

## Red Mountain Ranch Sold 2009










64 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		<b>\$158,000</b> 6445 E Redmont DR Mesa, AZ 85215 Closed / 4097178	Red Mountain Village Lot 1-252	3	2	1,526	None	103.54 / 103.54	67	04/20/2009
2		<b>\$160,000</b> 6709 E SUGARLOAF ST Mesa, AZ 85215 Closed / 4095410	RED MOUNTAIN RANCH	3	1.75	1,537	Community	97.59 / 104.1	156	08/31/2009
3		<b>\$160,000</b> 6521 E STAR VALLEY ST Mesa, AZ 85215 Closed / 4240421	Red Mountain Ranch	4	2	2,031	None	97.98 / 78.78	2	12/30/2009
4		<b>\$162,000</b> 6027 E Sayan CIR Mesa, AZ 85215 Closed / 4111774	RED MOUNTAIN RANCH	3	2	1,403	None	131.86 / 115.47	260	11/09/2009
5		<b>\$164,000</b> 6561 E snowdon ST Mesa, AZ 85215 Closed / 4092290	RED MOUNTAIN VILLAGE LOT 1-252	4	3	2,047	Private	85 / 80.12	106	04/30/2009
6		<b>\$165,000</b> 6626 E Raftriver ST Mesa, AZ 85215 Closed / 4066256	Red Mountain Ranch	4	2.5	2,047	None	78.11 / 80.61	190	03/11/2009
7		<b>\$175,000</b> 6550 E SADDLEBACK ST Mesa, AZ 85215 Closed / 4078543	Red Mountain Village	4	2.5	2,047	Private	90.33 / 85.49	58	05/28/2009
8		<b>\$180,000</b> 6550 E RAFTRIVER ST Mesa, AZ 85215 Closed / 4219748	Red Mountain Village	4	2.5	2,047	Private	92.77 / 87.93	135	12/31/2009
9		<b>\$180,000</b> 6004 E Sierra Blanca ST Mesa, AZ 85215 Closed / 4190800	RED MOUNTAIN RANCH	3	2	1,842	None	108.52 / 97.72	141	12/30/2009
10		<b>\$183,100</b> 6415 E REDMONT DR Mesa, AZ 85215 Closed / 4174646	RED MOUNTAIN VILLAGE LOT 1-252	3	2	1,729	None	101.74 / 105.9	35	06/18/2009
11		<b>\$185,000</b> 3625 N KATMAI ST Mesa, AZ 85215 Closed / 4111124	Red Mountain Ranch	3	2	2,007	None	94.62 / 92.18	29	03/20/2009
12		<b>\$185,000</b> 6556 E SUGARLOAF ST Mesa, AZ 85215 Closed / 4266610	RED MOUNTAIN VILLAGE	2	2	1,526	Community	124.51 / 121.23	259	12/31/2009
13		<b>\$186,000</b> 6634 E SADDLEBACK ST Mesa, AZ 85215 Closed / 4098762	Red Mountain Village	4	2.5	2,047	None	87.4 / 90.86	117	05/23/2009

14		<b>\$189,000</b> 6717 E SUGARLOAF ST Mesa, AZ 85215 Closed / 4115124	Red Mountain Ranch	3	2	1,729	None	115.67 / 109.31	132	07/16/2009
15		<b>\$190,000</b> 4019 N Ranier ST Mesa, AZ 85215 Closed / 4264139	West Hills	3	2	1,446	None	143.15 / 131.4	38	11/26/2009
16		<b>\$200,000</b> 3916 N Sapphire ST Mesa, AZ 85215 Closed / 4162530	RED MOUNTAIN	3	2.5	1,936	Community	118.75 / 103.31	33	06/22/2009
17		<b>\$208,658</b> 5960 E TINTO ST Mesa, AZ 85215 Closed / 4054051	Red Mountain Ranch	3	2.5	2,184	None	95.54 / 95.54	119	02/26/2009
18		<b>\$210,000</b> 6633 E SNOWDON CIR Mesa, AZ 85215 Closed / 4203101	Red Mountain Village	4	2.5	2,047	Community	92.33 / 102.59	226	08/21/2009
19		<b>\$225,000</b> 6010 E SIERRA BLANCA ST Mesa, AZ 85215 Closed / 4183597	Red Mountain Ranch	3	2.5	2,184	None	105.31 / 103.02	762	07/14/2009
20		<b>\$225,000</b> 6333 E VIEWMONT DR 87 Mesa, AZ 85215 Closed / 4148654	Sienna Hills, Parcel 5 at Red Mountain Ranch	3	2	1,938	Community	129 / 116.1	45	06/09/2009
21		<b>\$228,000</b> 5936 E VERMILLION ST Mesa, AZ 85215 Closed / 4238489	RED MOUNTAIN RANCH	3	2	1,743	Private	131.9 / 130.81	57	10/15/2009
22		<b>\$229,000</b> 6615 E SUGARLOAF ST Mesa, AZ 85215 Closed / 4250679	Red Mountain Village	4	2.5	2,047	Private	112.31 / 111.87	4	10/27/2009
23		<b>\$229,900</b> 3722 N KINGS PEAK CIR Mesa, AZ 85215 Closed / 4176109	RED MOUNTAIN RANCH	3	2	1,753	None	131.15 / 131.15	7	06/25/2009
24		<b>\$234,900</b> 6561 E SNOWDON ST Mesa, AZ 85215 Closed / 4188208	Red Mountain Village	4	3	2,047	Private	114.75 / 114.75	15	09/16/2009
25		<b>\$235,000</b> 6008 E SCAFELL CIR Mesa, AZ 85215 Closed / 2980464	Parcel 28 at Red Mountain Ranch, MCR 354/16	3	2	1,442	None	162.97 / 162.97	244	03/18/2009
26		<b>\$243,000</b> 6459 E SUGARLOAF ST Mesa, AZ 85215 Closed / 4083771	Red Mountain Village	2	2.5	2,210	None	127.83 / 109.95	129	05/05/2009
27		<b>\$244,125</b> 4230 N EVEREST -- Mesa, AZ 85215 Closed / 4177913	RED MOUNTAIN RANCH	5	2.5	3,205	Private	99.5 / 76.17	833	11/30/2009

28		<b>\$245,000</b> 4241 N EVEREST -- Mesa, AZ 85215 Closed / 4160444	Red Mountain Ranch	3	2	1,842	None	146.04 / 133.01	100	09/30/2009
29		<b>\$245,000</b> 6555 E VIEWMONT DR Mesa, AZ 85215 Closed / 4042241	RED MOUNTAIN RANCH	3	2	1,700	None	161.76 / 144.12	183	05/11/2009
30		<b>\$249,000</b> 3803 N GALLATIN -- Mesa, AZ 85215 Closed / 4168180	Red Mountain Village	3	2	1,729	Private	167.67 / 144.01	79	09/08/2009
31		<b>\$249,900</b> 3811 N SAWTOOTH CIR Mesa, AZ 85215 Closed / 4133470	Red Mountain Village	4	3	2,472	None	101.09 / 101.09	9	04/30/2009
32		<b>\$250,000</b> 3820 N SAWTOOTH CIR Mesa, AZ 85215 Closed / 4028806	RED MOUNTAIN VILLAGE	4	3	2,472	Private	101.13 / 101.13	187	03/19/2009
33		<b>\$250,000</b> 3846 N KINGS PEAK -- Mesa, AZ 85215 Closed / 4103276	Red Mountain Ranch	3	2	2,222	None	119.26 / 112.51	105	07/02/2009
34		<b>\$260,000</b> 3807 N KINGS PEAK -- Mesa, AZ 85215 Closed / 4059358	Red Mountain Ranch	4	2	2,222	Private	125.56 / 117.01	87	02/11/2009
35		<b>\$263,000</b> 6252 E SADDLEBACK ST Mesa, AZ 85215 Closed / 4278515	RED MOUNTAIN ESTATES MCR	3	3	2,564	Private	104.88 / 102.57	31	12/21/2009
36		<b>\$263,900</b> 3854 N KASHMIR -- Mesa, AZ 85215 Closed / 4287976	RED MOUNTAIN ESTATES	4	2.5	2,919	Private	90.41 / 90.41	11	12/21/2009
37		<b>\$265,000</b> 6559 E Sierra Morena ST Mesa, AZ 85215 Closed / 4165678	Red Mountain Ranch	3	2	2,007	Both	137.02 / 132.04	6	06/19/2009
38		<b>\$272,500</b> 4139 N LOMOND -- Mesa, AZ 85215 Closed / 4150034	Red Mountain Ranch	4	2.5	2,544	None	110.02 / 107.11	75	08/24/2009
39		<b>\$275,000.9</b> 6451 E SUGARLOAF ST Mesa, AZ 85215 Closed / 4098671	Red Mountain Village MCR 309 -22	2	2.5	2,268	Private	132.23 / 121.25	69	04/22/2009
40		<b>\$280,000</b> 6654 E Sugarloaf ST Mesa, AZ 85215 Closed / 3033089	Red Mountain Villages	3	2.5	2,381	Private	126 / 117.6	683	05/08/2009
41		<b>\$285,000</b> 4226 N ST ELIAS -- Mesa, AZ 85215 Closed / 4098962	Parcel 6 at Red Mountain Ranch	4	2	2,349	None	138.36 / 121.33	32	02/27/2009

42		<b>\$299,000</b> 6549 E Viewmont DR Mesa, AZ 85215 Closed / 4056797	red mountain ranch	2	2	2,146	Community	167.29 / 139.33	172	05/10/2009
43		<b>\$312,000</b> 4308 N ST ELIAS -- Mesa, AZ 85215 Closed / 2769148	RED MOUNTAIN RANCH	4	2.75	2,544	None	126.53 / 122.64	597	03/03/2009
44		<b>\$320,000</b> 4214 N KATMAI ST Mesa, AZ 85215 Closed / 4181950	RED ROCK PASS AT RED MOUNTAIN	4	3.5	3,754	None	85.24 / 85.24	122	06/25/2009
45		<b>\$320,000</b> 6659 E VANGUARD ST Mesa, AZ 85215 Closed / 4242590	Red Mountain Ranch	3	2	2,349	Private	138.36 / 136.23	446	11/04/2009
46		<b>\$325,000</b> 6446 E TRAILRIDGE CIR 45 Mesa, AZ 85215 Closed / 4151606	Red Mountain Ranch	3	2.5	3,278	Both	109.52 / 99.15	53	06/26/2009
47		<b>\$325,330</b> 6265 E SNOWDON ST Mesa, AZ 85215 Closed / 4006822	Red Mountain Estates	3	2.5	2,309	Private	151.54 / 140.9	137	01/15/2009
48		<b>\$329,000</b> 6334 E VIEWMONT DR 24 Mesa, AZ 85215 Closed / 4122836	RED MOUNTAIN RANCH	3	2	1,978	Community	166.33 / 166.33	40	04/17/2009
49		<b>\$339,900</b> 6026 E VERMILLION CIR Mesa, AZ 85215 Closed / 4077115	Red Mountain Ranch	4	3	3,046	Private	111.59 / 111.59	502	04/06/2009
50		<b>\$340,000</b> 4003 N Recker RD Mesa, AZ 85215 Closed / 2970921	Red Mountain Ranch	3	2.5	2,769	Private	200.43 / 122.79	493	10/01/2009
51		<b>\$345,000</b> 6133 E STAR VALLEY ST Mesa, AZ 85215 Closed / 4155811	RED MOUNTAIN RANCH	3	2	2,340	Private	158.08 / 147.44	69	07/16/2009
52		<b>\$350,000</b> 6743 E VENUE ST Mesa, AZ 85215 Closed / 4178966	Parcel 6 at Red Mountian Lot 96	4	2	2,607	Private	134.25 / 134.25	121	11/20/2009
53		<b>\$352,000</b> 3913 N RECKER RD Mesa, AZ 85215 Closed / 4078145	Red Mountain Ranch	4	2	2,727	None	146.31 / 129.08	716	04/29/2009
54		<b>\$355,000</b> 6053 E STAR VALLEY ST Mesa, AZ 85215 Closed / 4165198	Red Mountain Estates	4	3	2,564	Private	136.12 / 138.46	76	07/01/2009
55		<b>\$380,000</b> 4055 N RECKER RD 61 Mesa, AZ 85215 Closed / 4204289	RED MOUNTAIN RANCH	4	2.5	3,007	None	131.33 / 126.37	148	09/11/2009

56		<b>\$400,000</b> 6446 E TRAILRIDGE CIR 29 Mesa, AZ 85215 Closed / 4079434	Sky Mountain Estates	5	4.5	7,213	Private	69.31 / 55.46	67	05/15/2009
57		<b>\$435,000</b> 6460 E TRAILRIDGE CIR 15 Mesa, AZ 85215 Closed / 4177216	RED MOUNTAIN RANCH	4	4	2,875	Both	173.88 / 151.3	52	08/28/2009
58		<b>\$460,000</b> 6446 E TRAILRIDGE CIR 30 Mesa, AZ 85215 Closed / 4090782	Sky Mountain Estates	4	3	3,239	Private	147.85 / 142.02	45	02/19/2009
59		<b>\$470,000</b> 6446 E TRAILRIDGE CIR 16 Mesa, AZ 85215 Closed / 4131537	Sky Mountain Estates	5	3	4,084	Private	113.83 / 115.08	7	04/06/2009
60		<b>\$480,000</b> 5956 E VIEWMONT CIR Mesa, AZ 85215 Closed / 4076111	Parcel 2 at Red Mountain Ranch	3	3	2,418	Community	227.05 / 198.51	197	12/17/2009
61		<b>\$500,000</b> 4055 N RECKER RD 98 Mesa, AZ 85215 Closed / 4207958	Red Mountain Ranch Parcel 18 Lot 98	4	3	3,128	Both	148.63 / 159.85	31	09/25/2009
62		<b>\$600,000</b> 4055 N RECKER RD 3 Mesa, AZ 85215 Closed / 3022406	Red Mountain Ranch	3	2.5	3,071	Private	211.33 / 195.38	289	05/29/2009
63		<b>\$600,000</b> 4346 N SANTIAGO CIR Mesa, AZ 85215 Closed / 4203078	Red Mountain Ranch	3	3.5	4,333	None	161.32 / 138.47	91	11/20/2009
64		<b>\$610,000</b> 4055 N RECKER RD 40 Mesa, AZ 85215 Closed / 4282430	RED MOUNTAIN RANCH	3	3	3,176	Private	193.64 / 192.07	14	12/16/2009

Prepared by Chris and  
Michele Keith

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Client Report (1)

6445 E Redmont DR Mesa, AZ 85215

\$158,000



4097178 Residential Single Family - Detached Closed

**Beds/Baths:** 3 / 2  
**Approx SqFt:** 1,526 / County Assessor  
**Year Built:** 1987  
**Pool:** None  
**Encoded Features:** 32FRX  
**Approx Lot SqFt:** /  
**Apx Lot Size Range:** 1 - 7,500  
**Exterior Stories:** 1  
**# of Interior Levels:** 1  
**Dwelling Type:** Single Family - Detached

**Subdivision:** Red Mountain Village Lot 1-252  
**Tax Municipality:**  
**Marketing Name:**  
**Planned Cmty Name:**  
**Model:**  
**Builder Name:** Unknown  
**Hun Block:** 3600 N  
**Map Code/Grid:** P41  
**Bldg Number:**

**Ele Sch Dist:** 004 - Mesa Unified District  
**Elementary School:** Red Mountain Ranch  
**Jr. High School:** Shepherd

**High School Dist #:** 004 - Mesa Unified District  
**High School:** Red Mountain

**Cross Streets:** Recker and Thomas **Directions:** From Power go left on to Redmont to property

**Public Remarks:** Bank owned opportunity! Large, cozy family room with fireplace. Kitchen with plenty of cabinets. Come check this out! Home sold in as is condition. No C.L.U.E. report or SPDS. All figures and measurements approximate buyer to verify.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Fireplace Family Rm <b>Flooring:</b> Carpet; Other	<b>Master Bathroom:</b> Separate Shwr & Tub; Other (See Remarks) <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Other (See Remarks) <b>Other Rooms:</b> Family Room <b>Basement Description:</b>	<b>Const - Finish:</b> Stucco <b>Construction:</b> Other (See Remarks) <b>Roofing:</b> Other (See Remarks) <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>AN:</b> 141-70-320 <b>Lot Number:</b> 33 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,181/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Other (See Remarks) <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> N <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Other (See Remarks) <b>Assoc Rules/Info:</b> None	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 67 / 73 <b>Status Change Date:</b> 04/21/2009 <b>Close of Escrow Date:</b> 04/20/2009 <b>Off Market Date:</b> 03/19/2009	<b>List Price:</b> \$158,000 <b>Sold Price:</b> \$158,000 <b>Sold Price/SqFt:</b> \$103.54 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: Presidential Realty, LLC (prsd01)

Prepared by Chris and Michele Keith

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## Client Report (2)

6709 E SUGARLOAF ST Mesa, AZ 85215

\$160,000



4095410	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 1.75 <b>Approx SqFt:</b> 1,537 / County Assessor <b>Year Built:</b> 1990 <b>Pool:</b> Community <b>Encoded Features:</b> 31.75R2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> RED MOUNTAIN RANCH <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> RED MOUNTAIN RANCH <b>Model:</b> <b>Builder Name:</b> RICHMOND AMERICA <b>Hun Block:</b> 3850 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** POWER & THOMAS **Directions:** West on Thomas. Right on Raftriver. Right on Tabor. Left on Sugarloaf to property on left.

**Public Remarks:** CHARMING 3 bedrm, 1.75 bath, 2g, 1537 sf, home. Nestled in the sought after community of Red Mountain Ranch. Stunning, artistic Arizona sunsets! Light, bright, open, spacious floor plan w/ arched openings and soaring ceilings. Updated ceramic Tuscan tile! 2- tone designer paint w/ warm, rich earth tones! Open, spacious eat-in kitchen w/raised panel cabs, breakfast-bar, upgraded appliances, B-I microwave & pantry. Oversized dressing area and double sinks. Raised panel doors. Close to restaurants, shopping, lakes, hiking & freeways!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> City Light View (s); Mountain View(s) <b>Landscaping:</b> Desert Back <b>Exterior Features:</b> Patio <b>Features:</b> Vaulted Ceiling(s) <b>Community Features:</b> Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Basement Description:</b>	<b>Architecture:</b> Spanish; Contemporary <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> County Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>AN:</b> 141-70-482 <b>Lot Number:</b> 195 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,199/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> FHA <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$360 / Semi-Annually <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Front Yard Maint; Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 156 / 156 <b>Status Change Date:</b> 09/02/2009 <b>Close of Escrow Date:</b> 08/31/2009 <b>Off Market Date:</b> 08/10/2009	<b>List Price:</b> \$150,000 <b>Sold Price:</b> \$160,000 <b>Sold Price/SqFt:</b> \$104.1 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 1 <b>Pnts Pd By Seller:</b> 1 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and Michele Keith

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Client Report (3)

6521 E STAR VALLEY ST Mesa, AZ 85215

\$160,000

4240421	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 2 <b>Approx SqFt:</b> 2,031 / County Assessor <b>Year Built:</b> 1998 <b>Pool:</b> None <b>Encoded Features:</b> 42RO2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Red Mountain Ranch <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> unknown <b>Hun Block:</b> 6500 E <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power/Thomas **Directions:** Power North to Thomas West to Rafteriver North to Star Valley West to home.

**Public Remarks:** Short Sale!! Don't let this one get away, 4 bed 2 bath home in need of a little TLC but in the heart of Red Mountain Ranch.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Exterior Features:</b> Patio <b>Features:</b> Fix-Up Needs Repair; Vaulted Ceiling(s) <b>Community Features:</b> Golf Course <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile; Wood	<b>Kitchen Features:</b> Disposal; Dishwasher <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Great Room; Den/Office <b>Basement Description:</b>	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> PARCEL 11 AT RED MOUNTAIN RANCH LOT 1-105 TR A-G <b>AN:</b> 141-92-047 <b>Lot Number:</b> 47 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,423/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> By Agreement

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 2 / 2 <b>Status Change Date:</b> 12/31/2009 <b>Close of Escrow Date:</b> 12/30/2009 <b>Off Market Date:</b> 08/21/2009	<b>List Price:</b> \$199,000 <b>Sold Price:</b> \$160,000 <b>Sold Price/SqFt:</b> \$78.78 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req; Pre-Foreclosure

Listed by: RE/MAX Homes & Investments (mgee01)

Prepared by Chris and  
Michele Keith

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4111774	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2 <b>Approx SqFt:</b> 1,403 / Builder <b>Year Built:</b> 1995 <b>Pool:</b> None <b>Encoded Features:</b> 32RO2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> RED MOUNTAIN RANCH <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> SADDLEBACK HOMES <b>Hun Block:</b> 3600 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** THOMAS / RECKER **Directions:** GO N ON RECKER \* GO E ON REDMONT DR \* GO S ON SAN GABRIEL \* W ON SAYAN CIRCLE TO PROPERTY.

**Public Remarks:** PRICE JUST REDUCED, WILL NOT LAST LONG. LOCATED IN PRESTIGIOUS RED MOUNTAIN RANCH GOLF COMMUNITY W/OPTIONAL MEMBERSHIP. GREAT ROOM FLOOR PLAN WITH VAULTED CEILINGS. SPACIOUS SPLIT MASTER WITH COZY DEN THAT COUL BE A 3RD BEDROOM. FRESHLY PAINTED THROUGHOUT. BACKS TO A OPEN AREA WITH VIEW FENCE AND NO HOMES BEHIND. LOW MAINTENANCE LANDSCAPE WITH CITRUS TREES IN BACKYARD. LOCATED ON A CUL-DE-SAC STREET. READY TO MOVE IN!

<b>Master Bedroom</b>	14 12	<b>Bedroom 2</b>	10 10	<b>Kitchen</b>	11 11	<b>Dining Room</b>	11 11	<b>Living Room</b>	18 17
<b>Den</b>	12 10								

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Cul-De-Sac Lot; North/South Exposure; Borders Common Area <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s); Water Softener Owned <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Dining in LR/GR <b>Other Rooms:</b> Den/Office <b>Basement Description:</b>	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP; City Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 141-92-240 <b>Lot Number:</b> 12 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,124/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$364 / Semi-Annually <b>HOA Transfer Fee:</b> <b>HOA Name:</b> RMR HOA <b>HOA Telephone:</b> 480-981-6480	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Cable or Satellite; Common Area Maint <b>Assoc Rules/Info:</b> Club, Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 260 / 260 <b>Status Change Date:</b> 11/09/2009 <b>Close of Escrow Date:</b> 11/09/2009 <b>Off Market Date:</b> 10/16/2009	<b>List Price:</b> \$185,000 <b>Sold Price:</b> \$162,000 <b>Sold Price/SqFt:</b> \$115.47 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: Courtney Valleywide Properties (cour02)

Prepared by Chris and Michele Keith

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Client Report (5)

6561 E snowdon ST Mesa, AZ 85215

\$164,000

4092290	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 3 <b>Approx SqFt:</b> 2,047 / County Assessor <b>Year Built:</b> 1994 <b>Pool:</b> Private <b>Encoded Features:</b> 43RDP2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> unknown <b>Hun Block:</b> 56 E <b>Map Code/Grid:</b> C77 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Mesa Vista <b>Jr. High School:</b> Mesa		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Mesa	

**Cross Streets:** Power and Thomas **Directions:** North on Power to Thomas west on Thomas to raft river N on Rafriver to Tabor N on Tabor to Snowdon go west.

**Public Remarks:** Bank owned foreclosure. This is an REO property. Seller will not provide CLUE or SPDS. Property being sold as is. Buyer must turn on utilities in their own name for purposes of inspection.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Add'l Property Use:</b> None	<b>Kitchen Features:</b> None <b>Master Bathroom:</b> None <b>Laundry:</b> None <b>Dining Area:</b> Formal <b>Basement Description:</b>	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Comp Shingle <b>Fencing:</b> None <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 141-70-370 <b>Lot Number:</b> 0 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$2,895/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> N <b>HOA Fee/Paid:</b> / <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> No Fees <b>Assoc Rules/Info:</b> None	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 106 / 106 <b>Status Change Date:</b> 05/01/2009 <b>Close of Escrow Date:</b> 04/30/2009 <b>Off Market Date:</b> 04/09/2009	<b>List Price:</b> \$174,000 <b>Sold Price:</b> \$164,000 <b>Sold Price/SqFt:</b> \$80.12 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: RE/MAX Homes & Investments (mgee01)

Prepared by Chris and  
Michele Keith

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Client Report (6)

6266 E Rafriver ST Mesa, AZ 85215

\$165,000



4066256	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 4 / 2.5 <b>Approx SqFt:</b> 2,047 / County Assessor <b>Year Built:</b> 1994 <b>Pool:</b> None <b>Encoded Features:</b> 42.5FRDX2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Red Mountain Ranch <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Palo Verde <b>Builder Name:</b> Unknown <b>Hun Block:</b> 2800 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power and Thomas **Directions:** West on Thomas to Rafriver. Turn north on Rafriver and follow to property.

**Public Remarks:** No showings while home is under construction. Home is currently being repaired from a water leak. BANK OWNED HOME. Perfect 4-bedroom charmer with its great floor plan, no-maintenance backyard (HOA does front) and amazing golf-course neighborhood (golf/social mbrshp available). Kitchen has island/breakfast bar and opens to family/greatroom with charming fireplace. Home is clean and well-maintained for a REO listing. Walking distance to RMR Elementary, close to new 202, and 15 min. to Saguaro Lake.

<b>Master Bedroom</b>	20 14	<b>Bedroom 2</b>	14 12	<b>Bedroom 3</b>	12 11	<b>Bedroom 4</b>	12 10	<b>Living Room</b>	14 12
		<b>Family Room</b>	21 14	<b>Kitchen</b>	15 12	<b>Dining Room</b>	14 10		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio (s) <b>Features:</b> Skylight(s)	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR <b>Other Rooms:</b> Family Room <b>Basement Description:</b>	<b>Architecture:</b> Spanish <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 141-70-356 <b>Lot Number:</b> 69 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,380/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$55 / Monthly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Red Mountain Ranch <b>HOA Telephone:</b> 480-981-6480	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Cable or Satellite; Front Yard Maint; Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmrks); Club, Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$300 <b>PAD Paid (Freq):</b> Semi-Annually
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 190 / 190 <b>Status Change Date:</b> 03/12/2009 <b>Close of Escrow Date:</b> 03/11/2009 <b>Off Market Date:</b> 02/19/2009	<b>List Price:</b> \$159,900 <b>Sold Price:</b> \$165,000 <b>Sold Price/SqFt:</b> \$80.61 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and Michele Keith

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## Client Report (7)

6550 E SADDLEBACK ST Mesa, AZ 85215

\$175,000

	4078543 Residential Single Family - Detached Closed
	<b>Beds/Baths:</b> 4 / 2.5 <b>Approx SqFt:</b> 2,047 / County Assessor <b>Year Built:</b> 1992 <b>Pool:</b> Private <b>Encoded Features:</b> 42.5FRDP2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached
	<b>Subdivision:</b> Red Mountain Village <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> unk <b>Hun Block:</b> 3600 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd
	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Power & Thomas **Directions:** Cross Streets: Power & Thomas Directions: North on Power Left on Thomas Right on Rafteriver Right on Tabor Left on Saddleback

**Public Remarks:** This beautiful home has it all! Curb Appeal! The back yard with nice pool! Just sit and relax! Bank will make all repairs before COE Gorgeous!! Many nice features, fantastic Fannie Mae property. You do NOT want to miss this one! Great Location...Great Price!!! Seller says SELL SELL!! BRING ALL REASONABLE OFFERS PLEASE!!! Buyer to verify all facts and figures.

<b>Master Bedroom</b>	20 14	<b>Bedroom 2</b>	12 11	<b>Bedroom 3</b>	12 14	<b>Bedroom 4</b>	12 10	<b>Living Room</b>	12 14
		<b>Family Room</b>	21 14	<b>Kitchen</b>	15 12	<b>Dining Room</b>	10 14		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> Other (See Remarks) <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio (s); Gazebo/Ramada; Other (See Remarks) <b>Features:</b> Skylight(s)	<b>Kitchen Features:</b> Disposal; Dishwasher; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Mstr Bdr Walkin Cist <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Room <b>Other Rooms:</b> Family Room <b>Basement Description:</b>	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>AN:</b> 141-70-415 <b>Lot Number:</b> 128 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,498/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$153,000 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> By Agreement

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$595 / Semi-Annually <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Pest Control; Front Yard Maint; Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Club, Membership Opt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 58 / 59 <b>Status Change Date:</b> 05/29/2009 <b>Close of Escrow Date:</b> 05/28/2009 <b>Off Market Date:</b> 04/25/2009	<b>List Price:</b> \$184,900 <b>Sold Price:</b> \$175,000 <b>Sold Price/SqFt:</b> \$85.49 <b>Loan Type:</b> VA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 1 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: Infinity Wealth Real Estate (tstn01)

Prepared by Chris and Michele Keith

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Client Report (8)

6550 E RAFTRIVER ST Mesa, AZ 85215

\$180,000

	4219748 Residential Single Family - Detached Closed	
	<b>Beds/Baths:</b> 4 / 2.5 <b>Approx SqFt:</b> 2,047 / County Assessor <b>Year Built:</b> 1994 <b>Pool:</b> Private <b>Encoded Features:</b> 42.5FRDXP2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Red Mountain Village <b>Tax Municipality:</b> <b>Marketing Name:</b> Red Mountain <b>Planned Cmty Name:</b> Red Mountain <b>Model:</b> <b>Builder Name:</b> Continental <b>Hun Block:</b> 3700 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain <b>Jr. High School:</b> Shepherd	<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain

**Cross Streets:** Thomas and Power **Directions:** West on Thomas, North on Raftriver.

**Public Remarks:** Check out this well maintained home, neutral flooring, tile in traffic areas. The kitchen has updated cabinets, and granite counters. Enjoy the great outdoors with a built in BBQ covered patio and pool with water feature!! Don't miss seeing this one!!!!

<b>Master Bedroom</b> 20 13	<b>Bedroom 2</b> 10 10	<b>Bedroom 3</b> 11 10	<b>Bedroom 4</b> 11 10	<b>Living Room</b> 12 13
	<b>Family Room</b> 23 14	<b>Kitchen</b> 20 10	<b>Dining Room</b> 13 11	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio (s); Built-in BBQ <b>Features:</b> Vaulted Ceiling(s) <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room <b>Basement Description:</b>	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>AN:</b> 141-70-348 <b>Lot Number:</b> 61 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,381/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$66 / Monthly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Rossmar & Graham <b>HOA Telephone:</b> (480)551-4300	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 135 / 135 <b>Status Change Date:</b> 01/01/2010 <b>Close of Escrow Date:</b> 12/31/2009 <b>Off Market Date:</b> 12/07/2009	<b>List Price:</b> \$189,900 <b>Sold Price:</b> \$180,000 <b>Sold Price/SqFt:</b> \$87.93 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Short Sale Aprvl Req; Pre-Foreclosure

Listed by: Keller Williams Integrity First Realty (kwif02)

Prepared by Chris and Michele Keith

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## Client Report (9)

6004 E Sierra Blanca ST Mesa, AZ 85215

\$180,000



4190800	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2 <b>Approx SqFt:</b> 1,842 / County Assessor <b>Year Built:</b> 1993 <b>Pool:</b> None <b>Encoded Features:</b> 32FRDXO2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> RED MOUNTAIN RANCH <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Red Mountain Ranch <b>Model:</b> Cottonwood <b>Builder Name:</b> RYLAND <b>Hun Block:</b> 3600 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** #202 & Recker **Directions:** N on Recker; Rt on Sierra Blanca just N of Thomas. Home on left.

**Public Remarks:** Short Sale in Red Mountain Ranch. This home features 1842 sq ft with separate LR, DR, FR w/frpl, Kit, cheery Breakfast Area, 3 BR, den/office, 2 BA, inside laundry room, & 2 car garage. Large back yard has covered patio. Enjoy the quiet community of Red Mountain Ranch w/open spaces. Buyer & Buyer's agent to verify all measurements. Sold "As Is".

<b>Master Bedroom</b>	15 13	<b>Bedroom 2</b>	10 10	<b>Bedroom 3</b>	10 10	<b>Dining Room</b>	10 9	<b>Living Room</b>	16 14
<b>Den</b>	10 10	<b>Family Room</b>	18 14	<b>Kitchen</b>	20 9				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Garage Spaces:</b> <b>Carpport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> Corner Lot; North/South Exposure <b>Landscaping:</b> Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room; Den/Office <b>Basement Description:</b>	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 141-39-033 <b>Lot Number:</b> 32 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,316/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$375 / Semi-Annually <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Rossmar & Graham <b>HOA Telephone:</b> 480-551-4300	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 141 / 141 <b>Status Change Date:</b> 12/31/2009 <b>Close of Escrow Date:</b> 12/30/2009 <b>Off Market Date:</b> 12/27/2009	<b>List Price:</b> \$199,900 <b>Sold Price:</b> \$180,000 <b>Sold Price/SqFt:</b> \$97.72 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 1 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> Short Sale Aprvl Req

Listed by: Platinum Premier Realty, LLC (ppaz01)

Prepared by Chris and Michele Keith

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Client Report (10)

6415 E REDMONT DR Mesa, AZ 85215

\$183,100



4174646	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2 <b>Approx SqFt:</b> 1,729 / County Assessor <b>Year Built:</b> 1990 <b>Pool:</b> None <b>Encoded Features:</b> 32RDXS2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>Tax Municipality:</b> <b>Marketing Name:</b> RED MOUNTAIN RANCH <b>Planned Cmty Name:</b> RED MOUNTAIN RANCH <b>Model:</b> <b>Builder Name:</b> Richmond <b>Hun Block:</b> 3500 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** RECKER AND THOMAS **Directions:** NORTH ON RECKER PAST THOMAS-EAST ON REDMONT TO PROPERTY

**Public Remarks:** ESTATE SALE\*\*ORGINALLY PAID \$230,000\*\* GOLF COURSE\*\*\*GENTLY USED HOME WITH 3 SPACIOUS BEDROOMS, 2 BATHS, AND INGROUND SPA. NICE NEUTRAL CARPETING, TILE IN ALL TRAFFIC AREAS. REFRIGERATOR, WASHER & DRYER INCLUDED.EAT IN KITCHEN W/OAK CABINETS, LARGE PANTRY AND TILE COUNTERTOPS. GORGEOUS MOUNTAIN VIEWS AND GOLF COURSE VIEWS. RIGHT ACROSS THE STREET FROM CUSTOM HOMES. ENJOY RED MOUNTAIN REC. CENTER. NOTE\*\*\*HOME IS BEING SOLD "AS IS" AND MUST USE ADDENDUM.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Garage Spaces:</b> <b>Carpport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Parking Features:</b> Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> Spa - Private; Spa - Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> Golf Course Lot; Mountain View(s) <b>Landscaping:</b> Desert Back <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Skylight(s); Vaulted Ceiling (s); Water Softener Owned <b>Community Features:</b> Clubhouse/Rec Room; Comm Tennis Court(s); Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Additional Bedroom:</b> Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Great Room <b>Basement Description:</b> <b>Items Updated:</b> Floor Yr Updated: 2004; Floor Partial/Full: Partial	<b>Architecture:</b> Spanish <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>AN:</b> 141-70-297 <b>Lot Number:</b> 10 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,520/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Private <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$60 / Monthly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Clubhouse/Rec Center; VA Approved Prjct; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$55 <b>PAD Paid (Freq):</b> Monthly
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 35 / 35 <b>Status Change Date:</b> 06/19/2009 <b>Close of Escrow Date:</b> 06/18/2009 <b>Off Market Date:</b> 06/19/2009	<b>List Price:</b> \$175,900 <b>Sold Price:</b> \$183,100 <b>Sold Price/SqFt:</b> \$105.9 <b>Loan Type:</b> FHA <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 2 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> Probate/Estate

Listed by: Realty Executives (reax20)

Prepared by Chris and Michele Keith

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Client Report (11)

3625 N KATMAI ST Mesa, AZ 85215

\$185,000



4111124	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 3 / 2 <b>Approx SqFt:</b> 2,007 / County Assessor <b>Year Built:</b> 1996 <b>Pool:</b> None <b>Encoded Features:</b> 32FRD2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Red Mountain Ranch <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Angel Fire <b>Builder Name:</b> MARACAY <b>Hun Block:</b> 3600 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** Power Rd & Thomas Rd **Directions:** West on Thomas to Rafriver, Turn Right on Rafriver, Left on Sierra Morena, Right on Katmai, home is on the corner.

**Public Remarks:** Super clean home over 2000 sqft in Noth East Mesa! This home is in a wonderful golf community, close to freeway access, salt river, lakes, hiking and so much more. This home will be sold by next week at this price!

<b>Master Bedroom</b>	18 13	<b>Bedroom 2</b>	11 10	<b>Bedroom 3</b>	11 11	<b>Dining Room</b>	13 10	<b>Living Room</b>	14 12
		<b>Family Room</b>	22 15	<b>Kitchen</b>	22 12				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> <b>Carpport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Parking Features:</b> Attch'd Gar Cabinets; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Corner Lot <b>Landscaping:</b> Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio (s) <b>Features:</b> Vaulted Ceiling(s); No Interior Steps	<b>Kitchen Features:</b> Disposal; Dishwasher; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Dining in FR <b>Other Rooms:</b> Family Room; Great Room <b>Basement Description:</b>	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Sunscreen(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> PARCEL 11 AT RED MOUNTAIN RANCH LOT 1-105 TR A-G <b>AN:</b> 141-92-033 <b>Lot Number:</b> 33 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,433/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Total Encumbrance:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$315 / Semi-Annually <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Red Mountain Ranch <b>HOA Telephone:</b> 480-981-6480	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 29 / 29 <b>Status Change Date:</b> 03/21/2009 <b>Close of Escrow Date:</b> 03/20/2009 <b>Off Market Date:</b> 03/09/2009	<b>List Price:</b> \$189,900 <b>Sold Price:</b> \$185,000 <b>Sold Price/SqFt:</b> \$92.18 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 1 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: Solutions Real Estate (solu01)

Prepared by Chris and  
Michele Keith

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4266610	Residential	Single Family - Detached	Closed
<b>Beds/Baths:</b> 2 / 2 <b>Approx SqFt:</b> 1,526 / County Assessor <b>Year Built:</b> 1988 <b>Pool:</b> Community <b>Encoded Features:</b> 22FRXO2G <b>Approx Lot SqFt:</b> / <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> RED MOUNTAIN VILLAGE <b>Tax Municipality:</b> <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Mountain Views <b>Builder Name:</b> UKN <b>Hun Block:</b> 3800 N <b>Map Code/Grid:</b> P41 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 004 - Mesa Unified District <b>Elementary School:</b> Red Mountain Ranch <b>Jr. High School:</b> Shepherd		<b>High School Dist #:</b> 004 - Mesa Unified District <b>High School:</b> Red Mountain	

**Cross Streets:** HIGLEY AND THOMAS **Directions:** E on Thomas, N on Recker, E on Redmont, S on Sugarloaf to home

**Public Remarks:** Beautiful home at an unbelievable price! On the golf course, the lot features privacy with amazing Red Mountain and golf course views. Features of the home include remodeled kitchen with new counter tops, cabinets and recessed lighting. Neutral color paint and tile throughout. This home is clean and will not last long!

<b>Master Bedroom</b>	12 14	<b>Bedroom 2</b>	10 10	<b>Kitchen</b>	14 10	<b>Dining Room</b>	10 9
<b>Den</b>	12 12	<b>Family Room</b>	26 13				

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Garage Spaces:</b> <b>Carpport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Living Rm <b>Property Description:</b> Golf Course Lot; Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Patio; Covered Patio (s) <b>Features:</b> Skylight(s); Vaulted Ceiling (s); 9+ Flat Ceilings; Water Softener Owned <b>Community Features:</b> Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Golf Course <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Dishwasher; Refrigerator <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room; Great Room; Den/Office <b>Basement Description:</b> <b>Items Updated:</b> Floor Yr Updated: 2008; Floor Partial/Full: Full; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Full	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron; Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>AN:</b> 141-70-521 <b>Lot Number:</b> 234 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,335/2009 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> Non Assumable <b>Disclosures:</b> None <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$66 / Monthly <b>HOA Transfer Fee:</b> <b>HOA Name:</b> Rossmar & Graham <b>HOA Telephone:</b> (480)551-4300	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Front Yard Maint; Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	<b>Rec Center Fee Pd:</b> Annually <b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>PAD Fee:</b> \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 259 / 70 <b>Status Change Date:</b> 01/01/2010 <b>Close of Escrow Date:</b> 12/31/2009 <b>Off Market Date:</b> 12/14/2009	<b>List Price:</b> \$190,000 <b>Sold Price:</b> \$185,000 <b>Sold Price/SqFt:</b> \$121.23 <b>Loan Type:</b> Cash <b>Loan Years:</b> 0 <b>Payment Type:</b> Other <b>Pnts Pd By Buyer:</b> 0 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Normal - N	<b>Special Listing Cond:</b> N/A

Listed by: RE/MAX Alliance Group (rma101)

Prepared by Chris and Michele Keith

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Client Report (13)

6634 E SADDLEBACK ST Mesa, AZ 85215

\$186,000



4098762 Residential Single Family - Detached Closed

**Beds/Baths:** 4 / 2.5  
**Approx SqFt:** 2,047 / County Assessor  
**Year Built:** 1993  
**Pool:** None  
**Encoded Features:** 42.5FRD2G  
**Approx Lot SqFt:** /  
**Apx Lot Size Range:** 7,501 - 10,000  
**Exterior Stories:** 2  
**# of Interior Levels:** 2  
**Dwelling Type:** Single Family - Detached

**Subdivision:** Red Mountain Village  
**Tax Municipality:**  
**Marketing Name:** Red Mountain Ranch  
**Planned Cmty Name:** Red Mountain Ranch  
**Model:**  
**Builder Name:** unknown  
**Hun Block:** 3800 N  
**Map Code/Grid:** Q41  
**Bldg Number:**

**Ele Sch Dist:** 004 - Mesa Unified District  
**Elementary School:** Red Mountain Ranch  
**Jr. High School:** Shepherd

**High School Dist #:** 004 - Mesa Unified District  
**High School:** Red Mountain

**Cross Streets:** Thomas & Power Rd. **Directions:** West on Thomas to Riverraft, North on Riverraft, Right on Tabor, Left on Saddleback, to Property.

**Public Remarks:** Red Mountain Ranch Community with walking distance to school, park and private Country Club with Pete Dye Championship Golf Course! Pergo flooring in kitchen, and tile countertops. Decorator paint. Open floor plan with 1 bedroom downstairs, and large master bedroom with walk-in closet. Large, pool-sized backyard offers privacy. \*\*Bring your paint brush and some elbow grease & make this Lender owned home shine!\*\* Sold "AS IS".

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Garage Spaces:</b> <b>Carport Spaces:</b> <b>Slab Parking Spaces:</b> <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Exterior Features:</b> Covered Patio(s)	<b>Kitchen Features:</b> Disposal; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Master Bdrm Upstairs; Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Other Rooms:</b> Family Room <b>Basement Description:</b>	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Cable TV Avail	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RED MOUNTAIN VILLAGE LOT 1-252 <b>AN:</b> 141-70-427 <b>Lot Number:</b> 140 <b>Town-Range-Section:</b> 2N-6E-25 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,693.18/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Other (See Remarks) <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y <b>HOA Fee/Paid:</b> \$375 / Semi-Annually <b>HOA Transfer Fee:</b> \$300 <b>HOA Name:</b> Red Mountain Ranch <b>HOA Telephone:</b> 480-981-6480	<b>HOA 2 Y/N:</b> <b>HOA 2 Fee/Paid:</b> / <b>HOA 2 Transfer Fee:</b> <b>HOA 2 Name:</b> <b>HOA 2 Telephone:</b>	<b>Association Fee Incl:</b> Cable or Satellite; Front Yard Maint; Common Area Maint <b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> \$0 <b>Land Lease Fee Paid:</b> Annually <b>PAD Fee:</b> \$69 <b>PAD Paid (Freq):</b> Monthly
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 117 / 117 <b>Status Change Date:</b> 05/24/2009 <b>Close of Escrow Date:</b> 05/23/2009 <b>Off Market Date:</b> 05/04/2009	<b>List Price:</b> \$178,900 <b>Sold Price:</b> \$186,000 <b>Sold Price/SqFt:</b> \$90.86 <b>Loan Type:</b> Conventional <b>Loan Years:</b> 30 <b>Payment Type:</b> Fixed <b>Pnts Pd By Buyer:</b> 1 <b>Pnts Pd By Seller:</b> 0 <b>Closing Cost Split:</b> Seller Assist - A	<b>Special Listing Cond:</b> Lender Owned/REO

Listed by: Pivotal Properties (xprs01)

Prepared by Chris and Michele Keith

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