










# California - Los Angeles & Orange Counties HUD Photo List 1-7-2011








Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
<b>Los Angeles</b>										
	1	1-7-11	1-7-11	<b>\$211,500</b>	Price Reduction	197-361077	144 W 1st St Azusa, CA 91702	1947 LBP	2 / 1 963	\$1,073 IE
<i>Special Comments</i>										
<b>Disclosures:</b> Recommend replacing missing door from garage to house <b>Repairs:</b> Defective paint, Removal/disposal of framed wall in garage, Repair ceiling around drop stairs and scuttle, Install smoke alarms										
	2	12-22-10	1-7-11	<b>\$215,000</b>	New Listing	197-368132	4236 Downing Ave Baldwin Park, CA 91706	1948 LBP	2 / 1 730	\$3,300 IE
<i>Special Comments</i>										
<b>Repairs:</b> Defective paint, Missing floor covers										
	3	12-22-10	1-7-11	<b>\$220,500</b>	Price Reduction	197-376683	7447 Loma Verde Ave Canoga Park, CA 91303	1951 LBP	3 / 2 1,203	\$1,650 IE
<i>Special Comments</i>										
<b>Disclosures:</b> Recommended repair drywall damage install missing toilet ,replace missing cabinetry. <b>Repairs:</b> Replace missing flooring and water heater										
	4	11-10-10	1-7-11	<b>\$200,000</b>	Relist	197-382277	27614 Nugget Drive, Apt 1 Canyon Country, CA 91387	1985	3 / 2 1,296	\$1,870 IE
<i>Special Comments</i>										
<b>Disclosures:</b> HOA fee is \$208 per month. <b>Repairs:</b> Install missing flooring										








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	5	1-7-11	1-11-11	<b>\$190,000</b>	New Listing	197-371125	27545 Amethyst Way Castaic, CA 91384	1986	3 / 2 1,392	UI
<i>Special Comments</i>										
<b>Disclosures:</b> Manufactured home missing affixed HUD certification labels. 1 of 2 attached to home, Recommend replacing missing floor covers.										
	6	1-6-11	1-7-11	<b>\$229,500</b>	Price Reduction	197-372636	1602 S Acacia Ave Compton, CA 90220	1947	4 / 2 1,764	\$550 IE
<i>Special Comments</i>										
<b>Disclosures:</b> Subject may have an unpermitted addition. <b>Repairs:</b> Replace missing gutter and downspout, Repair ceiling cracks										
	7	12-21-10	1-7-11	<b>\$372,000</b>	New Listing	197-388610	713 S San Antonio Dr Covina, CA 91723	1954	3 / 2 1,310	IN
<i>Special Comments</i>										
<b>Disclosures:</b> Recommend replacing non-operational thermostat, Recommend replacing damaged flooring in bedroom closet.										
	8	12-13-10	1-7-11	<b>\$197,100</b>	Price Reduction	197-376313	4900 N Grand Ave Covina, CA 91724	1988	2 / 2 1,096	\$660 IE
<i>Special Comments</i>										
<b>Disclosures:</b> HOA fee is \$ 346.87 per month. <b>Repairs:</b> Missing water heater, Cap exposed and severed wires										
	9	12-13-10	1-7-11	<b>\$202,500</b>	Price Reduction	197-344473	9317 Elm Vista Dr Unit 5 Downey, CA 90242	1992	3 / 2.5 1,212	IN
<i>Special Comments</i>										
<b>Disclosures:</b> HOA fee is \$150 per month.										








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	10	1-5-11	1-7-11	<b>\$245,250</b>	Price Reduction	197-371756	15019 Beckner Street La Puente, CA 91744	1955 LBP	3 / 1.5 1,319	\$798 IE
										<i>Special Comments</i> <b>Repairs:</b> Missing floor covers
	11	10-27-10	1-7-11	<b>\$203,000</b>	Relist	197-367603	44858 Shad St Lancaster, CA 93536	2007	4 / 2.5 2,236	IN
										<i>Special Comments</i>
	12	12-15-10	1-7-11	<b>\$191,700</b>	Price Reduction	197-427285	4629 Jade Court Lancaster, CA 93536	2005	6 / 3 2,794	IN
										<i>Special Comments</i>
	13	1-5-11	1-7-11	<b>\$126,000</b>	Price Reduction	197-359390	45137 Camolin Ave Lancaster, CA 93534	1980	4 / 2 1,736	IN
										<i>Special Comments</i> <b>Disclosures:</b> Recommend repairing the damaged thermostat and missing cover plates/ outlet covers.
	14	12-10-10	1-7-11	<b>\$122,000</b>	New Listing	197-360654	2643 East Avenue, J14 Lancaster, CA 93535	1989	4 / 2.5 2,040	\$5,280 IE
										<i>Special Comments</i> <b>Repairs:</b> Missing floor covers








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	15	12-11-10	1-7-11 Daily	<b>\$118,000</b>	New Listing	197-376517	3831 Balmont St Lancaster, CA 93536	1987	4 / 2.5 1,551	\$2,200 IE
<i>Special Comments</i> <b>Repairs:</b> Repair drywall damage, Replace missing plumbing in bathroom 2, Replace missing bathroom sink faucets										
	16	12-10-10	1-7-11 Daily	<b>\$113,000</b>	New Listing	197-373410	404 E Avenue J9 Lancaster, CA 93535	1991	3 / 2 1,263	IN
<i>Special Comments</i>										
	17	12-13-10	1-7-11 Daily	<b>\$99,000</b>	Price Reduction	197-374426	45032 Cabree Ct Lancaster, CA 93535	1989	3 / 2 1,504	\$385 IE
<i>Special Comments</i> <b>Repairs:</b> Broken window at master bedroom.										
	18	12-16-10	1-7-11 Daily	<b>\$96,000</b>	New Listing	197-367616	43309 Echard Ave Lancaster, CA 93536	1971 LBP	3 / 2 1,026	IN
<i>Special Comments</i>										
	19	1-5-11	1-7-11 Daily	<b>\$70,200</b>	Price Reduction	197-436292	43918 Beech Ave Lancaster, CA 93534	1954 LBP	2 / 2 1,119	\$3,300 IE
<i>Special Comments</i> <b>Repairs:</b> Defective paint										








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	20	12-17-10	1-7-11	<b>\$69,000</b>	New Listing	197-313409	10817 E Ave R-6 Little Rock, CA 93543	1993	4 / 2 1,749	\$1,540 IE
<i>Special Comments</i>										
<b>Disclosures:</b> Manufactured home, Property is connected to a septic system, Exterior of garage is not to code per appraiser - recommend repair <b>Repairs:</b> Repair plumbing system, Repair/replace damaged electrical plugs, Repair water damage in bedroom										
	21	12-14-10	1-7-11	<b>\$455,000</b>	Relist	197-421237	2658 Radnor Avenue Long Beach, CA 90815	1954 LBP	4 / 2 1,610	\$1,815 IE
<i>Special Comments</i>										
<b>Repairs:</b> Defective paint, Repair exterior stucco										
	22	12-11-10	1-7-11	<b>\$157,500</b>	Price Reduction	197-369439	7890 E Spring St., Unit 12A Long Beach, CA 90815	1974 LBP	0 / 1 760	\$1,100 IE
<i>Special Comments</i>										
<b>Disclosures:</b> HOA fee is \$293.98 per month, Assessment fee of \$16.96 monthly if you request covered parking <b>Repairs:</b> Missing floor coverings, Defective Paint										
	23	1-5-11	1-14-11	<b>\$130,000</b>	New Listing	197-374387	5530 Ackerfield Ave, 108 Long Beach, CA 90805	1969 LBP	2 / 2 960	IN
<i>Special Comments</i>										
<b>Disclosures:</b> HOA fee is \$220 per month.										
	24	12-16-10	1-7-11	<b>\$255,000</b>	Relist	197-355415	1708 W 125th St Los Angeles, CA 90047	1952 LBP	3 / 1 1,018	\$2,085 IE
<i>Special Comments</i>										
<b>Disclosures:</b> A furnace inspection is recommended. <b>Repairs:</b> Replace broken (unsecured) window, Treat defective paint surfaces throughout.										








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	25	12-1-10	1-7-11	<b>\$235,500</b>	New Listing	197-399309	1739 W 68th St Los Angeles, CA 90047	1925 LBP	3 / 2 1,273	\$3,630 IE
<i>Special Comments</i> <b>Repairs:</b> Repair kitchen faucet leak, Repair plumbing in bathroom, Missing floor covers, Defective paint										
	26	1-5-11	1-7-11	<b>\$162,000</b>	Price Reduction	197-347982	2339 Lillyvale Ave, Unit 159 Los Angeles, CA 90032	1983	2 / 2 812	\$1,485 IE
<i>Special Comments</i> <b>Disclosures:</b> HOA fee is \$209 per month, Recommend ceiling repair <b>Repairs:</b> Missing flooring, Install kitchen sink										
	27	12-18-10	1-7-11	<b>\$159,300</b>	Price Reduction	197-341464	641 E 87th Street Los Angeles, CA 90002	1914 LBP	2 / 1 936	UI
<i>Special Comments</i> <b>Disclosures:</b> Estimated remaining economic life is below 30 years (at 20 years), Defective paint.										
	28	12-13-10	1-7-11	<b>\$148,500</b>	Price Reduction	197-386674	20134 Leadwell St Unit 129 Los Angeles, CA 91306	1971 LBP	3 / 2 1,100	\$2,475 IE
<i>Special Comments</i> <b>Disclosures:</b> HOA fee is \$395 per month. <b>Repairs:</b> No floor coverings in bedrooms 2 or 3 +/- 200 sq. ft, Missing ceiling tiles in acoustic ceiling in hall, Repair water damage under kitchen sink from possible leaking sink										
	29	12-18-10	1-7-11	<b>\$124,200</b>	Price Reduction	197-375155	1549 W 58th Pl Los Angeles, CA 90047	1922 LBP	2 / 1 874	\$4,070 IE
<i>Special Comments</i> <b>Repairs:</b> Replace missing toilet, Repair damaged interior walls, Replace missing water heater										








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	30	1-4-11	1-7-11	<b>\$139,500</b>	Price Reduction	197-355263	1620 Neil Armstrong St, Unit 310 Montebello, CA 90640	1973 LBP	2 / 2 947	IN
										<i>Special Comments</i> <b>Disclosures:</b> HOA fee is \$240 per month.
	31	12-18-10	1-7-11	<b>\$100,000</b>	New Listing	197-341382	19146 Avenue Of The Oaks #b, 129 Newhall, CA 91321	1963 LBP	1 / 1 666	IN
										<i>Special Comments</i> <b>Disclosures:</b> HOA fee is \$337 per month.
	32	12-22-10	1-7-11	<b>\$243,000</b>	Price Reduction	197-414935	11836 Abingdon St Norwalk, CA 90650	1948 LBP	2 / 1 1,368	\$4,840 IE
										<i>Special Comments</i> <b>Disclosures:</b> Recommend replacing missing den door. <b>Repairs:</b> Foundation crack; recommend inspection and repair as needed, Repair damaged drywall with exposed plumbing components, Replace missing cover plates, Replace/repair damaged thermostat, Replace missing heater, Repair defective paint
	33	12-7-10	1-7-11	<b>\$211,500</b>	Relist	197-378005	39414 Dunbar St Palmdale, CA 93551	2003	6 / 3 2,608	IN
										<i>Special Comments</i>
	34	12-16-10	1-7-11	<b>\$172,000</b>	New Listing	197-376759	5247 Miners Road Palmdale, CA 93552	2003	4 / 2.5 2,356	IN
										<i>Special Comments</i>








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	35	12-10-10	1-7-11 Daily	<b>\$160,000</b>	New Listing	197-415712	38256 Marinus Way Palmdale, CA 93550	2008	3 / 2.5 1,868	IN
<i>Special Comments</i> <b>Disclosures:</b> Condominium, HOA fee is \$183 per month.										
	36	1-5-11	1-7-11 Daily	<b>\$117,000</b>	Price Reduction	197-385290	3459 Santa Rosa Ct Palmdale, CA 93550	1984	3 / 2.5 1,460	IN
<i>Special Comments</i>										
	37	12-30-10	1-8-11 Initial	<b>\$115,000</b>	New Listing	197-365595	1345 E Avenue Q11 Palmdale, CA 93550	1986	4 / 2.5 1,763	\$4,851 IE
<i>Special Comments</i> <b>Repairs:</b> Missing floor covers. , Repair hole in garage wall. , Repair minor exposed wiring.										
	38	1-4-11	1-7-11 Daily	<b>\$112,500</b>	Price Reduction	197-384287	40163 Casillo Rd #195 Palmdale, CA 93550	1992	3 / 2.5 1,561	\$1,100 IE
<i>Special Comments</i> <b>Disclosures:</b> HOA fee is \$160 per month. <b>Repairs:</b> Install missing flooring										
	39	12-3-10	1-7-11 Daily	<b>\$99,000</b>	Relist	197-351476	37150 28th St E Palmdale, CA 93550	1987	2 / 2 1,101	IN
<i>Special Comments</i> <b>Disclosures:</b> Recommend securing the loose toilet and replacing the shower control knob in the bath.										










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	40	1-4-11	1-7-11	<b>\$58,500</b>	Price Reduction	197-351189	17707 Highacres Palmdale, CA 93591	1989	3 / 2 1,340	\$3,300 IE
										<i>Special Comments</i> <b>Repairs:</b> Major crack in floor of bedroom , Missing floor covers
	41	12-3-10	1-7-11	<b>\$195,000</b>	Relist	197-384256	14265 Terra Bella Street #9 Panorama City, CA 91402	1980	3 / 2.5 1,450	\$550 IE
										<i>Special Comments</i> <b>Disclosures:</b> HOA fee is \$265 per month. <b>Repairs:</b> Repair broken window at subject and properly install down pipe at pressure relief valve.
	42	12-29-10	1-7-11	<b>\$145,000</b>	New Listing	197-387877	8510 Elburg St, D Paramount, CA 90723	1978	3 / 2 1,132	IN
										<i>Special Comments</i> <b>Disclosures:</b> HOA fee is \$240 per month.
	43	12-10-10	1-7-11	<b>\$127,000</b>	New Listing	197-366880	32958 Longveiw Road Pearblossom, CA 93553	1946 LBP	2 / 1 1,155	IN
										<i>Special Comments</i>
	44	12-14-10	1-7-11	<b>\$210,000</b>	New Listing	197-374942	10255 California Ave South Gate, CA 90280	1924 LBP	3 / 2 1,074	\$2,255 IE
										<i>Special Comments</i> <b>Repairs:</b> Install missing flooring, Replace missing electric panel cover





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	45	12-11-10	1-7-11	<b>\$189,000</b>	Price Reduction	197-380443	9624 Mcnerney Ave South Gate, CA 90280	1940 LBP	2 / 1 830	\$3,960 IE
<i>Special Comments</i>										
<b>Disclosures:</b> Property has defective paint <b>Repairs:</b> Exposed electrical wires, Exposed plumbing (possible missing piece of sewer line), Removal of unpermitted/unsound structure, Defective paint, Concrete holes in rear yard										
	46	12-3-10	1-7-11	<b>\$325,500</b>	Relist	197-394579	22317 Harbor Ridge Ln #1 Torrance, CA 90502	1979	3 / 2 1,474	\$1,650 IE
<i>Special Comments</i>										
<b>Disclosures:</b> HOA fee is \$285 per month. <b>Repairs:</b> Missing Floor Covers										
	47	12-3-10	1-7-11	<b>\$245,000</b>	Relist	197-367817	22232 S Vermont Ave #202b Torrance, CA 90502	1985	2 / 2 986	IN
<i>Special Comments</i>										
<b>Disclosures:</b> HOA fee is \$321 per month.										
	48	12-13-10	1-7-11	<b>\$422,100</b>	Price Reduction	197-379397	18891 Sutter Creek Drive Walnut, CA 91789	1989	4 / 2 1,717	\$1,843 IE
<i>Special Comments</i>										
<b>Repairs:</b> Potential water infiltration roof and window , Floor coverings missing in 3 bedrooms, Missing drywall in master bath. Exposed plumbing										
	49	12-4-10	1-7-11	<b>\$600,000</b>	Relist	197-394500	1405 E Vine Ave West Covina, CA 91791	1960 LBP	6 / 3 2,910	\$3,960 IE
<i>Special Comments</i>										
<b>Disclosures:</b> Recommend replacing missing light fixtures, inspecting HVAC . <b>Repairs:</b> Install flooring and exterior doors (where missing), Repair areas of roof/eaves as needed, Defective paint surfaces detected; repair as needed.										



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<b>Orange</b>											
	50	12-13-10	1-7-11	<b>\$211,500</b>	Price Reduction	048-445654	9897 Balboa Way, 12 Cypress, CA 90630	1974	2 / 2	998	IN
			Daily					LBP			
			<i>Special Comments</i>								
			<b>Disclosures:</b> HOA fee is \$265 per month.								
	51	12-9-10	1-7-11	<b>\$95,000</b>	New Listing	048-453496	1200 W Lambert Rd, Unit 47 La Habra, CA 90631	1970	1 / 1	696	\$1,650 IE
			Daily					LBP			
			<i>Special Comments</i>								
			<b>Disclosures:</b> HOA fee is \$251 per month, Recommend repairing the flooring (as needed). <b>Repairs:</b> Complete a mold remediation, Treat defective paint surfaces.								
	52	12-9-10	1-7-11	<b>\$360,000</b>	Relist	048-488630	3002 N Juneberry St #47 Orange, CA 92865	2009	2 / 2.5	1,323	IN
			Daily								
			<i>Special Comments</i>								
			<b>Disclosures:</b> HOA fee is \$266 per month.								
	53	12-21-10	1-7-11	<b>\$350,000</b>	New Listing	048-478275	3085 N Juneberry St Orange, CA 92865	2008	2 / 2.5	1,323	IN
			Daily								
			<i>Special Comments</i>								
			<b>Disclosures:</b> HOA fee is \$266 per month, Property located within a special flood hazard area, flood insurance is required.								
	54	1-5-11	1-7-11	<b>\$175,500</b>	Price Reduction	048-457250	35 Via Honrado Rancho Santa Margarita, CA 92688	1986	1 / 1	781	\$1,100 IE
			Daily								
			<i>Special Comments</i>								
			<b>Disclosures:</b> Recommend servicing the HVAC, HOA fee is \$248 per month, Assessments are \$55 per month. <b>Repairs:</b> Install flooring (where missing).								



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 55	12-15-10	1-7-11 Daily	<b>\$250,000</b>	New Listing	048-448864	12200 Montecito B310 Seal Beach, CA 90740	1969 LBP	2 / 2 1,009	IN
<i>Special Comments</i>									
<b>Disclosures:</b> Condominium, HOA fee is \$300 per month.									
 56	12-11-10	1-7-11 Daily	<b>\$162,000</b>	Price Reduction	048-434161	10732 Knott Ave Stanton, CA 90680	1979	1 / 1.5 998	\$2,420 IE
<i>Special Comments</i>									
<b>Disclosures:</b> HOA fee is \$312 per month. <b>Repairs:</b> Replace missing floor covering, Raise water heater 18" to meet code									

