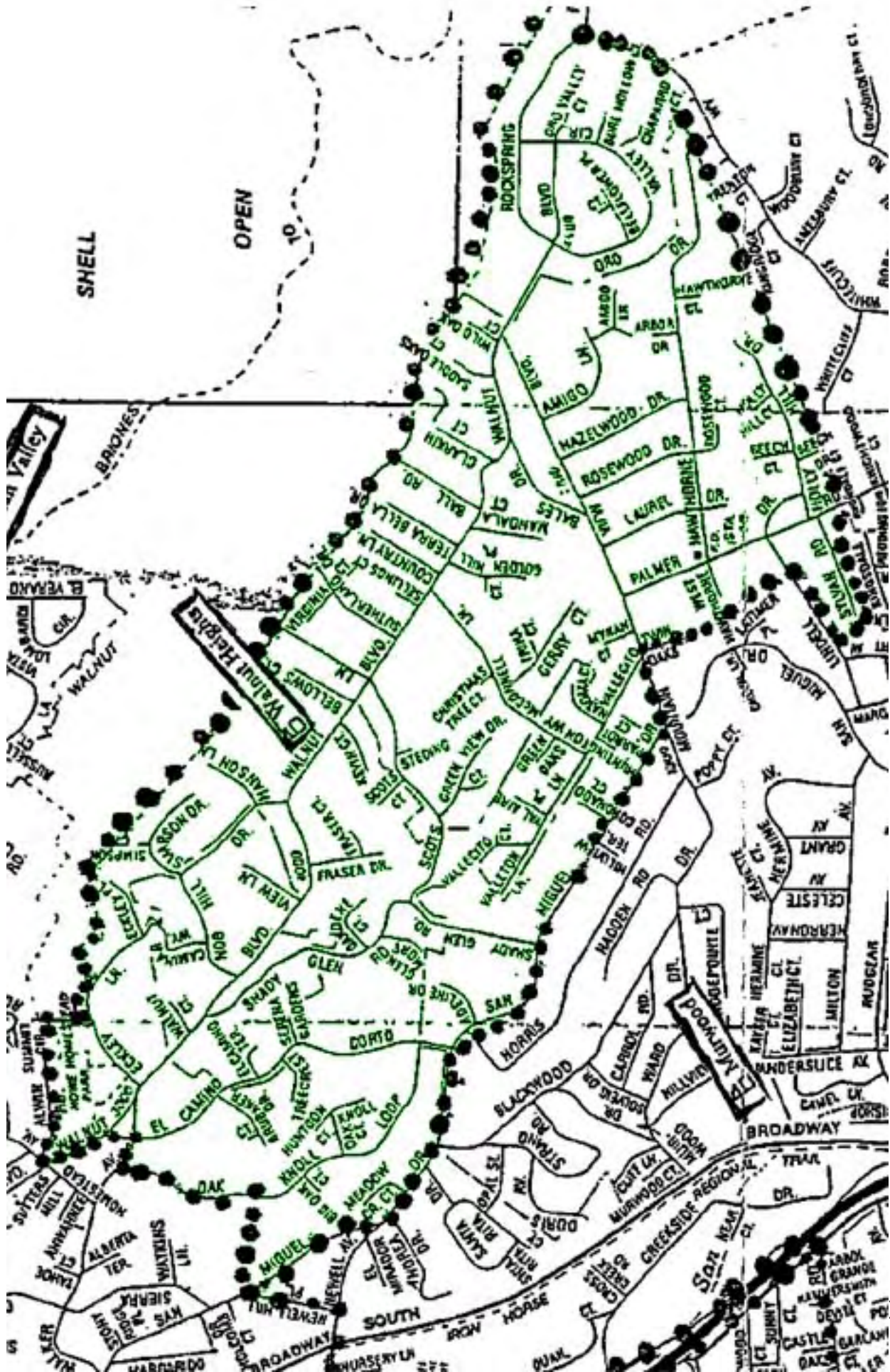
Valuation Analysis

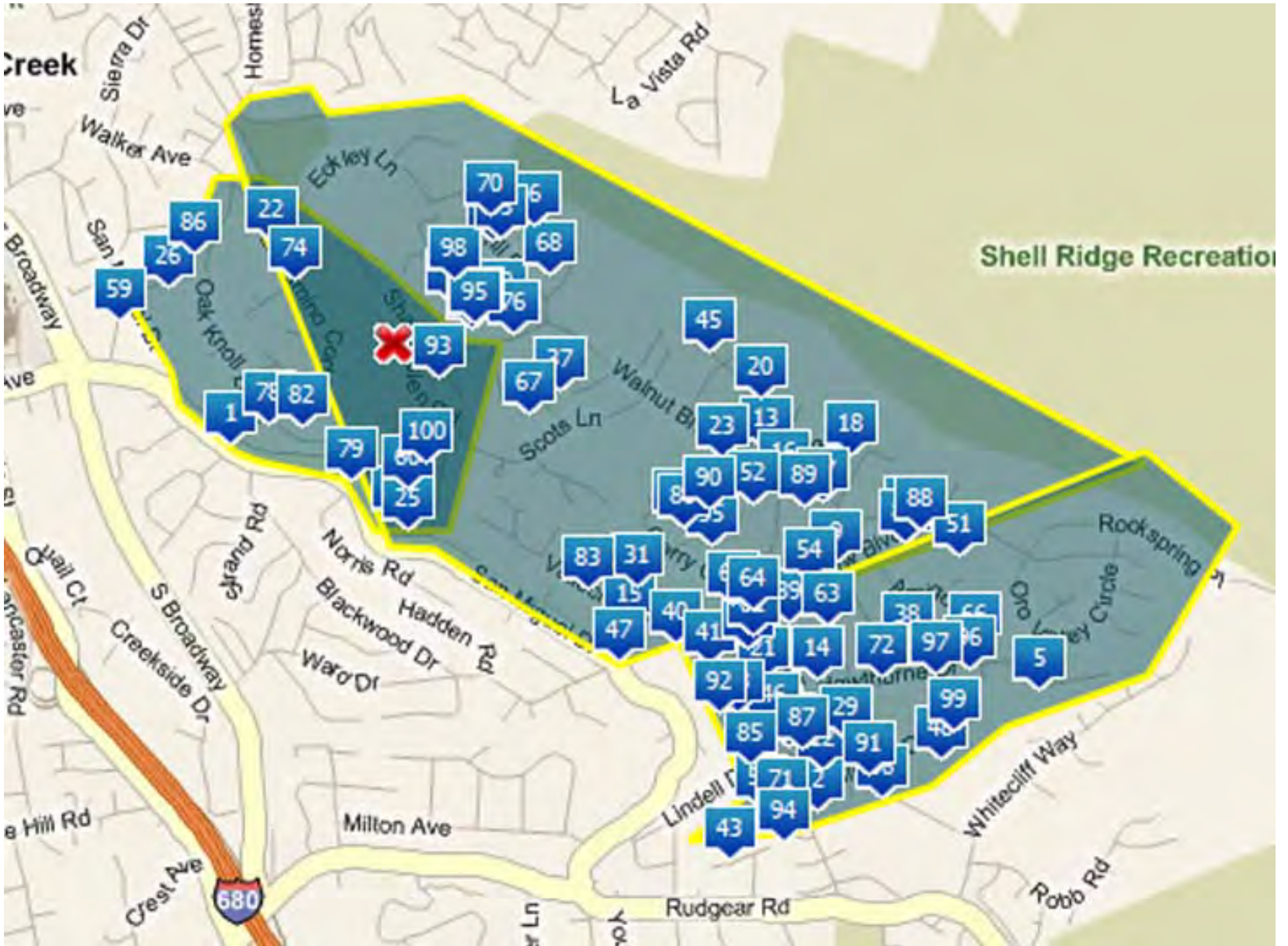
Walnut Creek MLS Home Sales

1,600 - 2,000 sf adj. to 1,800 sf @ \$150/sf

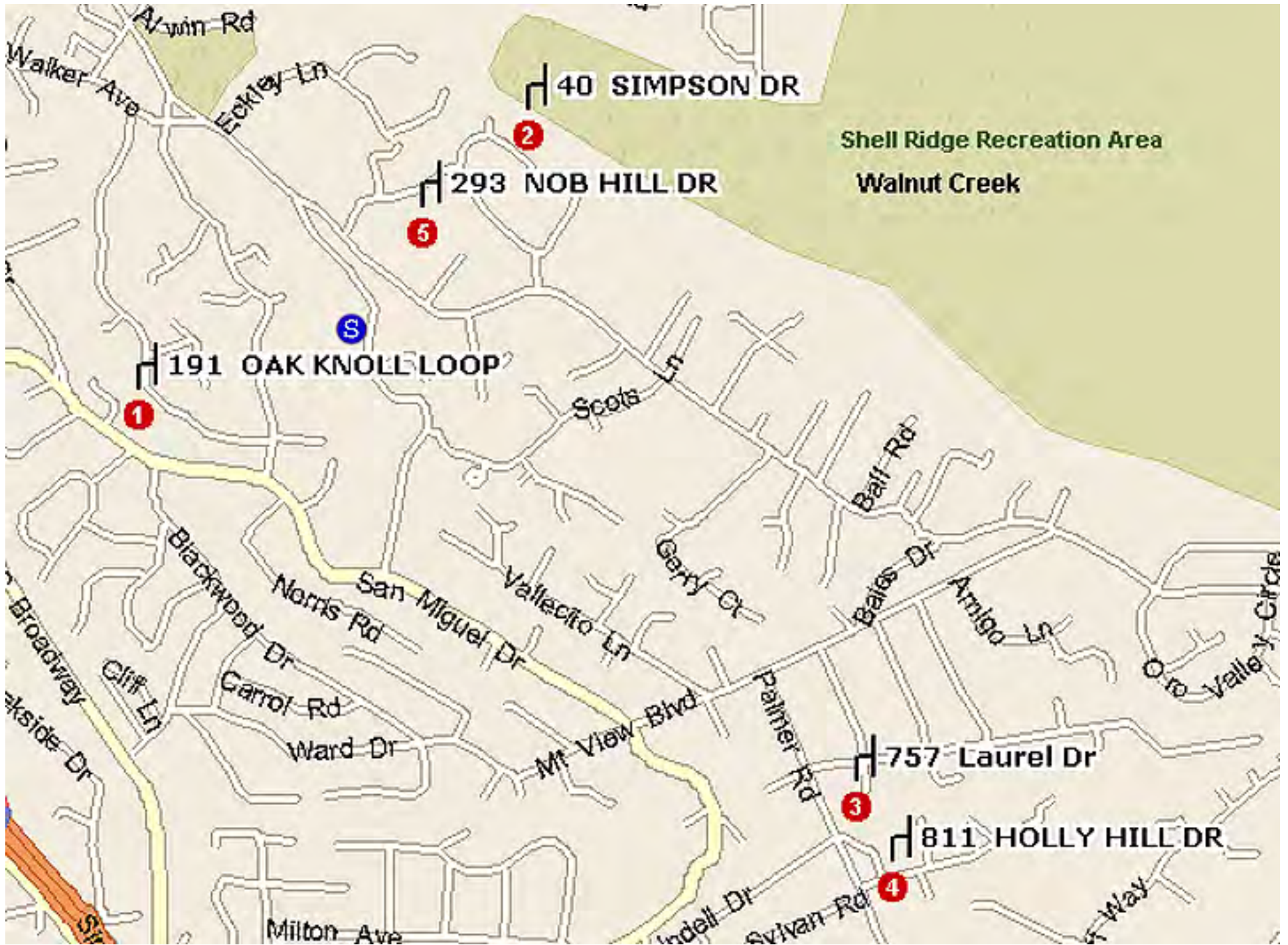


Walnut Heights Elementary Borders





Historical Sales within Walnut Heights Elementary Borders



MARKET DATA GRID

275 Shady Glen 811 Holly Hills 757 Laurel 293 Nob Hill 191 Oak Knoll 40 Simpson

TRANSACTION DATA

LD		4/26/2010	4/5/2010	4/8/2010	9/20/2010	3/12/2010
OffMktDate		7/20/2010	4/13/2010	5/15/2010	11/4/2010	3/24/2010
Close Date		8/17/2010	5/25/2010	6/24/2010	12/17/2010	4/29/2010
DOMLS		85	8	37	45	12
LP		750,000	749,950	775,000	739,950	749,000
Sold Price		750,000	775,000	733,825	712,500	725,000

VALUE PARAMETERS

SqFt	1,800	1,839	1,911	1,632	1,784	1,600
Acres	0.37	0.31	0.44	0.52	0.47	0.34
Baths	2	2	2	2	2	2
Bedrooms	3	4	4	3	3	3
Garage Spaces	-	2	2	-	2	2
Baths Partial	-	1	1	1	-	-

ADJUSTMENTS

SqFt		(5,850)	(16,650)	25,200	2,400	30,000
Acres		-	-	-	-	-
Baths Count		-	-	-	-	-
Bedroom Count		(20,000)	(20,000)	-	-	-
Baths Partial Count		(10,000)	(10,000)	(10,000)	-	-
Kitchen Condition		(15,000)	(10,000)	(30,000)	(20,000)	(20,000)
Bath Condition		(15,000)	-	(20,000)	(10,000)	(10,000)
Setting / Curb Appeal		50,000	15,000	(20,000)	-	-
Design		-	-	20,000	40,000	-
Garage Spaces		(30,000)	(30,000)	-	(30,000)	(30,000)
Net Adjustments		(45,850)	(71,650)	(34,800)	(17,600)	(30,000)

Projected Value

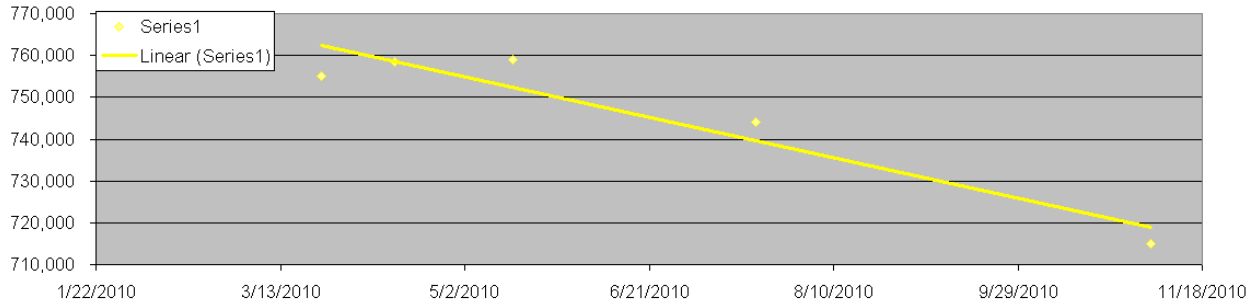
699,285	704,150	703,350	699,025	694,900	695,000
Average					

D
I
5

Short Term Trend Graphs

Vanguard Real Estate Group

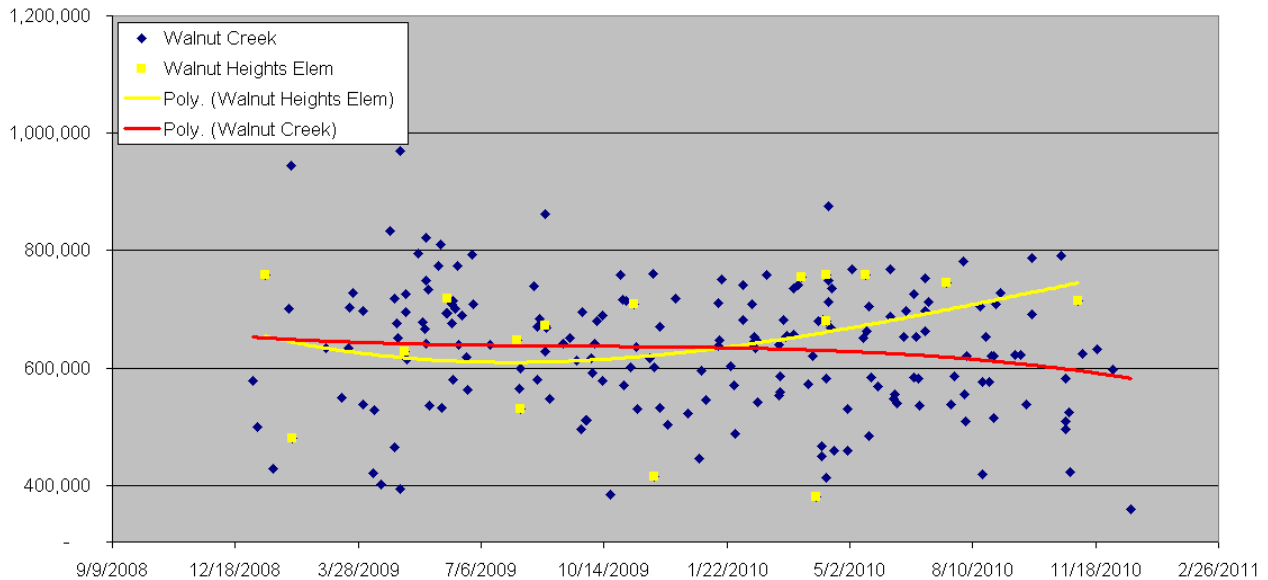
Walnut Heights Elem. Comparable Home Sales
1,600 - 2,000 sf adj. to 1,800 sf @ \$150/sf
2010 Only



The chart above shows a decline in the sales prices for comparable sales within 2010. However, this could be an anomaly as each home is different and there is a definite “winter effect” which would have affected the last sale.

The chart below shows a decline in values in Walnut Creek in general, in this size range over the last 24 months; however, it shows an upward trend within Walnut Heights. Is it a change in demand, or related to the quality of the homes being offered? There are fewer foreclosure related homes in the 2010 sales for Walnut Heights, and none in the comparables we’ve used.

Walnut Creek MLS Home Sales
1,600 - 2,000 sf adj. to 1,800 sf @ \$150/sf
2009 - 2010



Full Report

Master			
APN	180080011	Owner Name	SMEATON MARY JEAN TRE
Property Address	275 SHADY GLEN RD	Owner2	
City	WALNUT CREEK CA 94596 5435	Owner Display	MARY JEAN TRE SMEATON
Land Use	1001 SINGLE FAMILY ON 1 SITE	Owner Last	SMEATON
Map ID	612E6	Owner First	MARY JEAN TRE
Building Sq Ft	1972	Mail Addr	275 SHADY GLEN RD
Bedrooms	3	Mail Addr2	WALNUT CREEK,CA 94596-5435
Bathrooms	2	Absent Owner (Y/N)	N
Year Built	1954	Sale Date	11/21/2005
County	Contra Costa	Sale Price	

Location and Ownership

Plat Image [Click here to view](#)

<u>Property Address</u>	<u>Mail Address</u>	<u>Mail Crtt</u>
275 SHADY GLEN RD WALNUT CREEK, CA 94596-5435	275 SHADY GLEN RD WALNUT CREEK, CA 94596-5435	C049

<u>Census Tract</u>	<u>Census Blk Gp</u>	<u>Zoning</u>	<u>Crrt</u>	<u>Latitude</u>	<u>Longitude</u>	<u>Flood Panel</u>	<u>Flood Zone</u>	<u>Flood Map Date</u>
3430.01	7	C049		37.893455	122.043835	065070-0003C	X	5/20/1996

County Use
11 SINGLE FAMILY ON 1 SITE

Characteristics

Year Built	1954	Stories	
Bldg Sq Ft	1972	Lot Acres	0.368686868686869
# of Units		Lot Sq Ft	16060
Rooms	8	Parking	Y
Bedrooms	3	Parking Spaces	2
Full Baths	2	Pool	
Half Baths	0		

Taxes and Assessments

Tax Year 2010

<u>Land Value</u>	<u>Percent Land To Total</u>
\$15,589.00	18.8788238428561

<u>Improvement Value</u>	<u>Percent Impr to Total</u>
\$66,985.00	81.1211761571439

<u>Total Value</u>	<u>Tax Amount</u>
\$82,574.00	\$1,263.62

Sales

<u>Sale Number</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Sale Code</u>	<u>Sale Code Desc</u>
1	11/21/2005			
2	4/18/2002			
3	8/23/1962			

<u>Sale Number</u>	<u>Document Number</u>	<u>Document Type</u>	<u>Title Company</u>
1	05449054		

Legal

Subdivision	Legal Description	PCL MAP 82 PG 26 PCL A
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293 NOB HILL DR

Unit: WALNUT CREEK , CA 94596 Area:Walnut Cre...
Status: Sold **List Date:** 4/8/2010
List Price: \$775,000 **Off Mkt Date:** 5/15/2010
Original Price: \$775,000 **Pending Date:** 5/15/2010
Sale Price: \$733,825 **Sold Date:** 6/24/2010
DOM/CDOM: 37 / 37 **DMLS/CDMLS:** 37 / 37
 01/08/2011

Property Information

Bedrooms: 3 **Building Type:** Detached
Baths: 2 / 1 **Apx Lot Acres:** 0.52
Apx Sq Ft: 1632 **Apx Lot Sq Ft:** 22,500
Source: Public Records **Builder:**
Year Built: 1976 **Model:**
Age: 34 **Complex:**
Stories: One Story **Total Units:**
Garage: No # **Spc:** 0 **Floor Unit is on:**
Fireplaces: 1 **Percent Owner Occ:**
Rooms Total: 6 **Census Tract:** 3430.02
Pool: No **Zoning:** R-20
D/N/S: WALNUT HEIGHTS **Dues:**
HOA: No **Litigation Pending:**
HOA Name: **Ph:**
 Walnut Heights secluded over half acre tucked away remodel! Gorgeous remodeled kitchen; cust. cabinets w/granite&stainless.Totally updated baths; your own spa retreat 24-7. High ceiling, plush carpets and picture windows thruout.Don't miss under house storage/potential living space& bonus cottage.

Residential Property



Virtual Tour

Select this Listing

Listing Information

MLS No.: 40460246 **List Type:** Excl Right **Point of Sale Ord.:** No
APN: 180240036 **Contra Costa** **City Trnsr Tax:** No
CSO: 2.5 **Dual Variable:** No
Special Info: None Off: (925) 934-1111
Listing Office: Alain Pinel REALTORS - Off: (925) 934-1111
Listing Agent: Margaret Garber-Teeter
E-mail: margaret@apr.com
Co-List Agt/Ph:

Showing Information

Occupied By: Owner **Name:** Owner **Occ Phone:** (925) 944-9050 **Supra Box?** Yes **Front Door**
Showing Info: Show as of Sat 4/10/2hrs notice **Listing Svc:** Full Service **Associated Docs Avail:** 0
Conf. Rmks: Private lane to home. Continue to veer right to the very end.Not a drive by; very private setting.Open Sunday 4/25 from 1-4.Garage styled carport.

Directions: Take lane continuing to bear right to the end **Cross Street:** Walnut Blvd **Thomas Bros:** 612E6

Features

BATH-MASTER INCLUDES	Sunken Tub, Updated Baths	KITCHEN	220 Volt Outlet, Breakfast Bar, Counter - Solid Surface, Counter - Stone, Dishwasher, Garbage Disposal, Gas Range/Cooktop, Microwave, Refrigerator, Updated Kitchen
BATH NON-MSTR INCLUDE	Shower Over Tub, Tile, Updated Baths	FEATURES	
CONSTRUCTION STATUS	Existing	LAUNDRY	220 Volt Outlet, In Closet, In Unit
COOLING	Ceiling Fan(s), Central 1 Zone A/C	LEVEL - STREET	3 Bedrooms, 2.5 Baths, Master Bedrm Suite - 1, Master Bedrm Retreat, Laundry Facility, Main Entry Lagoon, Level, Premium Lot, Secluded
DISCLOSURES	Home Warranty Plan, None	LOT	
EQUIPMENT ADDITIONAL	Security Alarm - Owned, Water Heater Gas, None	DESCRIPTION	
EXTERIOR	Wood Shingles, Wood Siding	PETS	Allowed - Yes
FIREPLACES	Living Room, Woodburning	POOL	None
FLOORING	Hardwood Floors, Laminate, Tile, Wall to Wall Carpeting	POSSESSION	Negotiable
FOUNDATION	Partial Basement, Raised	ROOF	Tile
GARAGE/PARKING	Carport - 2 Or More, Covered Parking	ROOM -	Basement Unfinished, Dining Area, Storage, Utility Room, Workshop
HEATING	Forced Air 1 Zone, Gas	ADDITIONAL	
INSPECTIONS/REPORTS	Pest Control	STYLE	Ranch
		TERMS	Cash, Conventional
		VIEW	Wooded
		WATER/SEWER	Sewer System - Public, Water - Public
		YARD	Back Yard, Deck(s), Front Yard, Garden/Play, Patio Enclosed, Side Yard, Sprinklers Automatic, Sprinklers Front, Storage, Terraced Back
		DESCRIPTION	

School District: Walnut Creek (925) 944-6850 **Elementary School:** Walnut Heights Elem **Middle School:** Walnut Creek Inter **Senior High:** Las Lomas High
Selling Office: STARRIVER INC - Off: (408) 738-2487 **Sale/Last List \$:** 95 % **Sale \$/SqFt:** 450
Selling Agent: XIN (CINDY) LIU - (408) 373-1778 **Sold Agent DRE:** 01458200 **List \$/SqFt:** 475
Sale Concession/Credit: **Sold Terms:** Conventional

Prepared By: Kevin T Murray

DRE #: 01223253

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191 OAK KNOLL LOOP

Unit: WALNUT CREEK , CA 94596 Area:Walnut Cre...
Status: Sold **List Date:** 9/20/2010
List Price: \$739,950 **Off Mkt Date:** 11/4/2010
Original Price: \$739,950 **Pending Date:** 11/4/2010
Sale Price: \$712,500 **Sold Date:** 12/17/2010
DOM/CDOM: 45 / 45 **DMLS/CDMLS:** 45 / 45
 01/08/2011

Property Information

Bedrooms: 3 **Building Type:** Detached
Baths: 2 / 0 **Apx Lot Acres:** 0.47
Apx Sq Ft: 1784 **Apx Lot Sq Ft:** 20,350
Source: Public Records **Builder:**
Year Built: 1954 **Model:**
Age: 56 **Complex:**
Stories: One Story **Total Units:**
Garage: Yes # **Spc:** 2 **Floor Unit is on:**
Fireplaces: 1 **Percent Owner Occ:**
Rooms Total: 8 **Census Tract:** 3430.01
Pool: No **Zoning:**
D/N/S: WALNUT HEIGHTS **Dues:**
HOA: No **Litigation Pending:**
HOA Name: **Ph:**

Enjoy a private wooded setting on a desirable street near downtown, updated kitchen, stainless steel app., newer carpeting, new roof, new ductless heat & air with remote control in master, updated bath, woodburning stove, bay window overlooking entertaining courtyard & gazebo, SERENITY awaits you!

Residential Property



Virtual Tour

Select this Listing

Listing Information

MLS No.: 40488706 **List Type:** Excl Right **Point of Sale Ord.:** No
APN: 180030008 **Contra Costa** **City Trnsr Tax:** No
CSO: 3 **Dual Variable:** No
Special Info: None **Off:** (925) 935-7100
Listing Office: Coldwell Banker - **Off:** (925) 935-7100
Listing Agent: Elise M Fornaci - **Agt:** (925) 932-7363
E-mail: elise@elisefornaci.com
Co-List Agt/Ph:

Showing Information

Occupied By: Vacant **Name:** Vacant **Occ Phone:** (925) 708-0766 **Supra Box?** Yes **Front Door**
Showing Info: Call first, then go **Listing Svc:** Full Service **Associated Docs Avail:** 0
Conf. Rmks: Note: Square Footage = estimate - Buyer to verify.

Directions: San Miguel or Walker Blvd. to El Camino Corto **Cross Street:** Walker **Thomas Bros:** 612D6

Features

BATH-MASTER INCLUDES	Stall Shower	KITCHEN FEATURES	Breakfast Bar, Counter - Laminate, Dishwasher, Gas
BATH NON-MSTR INCLUDE	Shower Over Tub	LAUNDRY	Range/Cooktop
CONSTRUCTION STATUS	Existing	LEVEL - STREET	In Laundry Room
COOLING	Central 1 Zone A/C	LOT DESCRIPTION	3 Bedrooms, 2 Baths
DISCLOSURES	None	POOL	Secluded
EQUIPMENT ADDITIONAL	Window Coverings	POSSESSION	None
EXTERIOR	Wood Siding	ROOF	COE
FIREPLACES	Woodburning	ROOM - ADDITIONAL	Unknown
FLOORING	Wall to Wall Carpeting	STYLE	Family Room
FOUNDATION	Crawl Space	TERMS	Contemporary
GARAGE/PARKING	Detached Garage	VIEWES	Cash, Conventional
HEATING	Forced Air 2 Zns or More	WATER/SEWER	Wooded
INSPECTIONS/REPORTS	Pest Control	YARD DESCRIPTION	Sewer System - Public, Water - Public
			Back Yard, Deck(s), Front Yard

School District: Acalanes (925) 208-3900 **Elementary School:** Walnut Heights Elem **Middle School:** Walnut Creek Intern **Senior High:** Las Lomas High
Selling Office: RE/MAX Accord - **Off:** (925) 838-4100 **Sale/Last List \$:** 96 % **Sale \$/SqFt:** 399
Selling Agent: Bruce Lesser - **Agt:** (925) 947-1777 **Sold Agent DRE:** 00852237 **List \$/SqFt:** 415
Sale Concession/Credit: \$10,000 **Sold Terms:** Conventional

Prepared By: Kevin T Murray

DRE #: 01223253

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40 SIMPSON DR

Unit: WALNUT CREEK , CA 94596 Area:Walnut Cre...
Status: Sold **List Date:** 3/12/2010
List Price: \$749,000 **Off Mkt Date:** 3/24/2010
Original Price: \$749,000 **Pending Date:** 3/24/2010
Sale Price: \$725,000 **Sold Date:** 4/29/2010
DOM/CDOM: 12 / 12 **DMLS/CDMLS:** 12 / 12
 01/08/2011

Property Information

Bedrooms: 3 **Building Type:** Detached
Baths: 2 / 0 **Apx Lot Acres:** 0.34
Apx Sq Ft: 1600 **Apx Lot Sq Ft:** 15,000
Source: Public Records **Builder:**
Year Built: 1963 **Model:**
Age: 47 **Complex:**
Stories: One Story **Total Units:**
Garage: Yes # **Spc:** 2 **Floor Unit is on:**
Fireplaces: 1 **Percent Owner Occ:**
Rooms Total: 7 **Census Tract:** 3430.02
Pool: No **Zoning:**
D/N/S: WALNUT HEIGHTS **Dues:**
HOA: No **Litigation Pending:**
HOA Name: **Ph:**
 4 Bdrm, single story sunny ranch style home with re-finished hdwd. floor
 s, updated windows, remodeled baths, updated family/kitchen with
 granite counters, cathedral wood ceilings, brick fireplace in Liv. Rm. Cul
 -de-sac location, recent ext. & int. paint, BACKS TO OPEN SPACE.
 SF=Est. buyer to verify

Residential Property



Select this Listing

Listing Information

MLS No.: 40455408 **List Type:** Excl Right **Point of Sale Ord.:** No
APN: 180280029 **Contra Costa** **City Trnsr Tax:** No
CSO: 2.5 **Dual Variable:** No
Special Info: None **Off:** (925) 465-2000
Listing Office: Empire Realty Associates - Off: (925) 465-2000
Listing Agent: Holly H Kersis - Agt: (925) 381-9503
E-mail: holly@hollykersis.com
Co-List Agt/Ph:

Showing Information

Occupied By: Vacant **Name:** Vacant **Occ Phone:** Call Agent **Supra Box?** Yes **Front Door**
Showing Info: Vacant, Just Go **Listing Svc:** Full Service **Associated Docs Avail:** 0
Conf. Rmks:

Directions: Walnut Blvd, Nob Hill, Simpson **Cross Street:** Nob Hill **Thomas Bros:** 612E5

Features

BATH-MASTER INCLUDES	Stall Shower	KITCHEN FEATURES	Breakfast Bar, Counter - Stone, Dishwasher,
BATH NON-MSTR INCLUDE	Shower Over Tub		Microwave, Updated Kitchen
CONSTRUCTION STATUS	Existing	LAUNDRY	In Garage
COOLING	Central 1 Zone A/C	LEVEL - STREET	4 Bedrooms, 2 Baths
DISCLOSURES	None	LOT DESCRIPTION	Cul-De-Sac, Secluded
EQUIPMENT ADDITIONAL	None	POOL	None
EXTERIOR	Stucco	POSSESSION	COE
FIREPLACES	Brick, Living Room	ROOF	Wood Shakes/Shingles
FLOORING	Hardwood Flrs Throughout	ROOM - ADDITIONAL	Kitchen/Family Combo
FOUNDATION	Crawl Space	STYLE	Ranch
GARAGE/PARKING	Attached Garage	TERMS	Cash, Conventional
HEATING	Forced Air 1 Zone	VIEWS	Hills
INSPECTIONS/REPORTS	Pest Control	WATER/SEWER	Sewer System - Public, Water - Public
		YARD DESCRIPTION	Back Yard, Front Yard, Patio

School District: Acalanes (925) 208-3900 **Elementary School:** Walnut Heights Elem **Middle School:** Walnut Creek Intern **Senior High:** Las Lomas High
Selling Office: Alain Pinel REALTORS - Off: (925) 258-1111 **Sale/Last List \$:** 97 % **Sale \$/SqFt:** 453
Selling Agent: Lori Legler - Agt: (925) 286-1244 **Sold Agent DRE:** 00805132 **List \$/SqFt:** 468
Sale Concession/Credit: **Sold Terms:** Conventional

Prepared By: Kevin T Murray **DRE #:** 01223253

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757 Laurel Dr

Unit: WALNUT CREEK , CA 94596 Area:Walnut Cre...
Status: Sold **List Date:** 4/5/2010
List Price: \$749,950 **Off Mkt Date:** 4/13/2010
Original Price: \$749,950 **Pending Date:** 4/13/2010
Sale Price: \$775,000 **Sold Date:** 5/25/2010
DOM/CDOM: 8 / 8 **DMLS/CDMLS:** 8 / 8
01/08/2011

Property Information

Bedrooms: 4	Building Type: Detached
Baths: 2 / 1	Apx Lot Acres: 0.44
Apx Sq Ft: 1911	Apx Lot Sq Ft: 19,140
Source: Public Records	Builder:
Year Built: 1956	Model:
Age: 54	Complex:
Stories: One Story	Total Units:
Garage: Yes # Spc: 2	Floor Unit is on:
Fireplaces: 1	Percent Owner Occ:
Rooms Total: 9	Census Tract: 3430.03
Pool: Yes	Zoning: R-20
D/N/S: WALNUT HEIGHTS	Dues:
HOA: No	Litigation Pending:
HOA Name:	Ph:

Nestled at the end of a Crtn on .44 LVL ac-SGL STORY in prime So.Walnut Creek! Three levels of top schools, City close, Country Quiet. EZ access to frwy, trails,parks and fabulous downtown W.C.! Home is nicely oriented on the lot. Newer roof,gutters,electrical. Hardwood floors, dual pane windows.

Residential Property



Select this Listing

Listing Information

MLS No.: 40459505 **List Type:** Excl Right **Point of Sale Ord.:** No
APN: 182101007 **Contra Costa** **City Trnsr Tax:** No
CSO: 2.5 **Dual Variable:** No
Special Info: None **Off:** (925) 838-9700
Listing Office: People & Properties Sotheby's - **Off:** (925) 838-9700
Listing Agent: Debra Hart - **Agt:** (925) 570-8236
E-mail: debihart1@yahoo.com
Co-List Agt/Ph: Doreen Francisco - **Agt:** (925) 944-1602

Showing Information

Occupied By: Owner **Name:** WHBOR **Occ Phone:** **Supra Box?** No
Showing Info: Call L/A for EZ access **Listing Svc:** Full Service **Associated Docs Avail:** 0
Conf. Rmks: See Assoc.Docs- repairs made,clear termite Normal sale! Priced to sell ! Call Listing Agent for EZ access - 925-570-8236. 4th bd currently used as office. OPEN S/S 2-5pm. Presenting offers 4/13
Directions: Palmer to Hawthorne RT on Laurel **Cross Street:** Hawthorne **Thomas Bros:** 612F7

Features

BATH-MASTER INCLUDES	Stall Shower, Updated Baths	KITCHEN FEATURES	220 Volt Outlet, Breakfast Bar, Counter - Tile, Dishwasher, Electric Range/Cooktop, Garbage Disposal, Ice Maker Hookup, Microwave, Oven Built-in, Self-Cleaning Oven
BATH NON-MSTR INCLUDE	Shower Over Tub, Solid Surface, Tile, Updated Baths	LAUNDRY LEVEL - STREET	Gas Dryer Hookup, Hookups Only, In Garage
CONSTRUCTION STATUS	Existing	LOT DESCRIPTION	4 Bedrooms, 2 Baths, Master Bedrm Suite - 1, Laundry Facility, Main Entry
COOLING	Ceiling Fan(s), None	POOL	Court, Level, Premium Lot
DISABLED FEATURES	None	POSSSESSION	Fiberglass, In Ground, No Heat, Pool Sweep
DISCLOSURES	Home Warranty Plan, Nat Hazard Disclosure	ROOF	Negotiable
EQUIPMENT	DSL/Modem Line, Garage Door Opener, Satellite Dish - Owned	ROOM - ADDITIONAL	Composition Shingles
ADDITIONAL	, Water Heater Gas, Window Coverings	STYLE	Family Room, Formal Dining Room, Kitchen/Family Combo
EXTERIOR	Brick, Dual Pane Windows, Wood Siding	TERMS	Ranch
FIREPLACES	Brick, Gas Starter, Living Room, Raised Hearth, Woodburning	WATER/SEWER YARD	Cash, Conventional, FHA, VA
FLOORING	Concrete Slab, Hardwood Floors, Tile, Wall to Wall Carpeting	DESCRIPTION	Sewer System - Public, Water - Public
FOUNDATION	Crawl Space, Raised		Back Yard, Dog Run, Fenced, Front Yard, Garden/Play, Patio, Side Yard, Sprinklers Automatic, Sprinklers Front, Tool Shed
GARAGE/PARKING	Attached Garage, Garage Parking, Int Access From Garage, RV/Boat Parking, Side Yard Access		
HEATING	Forced Air 1 Zone		
INSPECTIONS/REPORTS	Electrical, Home Inspection, Pest Control, Pool Inspection		

School District: Acalanes (925) 208-3900 **Elementary School:** Walnut Heights Elem **Middle School:** Walnut Creek Intern **Senior High:** Las Lomas High
Selling Office: Stevensen & Neal Realtors - (408) 370-1020 **Sale/Last List \$:** 103 % **Sale \$/SqFt:** 406
Selling Agent: Jim C Neal - (408) 313-7973 **Sold Agent DRE:** 01340874 **List \$/SqFt:** 392
Sale Concession/Credit: **Sold Terms:** Other

Prepared By: Kevin T Murray

DRE #: 01223253

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811 HOLLY HILL DR

Unit: WALNUT CREEK , CA 94596 Area:Walnut Cre...
Status: Sold **List Date:** 4/26/2010
List Price: \$750,000 **Off Mkt Date:** 7/20/2010
Original Price: \$750,000 **Pending Date:** 7/20/2010
Sale Price: \$750,000 **Sold Date:** 8/17/2010
DOM/CDOM: 85 / 85 **DMLS/CDMLS:** 85 / 85
01/08/2011

Property Information

Bedrooms: 4 Baths: 2 / 1 Apx Sq Ft: 1839 Source: Public Records Year Built: 1949 Age: 61 Stories: One Story Garage: Yes # Spc: 2 Fireplaces: 1 Rooms Total: 7 Pool: No D/N/S: RUDGEAR HOA: No HOA Name: <p>Rarely on market, This mid-century rancher has been very well maintained and ready for move-in! Many updates await new owner - New designer kitchen, Contemporary bathrooms, Refinished hardwood floors, Roof and so much more! Beautifully maintained park like property in private setting.</p>	Building Type: Detached Apx Lot Acres: 0.31 Apx Lot Sq Ft: 13,515 Builder: Model: Complex: Total Units: Floor Unit is on: Percent Owner Occ: Census Tract: 3430.03 Zoning: R-20 Dues: Litigation Pending: Ph:
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Residential Property



Virtual Tour

Select this Listing

Listing Information

MLS No.: 40463425	List Type: Excl Right	Point of Sale Ord.: No
APN: 182103003	Contra Costa	City Trnsr Tax: No
CSO: 3.0	Dual Variable: Yes	
Special Info: None Off: (925) 938-9200		
Listing Office: Prudential California Realty - Off: (925) 938-9200		
Listing Agent: John Davi - Agt: (925) 787-4756		
E-mail: john.davi1953@gmail.com		
Co-List Agt/Ph:		

Showing Information

Occupied By: Owner **Name:** Vern & Fay **Occ Phone:** 925-949-8656 **Supra Box?** Yes **On Porch Bench**
Showing Info: Call 1st 1hr notice. Go show! **Listing Svc:** Full Service **Associated Docs Avail:** 0
Conf. Rmks: PRE- Escrow opened with Fidelity Title Co. #255769. CHECKOUT VIRTUAL TOUR LINK! BACK-UP OFFERS BEING EXCEPTED.

Directions: Rudger to Palmer to Holly Hill

Cross Street: Palmer

Thomas Bros: 612F7

Features

BATH-MASTER INCLUDES BATH NON-MSTR INCLUDE CONSTRUCTION STATUS COOLING DISCLOSURES EQUIPMENT ADDITIONAL EXTERIOR FIREPLACES FLOORING FOUNDATION GARAGE/PARKING HEATING INSPECTIONS/REPORTS	Solid Surface, Stall Shower, Updated Baths Shower Over Tub, Solid Surface, Updated Baths Existing Central 1 Zone A/C Home Warranty Plan DSL/Modem Line, Garage Door Opener, Water Heater Gas, Window Coverings Brick, Wood Siding Fireplace Insert, Living Room, Raised Hearth Hardwood Floors, Linoleum, Stone (Marble, Slate etc., Wall to Wall Carpeting Raised Attached Garage, Side Yard Access, Workshop in Garage Forced Air 1 Zone, Gas Pest Control	KITCHEN FEATURES LAUNDRY LEVEL - STREET LOT DESCRIPTION POOL POSSESSION ROOF ROOM - ADDITIONAL STYLE TERMS VIEWS WATER/SEWER YARD DESCRIPTION Counter - Stone, Dishwasher, Electric Range/Cooktop, Ice Maker Hookup, Microwave, Pantry, Range/Oven Built-in, Refrigerator, Self -Cleaning Oven, Updated Kitchen 220 Volt Outlet, Gas Dryer Hookup, Hookups Only, In Laundry Room 4 Bedrooms, 2.5 Baths, Master Bedrm Retreat, Laundry Facility, Main Entry Close To Clubhouse, Level Cabana, Community Fclty, Membership (Optional), None COE Composition Shingles Den, Dining Area, Office Ranch Cash, Conventional, Other Hills Sewer System - Public, Water - Public Back Yard, Fenced, Front Yard, Patio, Patio Covered, Side Yard, Sprinklers Automatic, Sprinklers Back, Sprinklers Front, Sprinklers Side, Storage, Terraced Back
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School District: Walnut Creek (925) 944-6850 **Elementary School:** Walnut Heights Elem **Middle School:** Walnut Creek Intern **Senior High:** Las Lomas High

Selling Office: Alain Pinel Realtors - Off: (925) 314-1111

Sale/Last List \$: 100 % **Sale \$/SqFt:** 408

Selling Agent: Mary Ellen Dudum - Agt: (925) 791-2667

Sold Agent DRE: 01334205 **List \$/SqFt:** 408

Sale Concession/Credit: \$10,000

Sold Terms: FHA

Prepared By: Kevin T Murray

DRE #: 01223253

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377 Shady Glen Road

Unit: WALNUT CREEK , CA 94596 Area:Walnut Cre...
 Status: Sold List Date: 7/28/2008
 List Price: \$799,950 Off Mkt Date: 1/11/2009
 Original Price: \$849,950 Pending Date: 1/11/2009
 Sale Price: \$780,000 Sold Date: 2/10/2009
 DOM/CDOM: 152 / 152 DMLS/CDMLS: 145 / 145
 01/09/2011

Property Information

Bedrooms: 4 **Building Type:** Detached
Baths: 2 / 0 **Apx Lot Acres:** 0.60
Apx Sq Ft: 1946 **Apx Lot Sq Ft:** 26,136
Source: Public Records **Builder:**
Year Built: 1962 **Model:**
Age: 48 **Complex:**
Stories: One Story **Total Units:**
Garage: Yes # **Spc:** 2 **Floor Unit is on:**
Fireplaces: 1 **Percent Owner Occ:**
Rooms Total: 9 **Census Tract:**
Pool: No **Zoning:**
D/N/S: WALNUT HEIGHTS **Dues:**
HOA: No **Litigation Pending:**
HOA Name: **Ph:**

Remodeled single story on large lot in Walnut Heights area. Hrdwd floors, new carpets, dual pane, new granite and tile tops, new bath, all custom painted with new moldings-- nice front deck area, new pavers. Lrg fountain on pavers not included in sale. Sold twice - failed no fault of property!

Residential Property



Virtual Tour

Select this Listing

Listing Information

MLS No.: 40360417 **List Type:** Excl Right **Point of Sale Ord.:** No
APN: 180 100 028 0 **Contra Costa** **City Trnsr Tax:** No
CSO: 3.0 **Dual Variable:** No
Special Info: None Off: (925) 934-1111
Listing Office: Alain Pinel REALTORS - Off: (925) 934-1111
Listing Agent: Douglas Moore - Agt: (925) 708-8988
E-mail: dougm@apr.com
Co-List Agt/Ph: Wendy E Cutrufelli - Agt: (925) 917-1135

Showing Information

Occupied By: Owner **Name:** Marsha and Chito **Occ Phone:** 925 708 8988 **Supra Box?** Yes **back door**
Showing Info: one hour notice **Listing Svc:** Full Service **Associated Docs Avail:** 0
Conf. Rmks: One hour notice maybe not necessary during day. Lot size per Assessor's Map and Title Plant research is 33,500 sf less 2600 sf easement. Public records shows .60 acre or 26,126.

Directions: Yv- Walnut Blvd-Shady Glen **Cross Street:** Walnut Blvd **Thomas Bros:** 612E6

Features

BATH-MASTER INCLUDES	Solid Surface, Stall Shower, Tile, Updated Baths	KITCHEN	Counter - Stone, Dishwasher, Eat In Kitchen, Electric Range/Cooktop
BATH NON-MSTR INCLUDE	Shower Over Tub, Solid Surface, Tile, Updated Baths	FEATURES	, Oven Built-in, Range/Oven Built-in, Refrigerator, Self-Cleaning Oven
CONSTRUCTION STATUS	Existing		, Updated Kitchen
COOLING	Central 1 Zone A/C	LAUNDRY	Hookups Only, In Garage
DISCLOSURES	Home Warranty Plan, Nat Hazard Disclosure	LEVEL - STREET	4 Bedrooms, 2 Baths, Master Bedrm Suite - 1, No Steps to Entry,
EQUIPMENT ADDITIONAL	Garage Door Opener, Water Heater Gas		Main Entry
EXTERIOR	Dual Pane Windows, Wood Siding	LOT	Down Slope, Irregular, Premium Lot
FIREPLACES	Brick, Living Room	DESCRIPTION	
FLOORING	Hardwood Floors, Tile, Wall to Wall Carpeting	POOL	None
FOUNDATION	Crawl Space	POSSESSION	Negotiable
GARAGE/PARKING	Attached Garage, Int Access From Garage, Guest Parking	ROOF	Wood Shakes/Shingles
HEATING	Forced Air 1 Zone	ROOM -	Family Room, Formal Dining Room, Storage, Workshop
INSPECTIONS/REPORTS	Pest Control, Roof Inspection	ADDITIONAL	
		STYLE	Custom, Ranch
		TERMS	Conventional
		VIEWS	Hills
		WATER/SEWER	Sewer System - Public, Water - Public
		YARD	Back Yard, Deck(s), Fenced, Front Yard, Garden/Play, Side Yard,
		DESCRIPTION	Sprinklers Automatic, Sprinklers Back, Sprinklers Front, Sprinklers
			Side, Storage, Terraced Back

School District: Walnut Creek (925) 944-6850 **Elementary School:** Walnut Heights Elem **Middle School:** Walnut Creek Intern **Senior High:** Las Lomas High
Selling Office: J. Rockcliff Realtors Inc. - Office: (925) 280-8500 **Sale/Last List \$:** 98 % **Sale \$/SqFt:** 401
Selling Agent: Suzanne Looker - Agt: (925) 917-9070 **Sold Agent DRE:** **List \$/SqFt:** 411
Sale Concession/Credit: **Sold Terms:** Conventional

Prepared By: Kevin T Murray

DRE #: 01223253

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Plat Map 275 Shady Glen

080

ASSESSOR'S MAP
BOOK 180 PAGE 08
CONTRA COSTA COUNTY, CALIF.

45-18-677

TAX CODE AREA

- A- WALNUT HEIGHTS M.B. 10-245
- B- BUENO SUERTE M.B. 27-22
- 1- 82P.M.26 11-6-79

