

Subject Property

**1120 Honeysuckle Ct
Tracy, CA 95376-9788
San Joaquin County**



Owner Info:

Owner Name : Quadros Thomas George	Recording Date : 07/08/2003
Tax Billing Address : 1120 Honeysuckle Ct	Annual Tax : \$3,376
Tax Billing City & State : Tracy CA	County Use Code : Single Family Resid
Tax Billing Zip : 95376	Universal Land Use : SFR
Tax Billing Zip+4 : 9788	

Location Info:

School District : Tracy	Flood Zone Panel : 0603030005A
Subdivision : Hearthstone	Panel Date : 06/18/1987
Census Tract : 52.05	Flood Zone Code : X
Tract Number : 2178	Zoning : Ldr
Carrier Route : R014	Map Page/Grid : 462-H3

Tax Info:

Tax ID : 242-060-24	Improved Assessment : \$182,000
Tax Year : 2009	Total Assessment : \$242,000
Annual Tax : \$3,376	% Improv : 75%
Exemption : Homeowner	Tax Area : 004073
Assessment Year : 2010	Legal Description : Tract 2178 Lot 24
Land Assessment : \$60,000	Lot Number : 24

Characteristics:

Cooling Type : Yes	Heat Type : Forced Air
Lot Acres : .17	Patio Type : Patio
Garage Type : Attached Garage	Style : L-Shape
Garage Capacity : 2	Building Sq Ft : 1,830
Roof Material : Tile	Construction : Wood
Stories : 2	Exterior : Stucco
Floor Cover : Carpet/Tile	Quality : Average
Foundation : Slab	Pool : Gunite
Total Rooms : 8	Bedrooms : 4
Year Built : 1989	Total Baths : 3
Full Baths : 2	Topography : Flat/Level
Half Baths : 1	Other Impvs : Laundry Room, Patio
Fireplaces : 1	Other Rooms : Foyer, Breakfast Room, Dining Room, Family Room, Attic
Water : Public	Equipment : Range Oven, Disposal, Dishwasher, Range Hood, Microwave, Security
Sewer : Public Service	

Last Market Sale:

Recording Date : 07/08/2003	Deed Type : Grant Deed
Settle Date : 07/01/2003	Owner Name : Quadros Thomas George
Sale Price : \$355,000	Seller : Sharp David & Julie
Document No : 149911	

[Sales History](#)

[More History](#)

RESIDENTIAL**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1427 Whitehaven Ct	Tracy	251, A3	4	3 (3 0)	2,300	0.130ac	1994	SPR	10/22/10	121.70	53/53	290,000	279,900
Listing Count 1	Averages				2,300					121.70	53/53	290,000	279,900
					High 279,900					Low 279,900			Median 279,900

ACTIVE SHORT SALE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1235 Yorkshire Loop	Tracy	251, B3	4	3 (3 0)	2,046	0.190ac	1992	SR	09/30/10	124.63	76/76	255,000	255,000
940 Menay Dr	Tracy	251, B3	4	3 (2 1)	2,272	0.130ac	1989	SPR	08/18/10	126.32	70/70	275,000	287,000
Listing Count 2	Averages				2,159					125.48	73/73	265,000	271,000
					High 287,000					Low 255,000			Median 271,000

ACTIVE SHORT CONT. Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1864 Foxclove Ct	Tracy	462, G4	5	5 (4 1)	3,333	0.150ac	2000	SR	10/01/10	90.01	75/75	300,000	300,000
Listing Count 1	Averages				3,333					90.01	75/75	300,000	300,000
					High 300,000					Low 300,000			Median 300,000

ACTIVE COURT CONT. Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1820 Tahoe Cir	Tracy	251, B3	3-4	3 (3 0)	2,521	0.130ac	1990	SR	11/23/10	101.15	48/48	255,000	255,000
Listing Count 1	Averages				2,521					101.15	48/48	255,000	255,000
					High 255,000					Low 255,000			Median 255,000

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1940 Tahoe Cir	Tracy	251, B3	3	3 (2 1)	1,733	0.130ac	1994	SPR	12/13/10	125.50	244/244	214,500	217,500
1795 Tahoe Cir	Tracy	251, B3	3	3 (2 1)	1,880	0.130ac	1990	SPR	10/27/10	117.02	85/85	235,000	220,000
1498 Monterey Ct	Tracy	225, B2	3	3 (2 1)	1,880	0.120ac	1990	SPR	08/16/10	117.02	10/10	220,000	220,000
1303 Hampton Ct	Tracy	100, A3	4	3 (3 0)	2,046		1993	SPR	12/13/10	112.41	42/42	230,000	230,000
Listing Count 4	Averages				1,885					117.99	95/95	224,875	221,875
					High 230,000					Low 217,500			Median 220,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
1790 Tahoe Cir	Tracy	251, B3	3	3 (2 1)	1,733	0.160ac	1990	SR	10/12/10	118.29	5/5	190,000	190,000	205,000	107.89
1141 Havenbrook Dr	Tracy	251, A3	4	3 (2 1)	1,831	0.130ac	1991	SR	10/05/10	112.62	25/25	214,900	207,900	206,200	99.18
845 Menay Dr	Tracy	100, A3	4	3 (2 1)	1,945	0.130ac	1989	SR	09/24/10	109.00	0/0	160,000	160,000	212,000	132.50
1475 Vintage Ct	Tracy	251, B3	3	3 (2 1)	1,880	0.100ac	1990	SR	10/05/10	114.36	70/70	200,000	200,000	215,000	107.50
1740 Tahoe Cir	Tracy	105, E3	3	3 (2 1)	1,733	0.160ac	1990	SR	09/10/10	124.64	29/29	174,950	216,000	216,000	100.00
1555 Monterey Ct	Tracy	250, B6	3	3 (2 1)	2,056	0.150ac	1996	SR	11/03/10	111.87	6/67	229,900	229,900	230,000	100.04

Presented By: Terri Johnson Lic: 01063915 / Klemm Real Estate Phone: 209-815-2671 Lic: 01004092

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U.S. Patent 6,910,045

CMA Report

Listings as of 12/14/10 at 4:00pm

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
840 Menay Dr	Tracy	251, B3	4	3 (2 1)	1,945	0.130ac	1989	SR	09/27/10	123.39	0/0	190,000	190,000	240,000	126.32
1489 Fairhaven Ct	Tracy	251, B3	4	3 (3 0)	2,046	0.160ac	1992	SR	07/23/10	121.46	69/69	239,900	239,900	248,500	103.58
1515 Vintage Ct	Tracy	251, B3	4	3 (2 1)	1,840	0.120ac	1994	SR	06/17/10	135.87	7/7	224,900	224,900	250,000	111.16
1550 Monterey Ct	Tracy	250, B6	3	3 (2 1)	2,056	0.130ac	1996	SPR	10/02/10	126.46	6/6	259,950	260,000	260,000	100.00
1274 Cardinal St	Tracy	251, B4	4	3 (2 1)	2,509	0.140ac	1997	SR	06/25/10	107.61	23/23	255,800	255,800	270,000	105.55
1880 Petrig Ct	Tracy	251, B3	4	3 (3 0)	2,813	0.140ac	1996	SR	08/13/10	95.98	0/0	275,000	275,000	270,000	98.18
975 Henderson Way	Tracy	251, B3	5	3 (3 0)	2,436	0.100ac	1994	SR	07/02/10	112.89	14/14	269,900	269,900	275,000	101.89
1860 Tahoe Cir	Tracy	425, C2	4	3 (3 0)	2,521	0.140ac	1993	SR	11/09/10	111.07	85/85	279,000	279,000(V)	280,000	100.36
1200 Brighton Dr	Tracy	251, B3	4	3 (3 0)	2,046	0.120ac	1990	SPR	10/20/10	136.85	39/39	300,000	289,000	280,000	96.89
1375 Yorkshire Loop	Tracy	251, B3	4	3 (3 0)	2,300	0.140ac	1993	SPR	08/04/10	128.26	4/4	290,000	290,000	295,000	101.72
1372 Hampton Ct	Tracy	251, B3	4	3 (2 1)	2,272	0.130ac	1993	SR	07/29/10	132.17	13/13	279,900	279,900	300,295	107.29
1854 Foxclove Ct	Tracy	251, A3	4	3 (2 1)	2,620	0.140ac	2000	SR	08/16/10	125.95	15/15	339,000	329,900	330,000	100.03
1820 Petrig Ct	Tracy	100, A3	4	3 (3 0)	2,961	0.150ac	1995	SR	11/17/10	113.14	9/9	299,999	299,999	335,000	111.67

Listing Count 19

Averages	2,186	119.05	22/25	245,953	246,689	258,842	104.93
	High 335,000	Low 205,000			Median 260,000		

EXPIRED Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2180 Tahoe Cir	Tracy	251, B3	5	3 (3 0)	2,684	0.090ac	1997	SR	08/01/10	93.14	10/10	250,000	250,000

Listing Count 1

Averages	2,684	93.14	10/10	250,000	250,000
	High 250,000	Low 250,000			Median 250,000

WITHDRAWN/CANC. Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1498 Monterey Ct	Tracy	250, B6	3	3 (2 1)	1,880	0.120ac	1990	SPR	10/21/09	85.11	118/118	160,000	160,000
1010 Winter Ct	Tracy	251, A2	3	2 (2 0)	1,334	0.130ac	1992	SR	12/08/10	126.69	231/231	180,000	169,000
840 Menay Dr	Tracy	251, B3	4	3 (2 1)	1,945	0.130ac	1989	SR	07/23/09	93.57	50/50	182,000	182,000
1990 Tahoe Cir	Tracy	251, B3	4	3 (3 0)	2,521	0.140ac	1994	SR	04/30/09	73.38	2/2	185,000	185,000
1372 Hampton Ct	Tracy	251, B3	4	3 (2 1)	2,272	0.130ac	1993	SR	03/18/09	85.81	44/44	285,000	194,950
1140 Candlewood Dr	Tracy	253, B1	4	3 (2 1)	1,830	0.130ac	1989	SR	04/10/09	117.49	93/93	225,000	215,000
1100 Gatetree Ct	Tracy	251, B3	4	3 (2 1)	1,945	0.150ac	1989	SR	06/10/09	112.60	133/133	239,000	219,000
1190 Saratoga Ct	Tracy	251, B3	4	3 (3 0)	2,046	0.140ac	1990	SR	08/18/10	109.97	11/11	240,000	225,000
1535 Henderson Ct	Tracy	251, B3	5	3 (3 0)	2,436	0.100ac	1994	SR	10/16/09	93.47	52/52	227,700	227,700
2055 Tahoe Cir	Tracy	251, B3	3	3 (2 1)	2,056	0.140ac	1996	SPR	12/29/08	111.87	20/20	230,000	230,000
1623 Egret Dr	Tracy	251, B4	5	3 (3 0)	2,508	0.120ac	1994	SR	03/03/09	97.69	18/18	245,000	245,000
1555 Monterey Ct	Tracy	250, B6	3	3 (2 1)	2,056	0.150ac	1996	SR	09/29/10	121.55	61/61	274,900	249,900
1395 Yorkshire Loop	Tracy	251, B3	4	3 (2 1)	2,330	0.130ac	1993	SR	10/27/09	109.44	15/15	225,000	255,000
1273 Cardinal St	Tracy	251, B4	5	3 (3 0)	2,917		1997	SR	10/18/10	90.85	27/27	265,000	265,000
1710 Tahoe Cir	Tracy	108, D1	4	3 (3 0)	2,586	0.140ac	1990	SPR	11/25/08	104.02	85/85	319,900	269,000
1080 Havenbrook Dr	Tracy	251, A3	4	3 (2 1)	2,272	0.120ac	1992	SR	07/10/09	118.84	337/337	270,000	270,000
1854 Foxclove Ct	Tracy	251, A3	4	3 (2 1)	2,620	0.140ac	2000	SR	07/08/09	106.87	74/286	280,000	280,000
1273 CARDINAL St	Tracy	251, B4	5	3 (3 0)	2,917	0.140ac	1997	SR	11/04/08	102.50	82/82	299,000	299,000
728 Iberis Way	Tracy	251, B4	5	3 (3 0)	2,772	0.110ac	2000	SPR	01/18/09	108.04	143/143	350,000	299,500
1274 Cardinal St	Tracy	251, B4	4	3 (2 1)	2,509	0.140ac	1997	SR	12/01/08	119.57	54/420	300,000	300,000
740 Petrig St	Tracy	251, B2	5	3 (3 0)	2,961	0.180ac	1992	SR	11/04/10	101.32	69/69	300,000	300,000
740 Petrig St	Tracy	251, B2	5	3 (3 0)	2,961	0.180ac	1992	SR	11/17/10	101.32	9/78	300,000	300,000
1723 Egret	Tracy	253, B3	5	3 (3 0)	2,508	0.130ac	1994	SR	10/14/10	127.55	97/97	319,900	319,900
1145 GATETREE COURT	Tracy	251, B3	4	3 (2 1)	1,830	0.190ac	1989	SPR	09/09/08	190.71	227/227	417,000	349,000
1940 Columbia Ct	Tracy	251, B3	4-5	3 (3 0)	2,961	0.200ac	1990	SR	07/30/09	119.89	48/48	355,000	355,000
25995 Trisler Ct	Tracy	251, A3	4	4 (3 1)	4,258	1.170ac	New	SR	10/01/08	293.33	71/71	1,298,000	1,249,000

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Rejected by the market