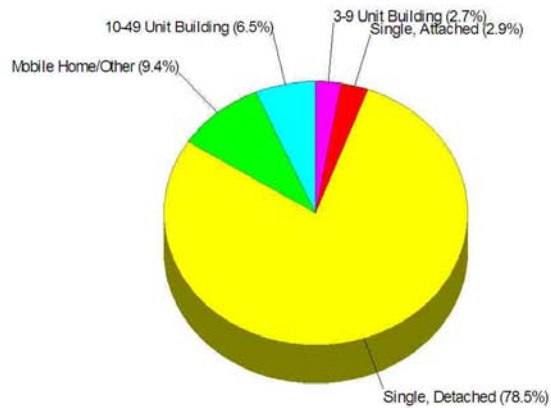


## Housing Characteristics For Neighborhood Within City of Modesto

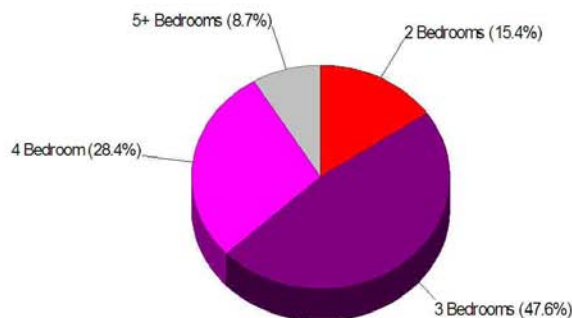
Average Age of Housing 32 years



Type of Dwelling

## Home Ownership For Neighborhood Within City of Modesto

Owner Occupied Households = 60.5%  
Median Housing Value = \$1,194,647  
Median Number of Bedrooms = 3

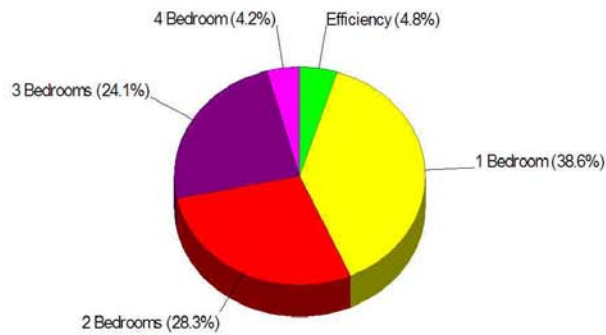


Home Size Breakdown

## Rental

### For Neighborhood Within City of Modesto

Renter Occupied Households = 39.5%  
Median Monthly Rent = \$524  
Median Number of Bedrooms = 2



**Home Size Breakdown**

## Recent Home Sales

3204 PRINTEMPS DR, MODESTO, CA 95356

Price Sold: \$1,490,000

Mortgage:

Date Sold/ Recorded: 6/29/2007

Distance from Subject: 0.1 miles

Lot Size: 0.73 Acres

Beds: 3

Baths: 3.5

Year Built/ Age: 1997

[contact me for details](#)

3308 PRINTEMPS DR, MODESTO, CA 95356

Price Sold: \$1,050,000

Mortgage:

Date Sold/ Recorded: 10/29/2007

Distance from Subject: 0.2 miles

Lot Size: 0.63 Acres

Beds: 4

Baths: 4

3312 FLEUR DE LIS DR, MODESTO, CA 95356

Price Sold: \$1,895,000

Mortgage:

Date Sold/ Recorded: 9/18/2007

Distance from Subject: 0.2 miles

Lot Size: 0.57 Acres

Beds: 4

Baths: 5

Year Built/ Age: 2001

4073 DALE RD #B, MODESTO, CA 95356

Price Sold: \$180,000

Mortgage:

Date Sold/ Recorded: 6/1/2007

Distance from Subject: 0.2 miles

Beds: 2

Baths: 1.5

Year Built/ Age: 1983

4028 ELMO LOOP, MODESTO, CA 95356

Price Sold: \$210,000

Mortgage:

Date Sold/ Recorded: 5/1/2007

Distance from Subject: 0.3 miles

Beds: 2

Baths: 1.5

Year Built/ Age: 1980

4009 ELMO LOOP, MODESTO, CA 95356

Price Sold: \$210,000

Mortgage:

Date Sold/ Recorded: 10/5/2007

Distance from Subject: 0.3 miles

Beds: 2

Baths: 1.5

Sq. Ft.: 1,064

4004 ELMO LOOP, MODESTO, CA 95356

Price Sold: \$240,000

Mortgage:

Date Sold/ Recorded: 2/27/2007

Distance from Subject: 0.3 miles

Beds: 2

Baths: 1.5

Year Built/ Age: 1980

4037 DALE RD, MODESTO, CA 95356

Price Sold: \$240,000

Mortgage:

Date Sold/ Recorded: 5/24/2007

Distance from Subject: 0.3 miles

Beds: 2

Baths: 2.5

Year Built/ Age: 1991

3204 PAPILLON CT, MODESTO, CA 95356

Price Sold: \$1,445,000

Mortgage:

Date Sold/ Recorded: 8/31/2007

Distance from Subject: 0.3 miles

Lot Size: 0.53 Acres

Beds: 4

Baths: 3

Year Built/ Age: 1999

## Recent Home Sales

3208 SMOKEHOUSE AVE, MODESTO, CA 95356

Price Sold:	\$300,000	Beds:	3
Mortgage:		Baths:	2
Date Sold/ Recorded:	6/18/2007	Sq. Ft.:	1,400
Distance from Subject:	0.3 miles		

3209 PAPILLON CT, MODESTO, CA 95356

Price Sold:	\$1,500,000	Beds:	4
Mortgage:		Baths:	4.5
Date Sold/ Recorded:	2/28/2007	Year Built/ Age:	1998
Distance from Subject:	0.3 miles		
Lot Size:	0.59 Acres		

4009 DALE RD, MODESTO, CA 95356

Price Sold:	\$220,000	Beds:	3
Mortgage:		Baths:	2
Date Sold/ Recorded:	5/9/2007	Year Built/ Age:	1981
Distance from Subject:	0.3 miles		

4000 ELMO LOOP, MODESTO, CA 95356

Price Sold:	\$200,000	Beds:	2
Mortgage:	N/A	Baths:	1.5
Date Sold/ Recorded:	6/4/2007	Sq. Ft.:	1,064
Distance from Subject:	0.3 miles		

3313 PUMPHOUSE CT, MODESTO, CA 95356

Price Sold:	\$269,000	Beds:	3
Mortgage:		Baths:	2
Date Sold/ Recorded:	3/30/2007	Year Built/ Age:	1978
Distance from Subject:	0.3 miles		
Lot Size:	0.13 Acres		

3920 SPARROW CT, MODESTO, CA 95356

Price Sold:	\$250,000	Beds:	3
Mortgage:		Baths:	2
Date Sold/ Recorded:	4/10/2007	Year Built/ Age:	1981
Distance from Subject:	0.4 miles		
Lot Size:	0.08 Acres		

3949 DALE RD, MODESTO, CA 95356

Price Sold:	\$209,000	Beds:	2
Mortgage:		Baths:	2
Date Sold/ Recorded:	3/14/2007	Sq. Ft.:	1,020
Distance from Subject:	0.4 miles		

3925 DALE RD #C, MODESTO, CA 95356

Price Sold:	\$215,000		
Mortgage:			
Date Sold/ Recorded:	1/12/2007		
Distance from Subject:	0.4 miles		

3925 DALE RD, MODESTO, CA 95356

Price Sold:	\$175,000	Beds:	2
Mortgage:	N/A	Baths:	2
Date Sold/ Recorded:	11/15/2007	Sq. Ft.:	1,020
Distance from Subject:	0.4 miles		

Irene Lai Chan, REALTOR®  
Mobile: 209-505-4812  
email: [ilaichan@comcast.net](mailto:ilaichan@comcast.net)  
Web: <http://ilaichan.home.comcast.net>

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## Recent Home Sales

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4021 CREAMERY WAY, MODESTO, CA 95356

Price Sold:	\$295,000	Beds:	3
Mortgage:	<input type="text"/>	Baths:	2
Date Sold/ Recorded:	2/9/2007	Year Built/ Age:	1978
Distance from Subject:	0.4 miles		
Lot Size:	0.13 Acres		

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3909 DALE RD #C, MODESTO, CA 95356

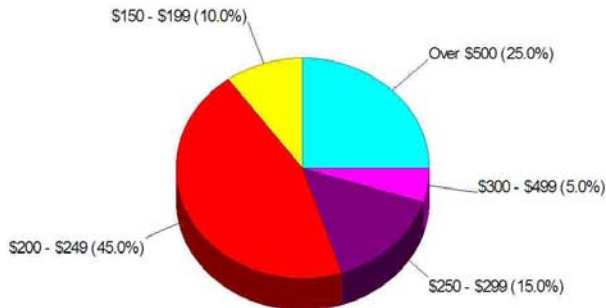
Price Sold:	\$208,000	Beds:	2
Mortgage:	<input type="text"/>	Baths:	2
Date Sold/ Recorded:	2/2/2007	Year Built/ Age:	1987
Distance from Subject:	0.4 miles		

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Prepared by Irene Lai Chan, REALTOR®

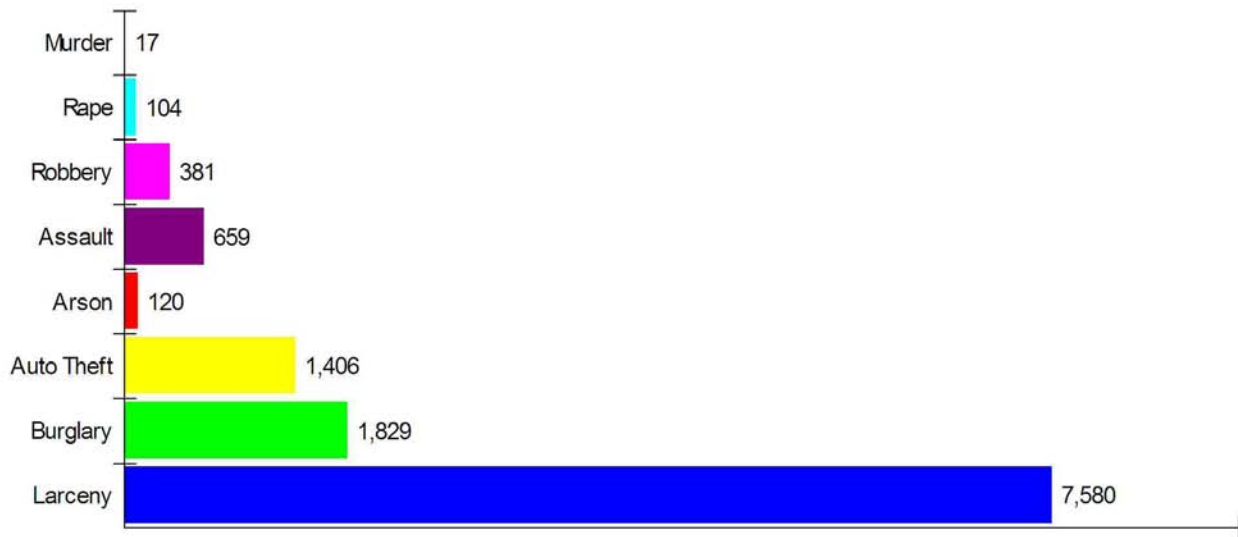
## Home Sales Pricing Pattern (Closest 20)

Median Price = \$240,000  
Average Price = \$540,050



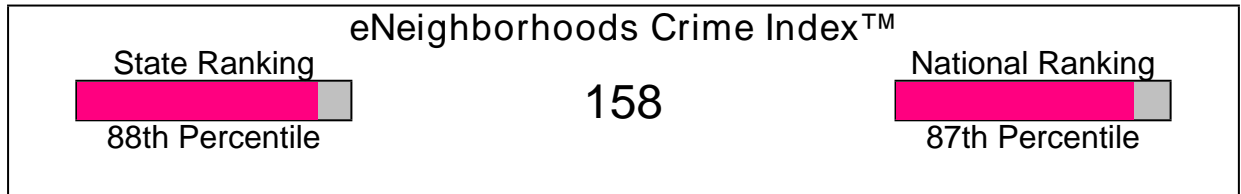
Dollars In Thousands  
Homes Sold In Past Year

## Crime Incidents For City of Modesto



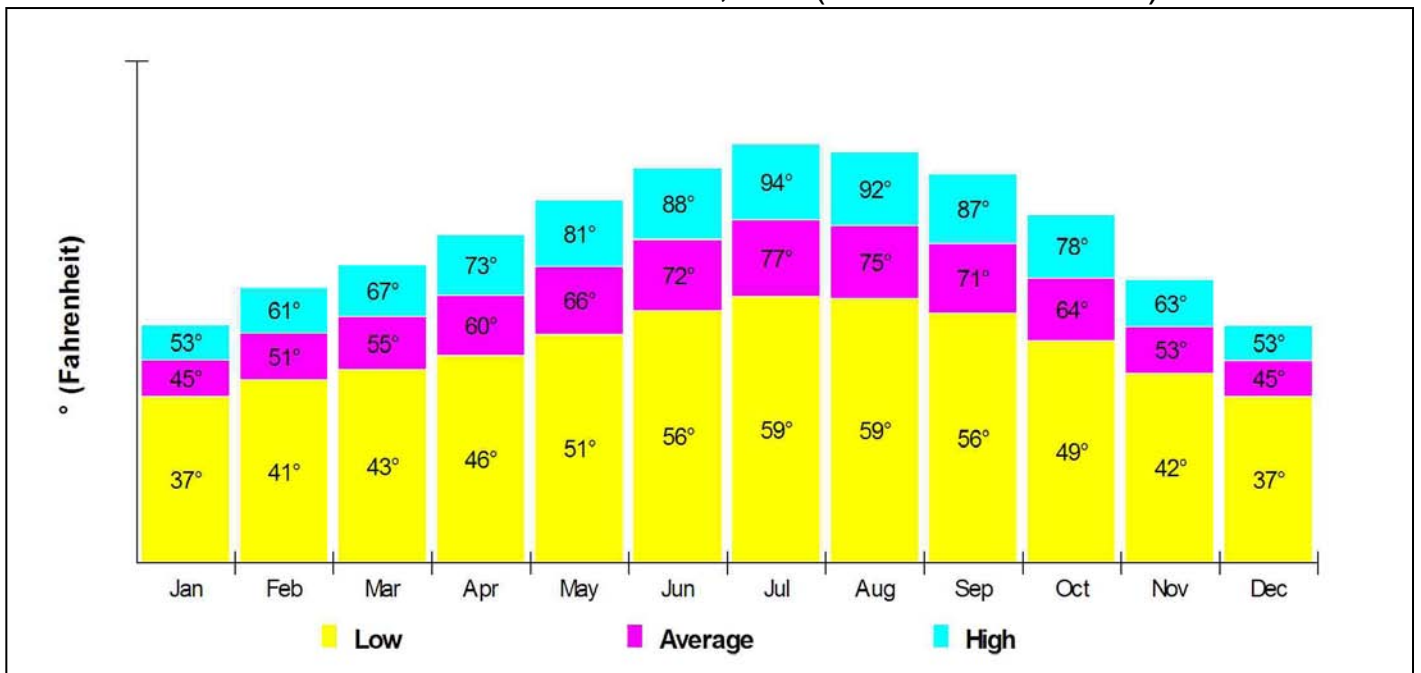
Crimes Committed Last Year

## Crime Index For City of Modesto

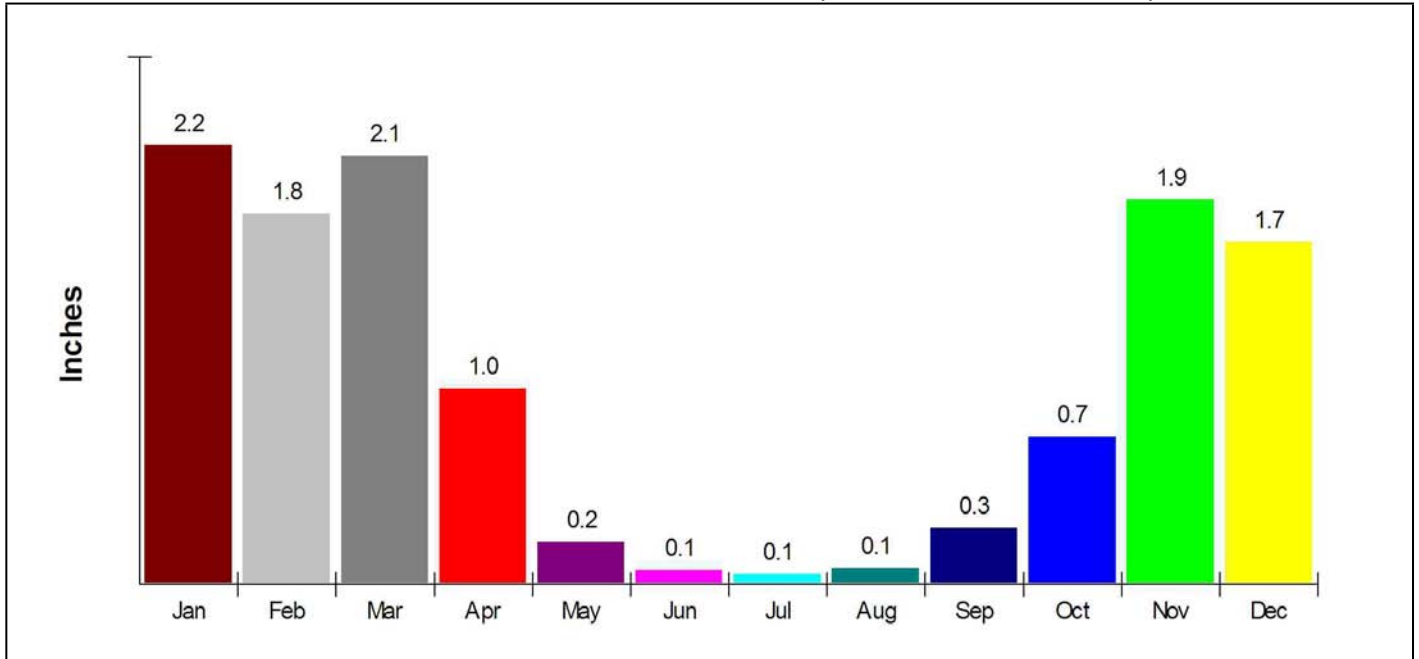


6.29% Chance Of Being The Victim Of A Crime  
 0.60% Chance Of Being The Victim Of A Bodily Crime

## Temperature Measured at MODESTO, CA (elevation = 91ft. )



## Average Precipitation Measured at MODESTO, CA (elevation = 91ft. )



## Houses of Worship

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VINTAGE FAIRE CHRISTIAN CENTER	Phone: (209)545-0741
4204 DALE RD, MODESTO, CA 95356	Distance from Subject: 0.10 miles
Denomination: Churches, Inter-Denominational	

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CHURCH JESUS CHRIST LATTER DAY SAINTS	Phone: (209)545-3615
4300 DALE RD, MODESTO, CA 95356	Distance from Subject: 0.10 miles
Denomination: Church of Jesus Christ of Latter Day Saints	

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ABUNDANT LIFE CHRISTIAN CENTER	Phone: (209)545-0786
3120 SNYDER AVE, MODESTO, CA 95356	Distance from Subject: 0.30 miles
Denomination: Pentecostal Churches	

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CHURCH OF THE CROSS	Phone: (209)545-1992
3936 DALE RD, MODESTO, CA 95356	Distance from Subject: 0.40 miles
Denomination: Reformed Churches	

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LIVING WATER BIBLE CHURCH	Phone: (209)545-3676
3600 SISK RD, MODESTO, CA 95356	Distance from Subject: 0.90 miles
Denomination: Churches, Non-Denominational	

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UNITY CHURCH OF MODESTO	Phone: (209)578-5433
2467 VENEMAN AVE, MODESTO, CA 95356	Distance from Subject: 1.00 miles
Denomination: Churches, Non-Denominational	

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CENTRAL VALLEY CHRISTIAN FELLOWSHIP	Phone: (209)545-5483
4718 GREENLEAF CT, MODESTO, CA 95356	Distance from Subject: 1.10 miles
Denomination: Churches, Non-Denominational	

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UNITARIAN UNIVERSALIST FELLOWSHIP	Phone: (209)545-1837
2172 KIERNAN AVE, MODESTO, CA 95356	Distance from Subject: 1.20 miles
Denomination: Unitarian Universal Fellowship	

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PRESCOTT EVANGELICAL FREE CHURCH	Phone: (209)529-7200
3000 PRESCOTT RD, MODESTO, CA 95350	Distance from Subject: 1.70 miles
Denomination: Covenant & Evangelical Churches	

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HOPE LVNG MINISTRIES CHURCH GOD	Phone: (209)545-5522
4643 FLINT AV, SALIDA, CA 95368	Distance from Subject: 1.80 miles
Denomination: Churches of God	

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## Houses of Worship

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HARVEST VALLEY CHURCH	Phone: (209)545-8371
4525 BROADWAY, SALIDA, CA 95368	Distance from Subject: 1.80 miles
Denomination: Churches, Denomination Unknown	

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OLD GERMAN BAPTIST CHURCH W	Phone: (209)522-4370
2766 N DAKOTA AVE, MODESTO, CA 95358	Distance from Subject: 1.80 miles
Denomination: Baptist Churches	

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LIBERTY BAPTIST CHURCH	Phone: (209)551-7631
2216 CHRYSLER DR, MODESTO, CA 95350	Distance from Subject: 1.80 miles
Denomination: Baptist Churches	

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SAINT GERMAIN FOUNDATION I AM	Phone: (209)525-8010
3118 NORTH AVE, MODESTO, CA 95358	Distance from Subject: 1.80 miles
Denomination: Churches, Non-Denominational	

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NORTHWEST ASSEMBLY GOD CHURCH	Phone: (209)545-0413
4936 WASHINGTON, SALIDA, CA 95368	Distance from Subject: 1.90 miles
Denomination: Assembly of God Churches	