



**U.S. Department of Housing and  
Urban Development**  
Region X Portland Field Office  
Community Planning & Development Division

400 Southwest Sixth Avenue, Suite 700  
Portland, OR 97204-1632  
(971) 222-2610  
FAX (971) 222-2670

July 24, 2012

James M. Gruber  
Grant Programs Manager  
Idaho Housing & Finance  
P.O. Box 7899  
Boise, ID 83707-1899

Dear Jim:

SUBJECT: Neighborhood Stabilization Program (NSP) Revisions to the Substantial  
Amendment for Grant Number: B-11-DN-16-0001

The revisions to IHFA's NSP3 substantial amendment submitted 7/17/12 has been reviewed and approved.

Sections amended included:

**A. AREAS OF GREATEST NEED**

- Inclusion of census track locations identified as 209 and 211.

Each of the identified additional census tracks fall within the state's minimum NSP3 threshold score of 12 and are located within the targeted area of Canyon County. NSP3 mapping tool planning data was provided as documentation.

Please remember to modify your NSP1 Action Plan in DRGR to reflect these current changes. If you have any questions, please do not hesitate to contact Kristen Arnold, CPD Representative, at 971-222-2667 or via email: *Kristen.M.Arnold@hud.gov*.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Carlson".

Doug Carlson, Director  
Community Planning and Development

REQUEST FOR THE 2<sup>ND</sup>  
MODIFICATION TO THE  
NSP3 SUBSTANTIAL  
AMENDMENT

July 17, 2012

Kristen M. Arnold, CPD Representative  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
400 SW 6<sup>th</sup> Avenue Ste 700  
Portland, OR 97204-1632

RE: 2<sup>nd</sup> Modification to the Neighborhood Stabilization Program 3 (NSP3) Substantial Amendment

Kristen,

In an effort to meet the NSP3 expenditure deadlines, IHFA has conducted an evaluation of the existing approved census tract locations identified as 205.00, 207.00, 210.00 and 217.00. We have determined that there is a lack of inventory available that qualifies under the Idaho NSP3 program. This is due to the rural nature of our targeted county, Canyon County, and the limited number of REO bank owned properties that are currently available for sale. Therefore, we are requesting approval to add two additional census tracts to our targeted areas. These census tracts are identified as 209 (209.01/209.02) and 211. We realize that it is imperative that funds do not sit idle waiting for new properties to become available for purchase and by expanding and adding the additional targeted census tracts, we anticipate being able to meet the NSP3 expenditure deadlines. These additional Census Tracts have also been identified to have met the State minimum threshold of 12, with one scoring at 13 and the other scoring at 14. Attached you will find data provided by sources that substantiate our request. The attachments are identified by the corresponding numbers below:

1. Mega Geo-Summary Report by Realty Trac identifying the number of REO Bank Owned homes currently listed for sale and the number of Notice of Defaults (NOD) filed. These numbers are broken down by zip code versus census tracts, however, it still substantiates the limited number of REO Bank owned homes currently available and NOD's that have been filed and potential future foreclosures.
2. January 1, 2012 – July 16, 2012 list of property sales of bank owned properties and also current listings separated by census tracts provided by a real estate agent accessing the multiple listing service. This shows the limited sales and current listings in the designated NSP3 areas as well as the requested additional census tract locations in order to support our request to expand.
3. Data provided by the HUD Foreclosure Need website showing these additional census tracts as being identified as a NSP3 area of greatest need and the statistics that correlate with these areas.

4. The National Community Stabilization Trust provided visual maps which are found as Attachments #4a and #4b. Attachment #4a identifies NOD's on pre and post 1978 homes in the current and proposed census tract locations and Attachment #4b, identifies Real Estate Owned pre and post 1978 homes in the current and proposed census tract locations.

We would also like to clarify one of the existing census tracts identified as 207. This census tract was mapped with the HUD mapping tool which used the 2000 Census Tract Reference Map, versus the 2010 Census Map. The 2010 Census Tract Reference Map has split the identified 207 area into two separate census tracts identified as 204.01 and 207. According to the previous data supplied and submitted to HUD, both census tracts were eligible and approved. For clarification purposes only, census tract 204.01 and 207 are included within our NSP3 identified targeted area.

Below is a confirmation that the above changes would not require a public comment posting. According to the State of Idaho's Public Participation Plan which is a supplement to the Five-Year Strategic Plan for Housing and Community Development, "any substantial amendment to the plans will be announced and opened for a 30-day public comment period. A substantial amendment would involve significant alteration to the focus or priorities of actions and strategies adopted by the public and approved by HUD within the most current Five-Year Plan." Substantial amendment is defined as:

- a change in allocation priorities or a change in the method of distribution of funds; or
- an activity not proposed in the most current Annual Action Plan; or
- a change in the purpose, scope, location or intended beneficiaries of a specified program

Since there has been no change in (1) allocation priorities, (2) the method of distribution of funds, (3) targeted activity, (4) purpose, (5) scope or (6) location, we do not believe the proposed expansion in targeted area constitutes a substantial amendment, and therefore, no public comment period is required. (Please note that this proposal has not been to change a location, but rather to allow the expansion of the targeted areas. These areas are over and above the minimum needs score of 12 and still within Canyon County).

Sincerely,



James Gruber  
Grants Programs Manager

cc: Julie Williams



**ATTACHMENT #1:**

# **Mega Geo-Summary Report**



## Geo-Summary Report

(file: Report\_Name\_20120716)

ZIP Codes	Records
83605	10
83607	8
83651	9
83686	19
83687	18

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**MEGA****Report Information**

Total Records 64  
Total Price \$9.60

**Order Summary****Required Filters** \$0.15 / record (base rate)

**Date Ranges**  
Property records received by Realty Trac from 1/1/1753 to 7/15/2012  
County Recording Dates all

**Locations**  
Zip Codes(5) 83607, 83651, 83605, 83686, 83687

**Property Status**  
Pre-Foreclosures removed  
Auctions removed  
Bank-Owned (REO / Foreclosed) all

**Optional Filters** \$0.00 / record (included)

**Property Type**  
Residential all  
Commercial removed  
Agricultural removed  
Industrial removed  
Misc removed  
Unknown removed

**Loan Amount**  
Exclude any records that are missing some or all of your selected loan's data yes  
Loan Amount and Position All Loans from 0 to \$250,000

**Name**  
Borrower's Name Records that contains name only  
Lender's Name all [Exclude empty]  
Trustee's Name all [Exclude empty]

**Add-Ons** +\$(0.00) / record (as applies)

**Auction Details**  
Auction Address +\$0.01 no  
Auction Time +\$0.01 no  
Trustee Address +\$0.01 no  
Trustee Phone # +\$0.02 no

**Documentation**  
Document # +\$0.02 no  
Estimated Market Value +\$0.03 no  
Loan to Value +\$0.03 no  
Reveal Properties Listed "For Sale" +\$0.04 no

**Characteristics**  
# of Beds +\$0.00 yes, All (exclude N/As)  
# of Baths +\$0.00 yes, All (exclude N/As)  
Home Size +\$0.00 yes, All (exclude N/As)  
Lot Size +\$0.00 yes, All (exclude N/As)

Year Built

+\$0.00

yes, from 1978 to max  
(exclude N/As)

### Pricing Report

	Cost/Record	Quantity	Subtotal
<b>Total</b>	<b>\$0.15</b>	<b>64</b>	<b>\$9.60</b>
<b># of Beds</b>	<b>\$0.00</b>	<b>64</b>	<b>\$0.00</b>
<b># of Baths</b>	<b>\$0.00</b>	<b>64</b>	<b>\$0.00</b>
<b>Square Footage</b>	<b>\$0.00</b>	<b>64</b>	<b>\$0.00</b>
<b>Lot Size</b>	<b>\$0.00</b>	<b>64</b>	<b>\$0.00</b>
<b>Year Built</b>	<b>\$0.00</b>	<b>64</b>	<b>\$0.00</b>
<b>Total</b>			<b>\$0.00</b>

Mega Report by RealtyTrac | Prepared for Shelley Wallace | Report created on 07/16/2012

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**MEGA**

**Geo-Summary Report**

(file: Report\_Name\_20120716)

ZIP Codes	Records
83605	27
83607	38
83651	22
83686	46
83687	27

© 2001 - 2012 RealtyTrac



## Report Information

Total Records 160  
Total Price \$24.00

## Order Summary

Required Filters \$0.15 / record (base rate)

### Date Ranges

Property records received by Realty Trac from 1/1/1753 to 7/15/2012  
County Recording Dates all

### Locations

Zip Codes(5) 83607, 83651, 83605, 83686, 83687

### Property Status

Pre-Foreclosures removed

### Auctions

Opening Bids from 7/17/2012 to 7/16/2013

Exclude any records with no Opening Bid value all

no

Bank-Owned (REO / Foreclosed) removed

Optional Filters \$0.00 / record (Included)

### Property Type

Residential all  
Commercial removed  
Agricultural removed  
Industrial removed  
Misc removed  
Unknown removed

### Loan Amount

Exclude any records that are missing some or all of your selected loan's data yes

Loan Amount and Position All Loans from 0 to \$250,000

Foreclosure Default Amount all

### Name

Borrower's Name Records that contains name only  
Lender's Name all [Exclude empty]  
Trustee's Name all [Exclude empty]

Add-Ons +\$(0.00) / record (as applies)

### Auction Details

Auction Address +\$0.01 no  
Auction Time +\$0.01 no  
Trustee Address +\$0.01 no  
Trustee Phone # +\$0.02 no

### Documentation

Document # +\$0.02 no  
Estimated Market Value +\$0.03 no  
Loan to Value +\$0.03 no  
Reveal Properties Listed "For Sale" +\$0.04 no

### Characteristics

# of Beds +\$0.00 yes, All (exclude N/As)

**ATTACHMENT #2:**

**January-July 16, 2012**

**MLS Listings**

LISTING COUNT: DAYS ON MARKET:  
 TOTAL HIGH LOW AVG MED  
 1 3 3 3 3

LIST PRICE: HIGH LOW AVERAGE MEDIAN TOTAL PRICE  
 \$119,900 \$119,900 \$119,900 \$119,900 \$119,900  
 SOLD PRICE: \$0 \$0 \$0 \$0 \$0

Class=RE AND Status=PC,ACT,NEW,BOM AND Type=CONDO,SF,TWHSE AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
631 Fall Place	New	\$119,900	2.5	4	1670	South Nampa (86) -1260	98500146	11 - 20 Years	\$119,900	3	3		No



Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
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10000 SF - .49 AC	7/13/2012	\$119,900	No	Yes			1997	83686		3	Vacant	No
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This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

LISTING COUNT: DAYS ON MARKET:  
**TOTAL HIGH LOW AVG MED**  
 19 70 1 21 16

LIST PRICE: **HIGH LOW AVERAGE MEDIAN TOTAL PRICE**  
 \$141,000 \$44,500 \$65,676 \$65,500 \$1,247,850  
 SOLD PRICE: \$140,000 \$45,500 \$68,392 \$67,400 \$1,299,450

Class=RE AND Status=PC,SLD,UPSLD,0SLD AND Type=CONDO,SF,TWHSE AND Closing Date=01/01/2012-06/06/2079 AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
2200 E Maryland Ave	Sold	\$45,500	2.0	3	1576	South Nampa (86) - 1260	98486557	31 - 50 Years	\$45,500	1	2	Cash	No
2124 S Greenhaven Way	Sold	\$48,000	1.0	2	936	South Nampa (86) - 1260	98485434	11 - 20 Years	\$46,000	18	2	FHA	No
3000 E Ohio Ave	Sold	\$50,100	2.0	2	955	South Nampa (86) - 1260	98487870	11 - 20 Years	\$44,500	21	2	Cash	No
2703 Sunflower	Sold	\$53,400	2.0	3	1168	South Nampa (86) - 1260	98480298	11 - 20 Years	\$49,500	70	2	Cash	No
2902 E Ohio Ave	Sold	\$54,500	2.0	2	976	South Nampa (86) - 1260	98491689	11 - 20 Years	\$51,000	4	2	FHA	No
2712 Castleberg Loop	Sold	\$57,500	2.0	3	943	South Nampa (86) - 1260	98488123	11 - 20 Years	\$57,500	7	2	Conv entional	No
1010 Wildflower Ct	Sold	\$61,000	1.0	2	936	South Nampa (86) - 1260	98487288	11 - 20 Years	\$49,900	16	1	Other	No
1728 Chicago	Sold	\$62,000	2.0	3	1218	South Nampa (86) - 1260	98481772	11 - 20 Years	\$54,900	33	2	Conv entional	No
2318 E Colorado Ave	Sold	\$65,900	2.0	3	1092	South Nampa (86) - 1260	98495262	31 - 50 Years	\$65,900	9	2	Cash	No
2114 Kentucky Dr	Sold	\$67,400	2.0	3	1521	NW Nampa (51) - 1270	98481379	21 - 30 Years	\$59,400	10	2	Conv entional	No
701 Aberdeen Dr	Sold	\$68,000	2.0	3	1225	South Nampa (86) - 1260	98485057	11 - 20 Years	\$67,750	21	2	FHA	No
2104 Wildflower Dr.	Sold	\$69,000	2.0	3	1072	South Nampa (86) - 1260	98491605	11 - 20 Years	\$69,900	11	2	FHA	No
2116 E Colorado Ave.	Sold	\$69,900	2.0	3	1033	South Nampa (86) - 1260	98488458	6 - 10 Years	\$65,500	5	2	FHA	No
2515 AMITY	Sold	\$70,000	2.0	3	1756	South Nampa (86) - 1260	98483144	6 - 10 Years	\$74,900	38	0	Idaho Housing Assoc iation	No
528 Ohio Ct.	Sold	\$73,000	2.0	3	1106	South Nampa (86) - 1260	98489674	11 - 20 Years	\$72,800	6	2	FHA	No
2411 Wildflower	Sold	\$75,000	1.5	3	1280	South Nampa (86) - 1260	98484148	31 - 50 Years	\$75,000	31	2	FHA	No

835 W Edwards Ave	Sold	\$81,000	2.5	3	1586	NW Nampa (51) - 1270	98477452	11 - 20 Years	\$76,900	54	2	Conv No ention al
646 Aberdeen Drive	Sold	\$88,250	2.5	3	1470	South Nampa (86) - 1260	98489475	11 - 20 Years	\$80,000	28	3	FHA No
1420 S Sandal Creek Lane	Sold	\$140,000	2.5	4	2315	South Nampa (86) - 1260	98486734	6 - 10 Years	\$141,000	16	2	Idaho No Housi ng Assoc iation

Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
10000 SF - .49 AC	1/30/2012	\$45,500	No	Yes	\$45,500	28.87	1978	83686	3/1/2012	1	Vacant	No
Sm Lot 5999 SF	1/13/2012	\$46,000	No	Yes	\$48,000	51.28	2000	83686	3/9/2012	18	Vacant	No
Sm Lot 5999 SF	2/15/2012	\$44,500	No	Yes	\$50,100	52.46	2001	83686	3/16/2012	21	Vacant	No
Standard Lot 6000-9999 SF	10/19/2011	\$55,600	No	Yes	\$53,400	45.72	1994	83686	1/24/2012	70	Vacant	No
Sm Lot 5999 SF	4/6/2012	\$51,000	No	Yes	\$54,500	55.84	2000	83686-0000	5/25/2012	4	Vacant	No
Standard Lot 6000-9999 SF	2/17/2012	\$57,500	No	Yes	\$57,500	60.98	1997	83686	4/4/2012	7	Vacant	No
10000 SF - .49 AC	2/6/2012	\$49,900	No	Yes	\$61,000	65.17	1994	83686	4/9/2012	16	Vacant	No
Standard Lot 6000-9999 SF	11/10/2011	\$54,900	No	Yes	\$62,000	50.90	1997	83686	2/24/2012	33	Vacant	No
Standard Lot 6000-9999 SF	5/16/2012	\$65,900	No	Yes	\$65,900	60.35	1979	83686	6/6/2012	9	Vacant	No
10000 SF - .49 AC	11/4/2011	\$59,400	No	Yes	\$67,400	44.31	1985	83686	1/13/2012	10	Vacant	No
Standard Lot 6000-9999 SF	1/9/2012	\$67,750	No	Yes	\$68,000	55.51	1998	83686	4/9/2012	21	Tenant	No
10000 SF - .49 AC	4/6/2012	\$69,900	No	Yes	\$69,000	64.37	1995	83686	5/24/2012	11	Vacant	No
10000 SF - .49 AC	2/24/2012	\$65,500	No	Yes	\$69,900	67.67	2002	83686	4/9/2012	5	Vacant	No
1/2 - .99 AC	12/5/2011	\$74,900	No	Yes	\$70,000	39.86	2003	83686	2/12/2012	38	Vacant	No
Standard Lot 6000-9999 SF	3/13/2012	\$72,800	No	Yes	\$73,000	66.00	1995	83686	5/3/2012	6	Vacant	No
Standard Lot 6000-9999 SF	12/23/2011	\$71,900	No	Yes	\$75,000	58.59	1979	83686	2/27/2012	31	Vacant	No

Standard Lot 6000-9999 SF	9/11/2011	\$84,900	No	Yes	\$81,000	51.07	1997	83686	1/12/2012	54	Vacant	No
Standard Lot 6000-9999 SF	3/9/2012	\$80,000	No	Yes	\$88,250	60.03	1998	83686	5/21/2012	28	Vacant	No
Standard Lot 6000-9999 SF	2/1/2012	\$141,000	No	Yes	\$140,000	60.48	2006	83686	3/26/2012	16	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

LISTING COUNT: DAYS ON MARKET:

TOTAL	HIGH	LOW	AVG	MED
4	7	5	6	7

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$127,900	\$84,900	\$105,650	\$104,900	\$422,600
SOLD PRICE:	\$0	\$0	\$0	\$0	\$0

Class=RE AND Status=ACT,NEW,BOM,PC AND Year Built&gt;1978 AND REO=Yes AND Map=Polygon

## EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
18133 Sonoran Place	Active	\$84,900	2.0	3	1233	NE Nampa (87) - 1250	98499802	6 - 10 Years	\$84,900	7	2		No
18409 Admiral Way	Active	\$104,900	2.5	3	1557	NE Nampa (87) - 1250	98499959	6 - 10 Years	\$104,900	5	2		No
7311 Newbrook Drive	Active	\$104,900	2.0	3	1431	NE Nampa (87) - 1250	98499835	11 - 20 Years	\$104,900	7	2		No
17241 N Collins Court	Active	\$127,900	2.0	3	1590	NE Nampa (87) - 1250	98499803	6 - 10 Years	\$127,900	7	2		No

Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
Sm Lot 5999 SF	7/9/2012	\$84,900	No	Yes			2005	83687		110	Vacant	No
Sm Lot 5999 SF	7/11/2012	\$104,900	No	Yes			2006	83605		5	Vacant	No
Standard Lot 6000-9999 SF	7/9/2012	\$104,900	No	Yes			1997	83687-0000		7	Vacant	No
Standard Lot 6000-9999 SF	7/9/2012	\$127,900	No	Yes			2003	83687		7	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY



LISTING COUNT: DAYS ON MARKET:  
 TOTAL HIGH LOW AVG MED  
 38 94 0 18 11

LIST PRICE: HIGH LOW AVERAGE MEDIAN TOTAL PRICE  
 \$192,150 \$59,950 \$91,784 \$83,200 \$3,487,800  
 SOLD PRICE: \$190,100 \$59,950 \$93,853 \$85,000 \$3,566,416

Class=RE AND Status=SLD,UPSLD,0SLD AND Closing Date=01/01/2012-06/06/2079 AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
11957 Shelburne Street	Sold	\$59,950	2.0	3	1124	NW Caldwell - 1275	98483621	6 - 10 Years	\$59,950	1	2	Conv	No
10822 Saffron Drive	Sold	\$63,199	2.0	4	1422	NW Nampa (51) - 1270	98483350	6 - 10 Years	\$63,000	1	2	Conv	No
16963 N Kettering	Sold	\$63,500	2.0	3	1296	NE Nampa (87) - 1250	98483890	6 - 10 Years	\$65,900	11	2	Cash	No
7539 Arlington Dr	Sold	\$66,000	2.0	3	1139	NE Nampa (87) - 1250	98482791	11 - 20 Years	\$69,900	9	2	FHA	No
16647 N Windsor Lane	Sold	\$67,000	2.0	3	1332	NE Nampa (87) - 1250	98480802	11 - 20 Years	\$69,500	57	2	Cash	No
18363 Middleton Rd	Sold	\$68,000	2.5	3	2304	NW Caldwell - 1275	98491807	31 - 50 Years	\$69,900	32	2	Cash	No
10856 SAFFRON	Sold	\$69,236	2.0	4	1414	NE Nampa (87) - 1250	98484341	6 - 10 Years	\$63,900	7	2	Cash	No
7397 E Hampshire Lane	Sold	\$71,000	2.0	3	1124	NE Nampa (87) - 1250	98481414	11 - 20 Years	\$69,000	13	2	FHA	No
19848 Dorchester Ave	Sold	\$73,900	2.0	3	1340	NW Caldwell - 1275	98483275	6 - 10 Years	\$73,900	15	2	FHA	No
19779 Alleghenny Way	Sold	\$75,026	2.0	3	1337	NW Caldwell - 1275	98486148	6 - 10 Years	\$69,900	7	2	Cash	No
10814 Hackberry	Sold	\$76,900	2.0	3	1231	NE Nampa (87) - 1250	98484240	1 - 5 Years	\$76,900	8	2	Cash	No
18128 Calico Ave	Sold	\$77,500	2.0	3	1289	NE Nampa (87) - 1250	98487635	6 - 10 Years	\$77,500	8	2	Cash	No
7523 Arlington	Sold	\$77,700	2.0	3	1165	NE Nampa (87) - 1250	98495071	11 - 20 Years	\$71,500	6	2	Cash	No
10700 Dragonfly Drive	Sold	\$79,000	2.0	3	1232	NE Nampa (87) - 1250	98486812	6 - 10 Years	\$77,500	5	2	Cash	No
10636 Dragonfly Drive	Sold	\$80,000	2.0	3	1234	NE Nampa (87) - 1250	98487342	6 - 10 Years	\$77,500	0	2	Cash	No
19680 Susquehanna Way	Sold	\$81,000	2.0	3	1411	NW Caldwell - 1275	98490185	6 - 10 Years	\$81,000	4	2	Conv	No
11832 Longfellow St	Sold	\$81,000	2.5	4	1620	SW Caldwell - 1280	98481348	1 - 5 Years	\$76,000	11	2	FHA	No
18104 Lantana Ave	Sold	\$85,000	2.0	3	1363	NE Nampa (87) - 1250	98488460	6 - 10 Years	\$85,000	4	2	Cash	No



17029 N Lyonsdale Pl	Sold	\$85,000	2.0	3	1544	NE Nampa (87) - 1250	98481659	6 - 10 Years	\$81,400	9	2	FHA	No
8137 E Selway Ct	Sold	\$85,000	2.5	3	1451	NE Nampa (87) - 1250	98481637	6 - 10 Years	\$94,900	20	2	Other	No
19580 Portsmouth Way	Sold	\$88,900	2.5	4	2117	NW Caldwell - 1275	98488030	6 - 10 Years	\$87,900	12	3	Cash	No
8155 E Brandts Creek Way	Sold	\$89,000	2.0	3	1100	NE Nampa (87) - 1250	98495877	11 - 20 Years	\$79,000	8	2	Conv ention al	No
20146 Stockbridge Way	Sold	\$89,500	2.5	4	1865	SW Caldwell - 1280	98482514	6 - 10 Years	\$91,000	8	3	Idaho No Housi ng Assoc iation	No
18169 Lantana Ave	Sold	\$90,000	2.5	3	1592	NE Nampa (87) - 1250	98487336	6 - 10 Years	\$93,500	22	2	Cash	No
16979 N Saxton Ct	Sold	\$91,000	2.0	4	1510	NE Nampa (87) - 1250	98486648	11 - 20 Years	\$89,500	37	2	FHA	No
7650 Bridgeport	Sold	\$96,000	2.0	3	1556	NE Nampa (87) - 1250	98483512	11 - 20 Years	\$89,900	12	2	FHA	No
16446 N Greens Ct.	Sold	\$98,500	2.0	3	1524	NE Nampa (87) - 1250	98484066	1 - 5 Years	\$95,500	8	2	Conv ention al	No
7347 E Nottingham Lane	Sold	\$104,000	2.0	3	1848	NE Nampa (87) - 1250	98484791	11 - 20 Years	\$104,000	15	2	VA	No
16715 N Tullamore Drive	Sold	\$107,000	2.0	3	1459	NE Nampa (87) - 1250	98490165	11 - 20 Years	\$93,900	10	2	Conv ention al	No
18120 Royal Way	Sold	\$120,000	2.5	4	2304	NE Nampa (87) - 1250	98490572	6 - 10 Years	\$117,900	24	2	Other	No
8207 E Shallon Dr.	Sold	\$120,000	2.5	3	2522	NE Nampa (87) - 1250	98487160	6 - 10 Years	\$114,400	14	3	Conv ention al	No
8180 E Eden Ct.	Sold	\$121,000	2.5	4	2717	NE Nampa (87) - 1250	98483210	6 - 10 Years	\$114,900	13	3	FHA	No
19705 Susquehanna Wy	Sold	\$123,000	2.5	5	3072	NW Caldwell - 1275	98490504	1 - 5 Years	\$123,900	8	2	FHA	No
8098 E Colter Bay Dr.	Sold	\$123,505	2.0	4	1747	NE Nampa (87) - 1250	98482751	6 - 10 Years	\$91,500	94	2	Cash	No
8312 Colter Bay	Sold	\$130,000	2.5	4	2054	NE Nampa (87) - 1250	98488657	6 - 10 Years	\$122,900	13	3	FHA	No
17402 N Chouteau Ave	Sold	\$141,000	2.5	4	2750	NE Nampa (87) - 1250	98481847	6 - 10 Years	\$149,900	38	3	FHA	No
10303 Boulder Peak Street	Sold	\$159,000	2.5	4	2487	NE Nampa (87) - 1250	98487793	6 - 10 Years	\$162,000	66	3	Conv ention al	No
4919 Cherry Lane	Sold	\$190,100	2.5	4	2904	NE Nampa (87) - 1250	98483222	21 - 30 Years	\$192,150	81	4	Cash	No

Standard Lot 6000-9999 SF	11/8/2011	\$81,400	No	Yes	\$85,000	55.05	2003	83687	1/30/2012	9	Vacant	No
Standard Lot 6000-9999 SF	11/8/2011	\$94,900	No	Yes	\$85,000	58.58	2005	83687	2/20/2012	20	Vacant	No
Standard Lot 6000-9999 SF	2/17/2012	\$87,900	No	Yes	\$88,900	41.99	2006	83607	3/22/2012	12	Vacant	No
Standard Lot 6000-9999 SF	5/24/2012	\$79,000	No	Yes	\$89,000	80.91	1998	83687	6/22/2012	129	Vacant	No
Standard Lot 6000-9999 SF	11/21/2011	\$91,000	No	Yes	\$89,500	47.99	2003	83605-0000	2/29/2012	8	Vacant	No
Sm Lot 5999 SF	2/9/2012	\$93,500	No	Yes	\$90,000	56.53	2006	83687	4/6/2012	22	Tenant	No
Standard Lot 6000-9999 SF	2/1/2012	\$99,900	No	Yes	\$91,000	60.26	2005	83687	4/16/2012	37	Vacant	No
Standard Lot 6000-9999 SF	12/9/2011	\$89,900	No	Yes	\$96,000	61.70	1999	83687	1/31/2012	12	Vacant	No
Sm Lot 5999 SF	12/20/2011	\$95,500	No	Yes	\$98,500	64.63	2006	83687	2/16/2012	8	Vacant	No
Standard Lot 6000-9999 SF	1/4/2012	\$104,000	No	Yes	\$104,000	56.28	2001	83687	2/24/2012	15	Vacant	No
Standard Lot 6000-9999 SF	3/19/2012	\$93,900	No	Yes	\$107,000	73.34	2001	83687	5/2/2012	10	Vacant	No
Sm Lot 5999 SF	3/23/2012	\$117,900	No	Yes	\$120,000	52.08	2003	83687	6/21/2012	24	Vacant	No
Standard Lot 6000-9999 SF	2/7/2012	\$114,400	No	Yes	\$120,000	47.58	2005	83687	4/5/2012	315	Vacant	No
10000 SF - .49 AC	12/6/2011	\$114,900	No	Yes	\$121,000	44.53	2004	83687	1/10/2012	13	Vacant	No
Standard Lot 6000-9999 SF	3/22/2012	\$123,900	No	Yes	\$123,000	40.04	2008	83605	5/4/2012	8	Vacant	No
10000 SF - .49 AC	11/28/2011	\$91,500	No	Yes	\$123,505	70.70	2005	83687	3/30/2012	94	Vacant	No
Standard Lot 6000-9999 SF	2/28/2012	\$122,900	No	Yes	\$130,000	63.29	2006	83687	4/16/2012	13	Vacant	No
10000 SF - .49 AC	11/11/2011	\$149,900	No	Yes	\$141,000	51.27	2004	83687	2/27/2012	38	Vacant	No
Standard Lot 6000-9999 SF	2/14/2012	\$185,900	No	Yes	\$159,000	63.93	2006	83687-0000	5/22/2012	66	Vacant	No
1 - 4.99 AC	12/5/2011	\$224,105	No	Yes	\$190,100	65.46	1987	83687	3/7/2012	81	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

LISTING COUNT: DAYS ON MARKET:  
**TOTAL** **HIGH** **LOW** **AVG** **MED**  
 6 52 7 23 16

LIST PRICE: **HIGH** **LOW** **AVERAGE** **MEDIAN** **TOTAL PRICE**  
 \$209,500 \$104,900 \$145,816 \$141,550 \$874,900  
 SOLD PRICE: \$0 \$0 \$0 \$0 \$0

Class=RE AND Status=ACT,NEW,BOM,PC AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
1403 Cattail St	Active	\$104,900	2.0	3	1209	South Nampa (86) - 1260	98497036	11 - 20 Years	\$104,900	40	3		No
3353 S Clark Fork Ct	Active	\$125,500	2.5	4	1570	South Nampa (86) - 1260	98499696	6 - 10 Years	\$125,500	11	2		No
11309 W Cumberland River Dr	Active	\$133,200	2.5	4	2470	NW Nampa (51) - 1270	98499502	6 - 10 Years	\$133,200	11	3		No
4528 E Concord Way	Active	\$149,900	2.5	4	2193	South Nampa (86) - 1260	98495996	6 - 10 Years	\$149,900	52	3		No
1603 W Streamside Ave	Active	\$151,900	2.5	3	2140	NW Nampa (51) - 1270	98499754	6 - 10 Years	\$151,900	7	2		No
1023 W Elmore Ave.	Active	\$209,500	3.0	4	3128	South Nampa (86) - 1260	98498794	11 - 20 Years	\$209,500	21	2		No

Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
Standard Lot 6000-9999 SF	6/6/2012	\$104,900	No	Yes			1996	83686		40	Vacant	No
Standard Lot 6000-9999 SF	7/5/2012	\$125,500	No	Yes			2005	83686-0000		11	Vacant	No
Standard Lot 6000-9999 SF	7/5/2012	\$133,200	No	Yes			2006	83651		11	Vacant	No
Standard Lot 6000-9999 SF	5/25/2012	\$172,900	No	Yes			2005	83686		52	Vacant	No
10000 SF - .49 AC	7/9/2012	\$151,900	No	Yes			2006	83651		7	Vacant	No
1/2 - .99 AC	6/25/2012	\$209,500	No	Yes			1992	83653		21	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY



LISTING COUNT: DAYS ON MARKET:  
**TOTAL HIGH LOW AVG MED**  
 58 128 2 24 15

**HIGH LOW AVERAGE MEDIAN TOTAL PRICE**  
 LIST PRICE: \$278,250 \$44,500 \$106,163 \$94,725 \$6,157,510  
 SOLD PRICE: \$310,000 \$48,000 \$110,845 \$99,201 \$6,429,011

Class=RE AND Status=SLD,UPSLD,0SLD AND Closing Date=01/01/2012-06/06/2079 AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
2124 S Greenhaven Way	Sold	\$48,000	1.0	2	936	South Nampa (86) - 1260	98485434	11 - 20 Years	\$46,000	18	2	FHA	No
3000 E Ohio Ave	Sold	\$50,100	2.0	2	955	South Nampa (86) - 1260	98487870	11 - 20 Years	\$44,500	21	2	Cash	No
2902 E Ohio Ave	Sold	\$54,500	2.0	2	976	South Nampa (86) - 1260	98491689	11 - 20 Years	\$51,000	4	2	FHA	No
1513 W Colorado Ct	Sold	\$59,199	2.0	3	1140	South Nampa (86) - 1260	98487294	11 - 20 Years	\$52,000	5	2	Cash	No
2333 S Garland St	Sold	\$60,000	2.0	3	1080	South Nampa (86) - 1260	98487206	6 - 10 Years	\$53,500	20	2	Cash	No
3430 Cedar Park Ct	Sold	\$60,000	2.0	3	943	South Nampa (86) - 1260	98483724	11 - 20 Years	\$61,000	11	2	FHA	No
3208 S Ivy Ct	Sold	\$64,100	2.0	3	1099	South Nampa (86) - 1260	98487053	11 - 20 Years	\$57,500	15	2	FHA	No
1513 W Florida Avenue	Sold	\$66,000	2.0	3	1216	South Nampa (86) - 1260	98477301	11 - 20 Years	\$69,000	88	2	Conv entional	No
608 Donna Drive	Sold	\$67,500	2.0	3	1500	South Nampa (86) - 1260	98486674	31 - 50 Years	\$67,500	50	2	Other	No
1544 W Bird Loop	Sold	\$68,000	2.0	3	1223	South Nampa (86) - 1260	98492501	11 - 20 Years	\$60,600	23	2	Cash	No
409 Meadowbrook Place	Sold	\$69,900	2.0	3	1262	South Nampa (86) - 1260	98483709	11 - 20 Years	\$69,900	20	2	Cash	No
1800 S Camas Street	Sold	\$70,100	2.0	3	1151	South Nampa (86) - 1260	98489401	6 - 10 Years	\$64,900	14	2	Cash	No
204 Meadowbrook Drive	Sold	\$71,500	2.0	3	1252	South Nampa (86) - 1260	98481588	31 - 50 Years	\$69,900	85	2	Conv entional	No
124 Applewood Circle	Sold	\$72,000	2.0	3	1169	South Nampa (86) - 1260	98487289	21 - 30 Years	\$66,000	10	2	Other	No
1505 W Bird Loop	Sold	\$73,000	2.0	3	1176	South Nampa (86) - 1260	98489295	11 - 20 Years	\$67,900	7	2	Cash	No
405 Tanoak Circle	Sold	\$73,000	2.5	3	1472	South Nampa (86) - 1260	98478538	21 - 30 Years	\$72,500	128	2	FHA	No
1858 W Owyhee Ave	Sold	\$74,900	2.0	3	1170	NW Nampa (51) - 1270	98488119	6 - 10 Years	\$74,900	7	2	FHA	No
1614 W Gaines Ct	Sold	\$75,000	2.0	3	1124	South Nampa (86) - 1260	98490351	6 - 10 Years	\$69,900	16	2	Conv entional	No

2714 S San Marco Place	Sold	\$75,000	2.0	3	1234	South Nampa (86) - 1260	98489549	11 - 20 Years	\$69,900	8	2	Cash No
3224 S Holly Street	Sold	\$75,000	2.0	3	1111	South Nampa (86) - 1260	98488299	11 - 20 Years	\$67,500	35	2	Conv No entional
2041 W Shy Creek Pl	Sold	\$79,900	2.5	3	1451	South Nampa (86) - 1260	98486337	6 - 10 Years	\$79,900	19	2	Conv No entional
2150 W Shy Creek	Sold	\$81,000	2.5	4	1568	South Nampa (86) - 1260	98487168	6 - 10 Years	\$76,800	25	2	Cash No
560 W Palmer Dr.	Sold	\$82,500	2.0	3	1452	South Nampa (86) - 1260	98486177	6 - 10 Years	\$82,500	6	2	Cash No
3370 S Payette River Ave	Sold	\$86,000	2.0	3	1208	South Nampa (86) - 1260	98487979	21 - 30 Years	\$83,400	8	2	Conv No entional
1632 W Havenwood Ave	Sold	\$87,000	2.0	3	1390	South Nampa (86) - 1260	98489867	6 - 10 Years	\$83,000	12	2	FHA No
3205 S Malad Drive	Sold	\$89,900	2.0	3	1388	NW Nampa (51) - 1270	98493587	6 - 10 Years	\$89,900	23	2	Conv No entional
1122 W Edwards Ave	Sold	\$90,000	2.0	3	1155	South Nampa (86) - 1260	98490822	11 - 20 Years	\$87,000	15	2	FHA No
270 S Lancaster Dr	Sold	\$93,000	2.0	3	1443	South Nampa (86) - 1260	98490080	6 - 10 Years	\$92,500	6	3	Cash No
3194 S Priest River Ave	Sold	\$99,100	2.5	3	1557	South Nampa (86) - 1260	98484526	6 - 10 Years	\$93,900	10	2	Conv No entional
4341 E Lochsa River Dr	Sold	\$99,303	2.0	3	1422	South Nampa (86) - 1260	98484740	1 - 5 Years	\$98,900	34	3	FHA No
4359 E Lochsa River Dr	Sold	\$100,000	2.0	3	1611	South Nampa (86) - 1260	98481545	1 - 5 Years	\$95,550	8	3	FHA No
2110 E Olympic Ave.	Sold	\$103,500	2.0	3	1513	South Nampa (86) - 1260	98484367	11 - 20 Years	\$103,500	4	2	FHA No
3332 S Malad Drive	Sold	\$104,000	2.5	3	1855	South Nampa (86) - 1260	98477879	6 - 10 Years	\$104,900	56	3	FHA No
750 W Tropical	Sold	\$105,660	3.0	4	1730	South Nampa (86) - 1260	98483468	6 - 10 Years	\$108,900	96	3	Cash No
619 Fletcher Drive	Sold	\$110,000	3.0	4	2004	South Nampa (86) - 1260	98479453	31 - 50 Years	\$99,900	82	2	FHA No
516 Morning Sun Dr	Sold	\$115,000	2.0	3	1842	South Nampa (86) - 1260	98487807	11 - 20 Years	\$114,400	26	3	FHA No
867 W Tropical Drive	Sold	\$119,000	2.0	3	1719	South Nampa (86) - 1260	98485423	6 - 10 Years	\$119,600	12	3	Idaho No Housi ng Assoc iation
11078 W Mission Pointe Dr.	Sold	\$121,000	2.0	3	1600	NW Nampa (51) - 1270	98481048	1 - 5 Years	\$114,400	8	3	FHA No
14510 N Presidio Loop	Sold	\$122,000	2.0	3	1532	NW Nampa (51) - 1270	98484742	6 - 10 Years	\$124,900	34	3	FHA No
2113 W Shy Creek	Sold	\$123,500	2.5	4	2011	South Nampa (86) - 1260	98489152	6 - 10 Years	\$124,500	6	2	FHA No

9 Amanda Dr.	Sold	\$126,000	2.5	4	2983	NW Nampa (51) - 1270	98486178	6 - 10 Years	\$125,750	22	3	VA	No
43 S Bingham	Sold	\$130,000	2.5	5	2174	NW Nampa (51) - 1270	98492868	6 - 10 Years	\$113,500	5	2	FHA	No
3119 S Kokomo	Sold	\$131,699	3.0	4	2463	South Nampa (86) - 1260	98488418	6 - 10 Years	\$128,000	7	3	Cash	No
2719 S Banner Ct.	Sold	\$135,000	2.5	4	2274	South Nampa (86) - 1260	98488725	6 - 10 Years	\$119,990	2	3	Idaho No Housing Association	No
2116 W Rock Creek Drive	Sold	\$140,000	2.5	4	2309	South Nampa (86) - 1260	98487915	6 - 10 Years	\$146,400	82	3	Cash	No
521 Sherry Road	Sold	\$142,000	2.5	3	1698	South Nampa (86) - 1260	98494747	11 - 20 Years	\$119,900	5	2	FHA	No
11292 W Kipling Way	Sold	\$145,000	2.5	3	2151	NW Nampa (51) - 1270	98491440	6 - 10 Years	\$119,900	6	3	Conv entional	No
3400 S Green Basin Way	Sold	\$150,000	2.5	4	2103	South Nampa (86) - 1260	98495281	6 - 10 Years	\$144,900	15	3	FHA	No
889 W Starview Court	Sold	\$152,000	2.0	3	2127	South Nampa (86) - 1260	98490815	6 - 10 Years	\$145,000	15	3	VA	No
4035 E Chesapeake Drive	Sold	\$153,000	2.5	4	2735	South Nampa (86) - 1260	98489386	6 - 10 Years	\$149,900	4	3	Conv entional	No
4465 E Switzer Way	Sold	\$160,000	3.0	5	2425	South Nampa (86) - 1260	98485796	6 - 10 Years	\$138,500	10	3	Conv entional	No
3048 S THOMAS MILL PL	Sold	\$190,000	3.0	4	2082	South Nampa (86) - 1260	98480793	6 - 10 Years	\$189,900	55	3	FHA	No
1315 S Secretariat Way	Sold	\$193,000	2.5	3	2512	South Nampa (86) - 1260	98483682	6 - 10 Years	\$181,170	23	2	FHA	No
2007 W Silver Creek Drive	Sold	\$198,000	3.5	6	2880	South Nampa (86) - 1260	98487777	6 - 10 Years	\$192,500	13	3	Conv entional	No
12311 S Sunrise Mist Loop	Sold	\$200,250	2.5	3	2576	South Nampa (86) - 1260	98487279	1 - 5 Years	\$194,900	32	3	Conv entional	No
1342 S Whitewater Dr.	Sold	\$205,000	3.0	5	2812	South Nampa (86) - 1260	98494228	6 - 10 Years	\$204,900	19	4	Conv entional	No
2731 Klamath Ln.	Sold	\$229,900	3.0	4	2892	South Nampa (86) - 1260	98488503	11 - 20 Years	\$229,900	4	5	Conv entional	No
4521 Buzzard Lane	Sold	\$310,000	4.5	5	4990	South Nampa (86) - 1260	98482032	11 - 20 Years	\$278,250	13	5	Conv entional	No



Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
Sm Lot 5999 SF	1/13/2012	\$46,000	No	Yes	\$48,000	51.28	2000	83686	3/9/2012	18	Vacant	No
Sm Lot 5999 SF	2/15/2012	\$44,500	No	Yes	\$50,100	52.46	2001	83686	3/16/2012	21	Vacant	No
Sm Lot 5999 SF	4/6/2012	\$51,000	No	Yes	\$54,500	55.84	2000	83686-0000	5/25/2012	4	Vacant	No
Standard Lot 6000-9999 SF	2/8/2012	\$52,000	No	Yes	\$59,199	51.93	1997	83686	5/11/2012	172	Vacant	No
Sm Lot 5999 SF	2/7/2012	\$53,500	No	Yes	\$60,000	55.56	2003	83686	3/20/2012	20	Vacant	No
Standard Lot 6000-9999 SF	12/12/2011	\$61,000	No	Yes	\$60,000	63.63	1999	83686	2/10/2012	11	Vacant	No
Standard Lot 6000-9999 SF	2/6/2012	\$57,500	No	Yes	\$64,100	58.33	2001	83686	4/13/2012	15	Vacant	No
Standard Lot 6000-9999 SF	9/8/2011	\$75,000	No	Yes	\$66,000	54.28	1998	83651	1/26/2012	88	Vacant	No
10000 SF - .49 AC	1/31/2012	\$67,500	No	Yes	\$67,500	45.00	1979	83686	4/13/2012	50	Vacant	No
Standard Lot 6000-9999 SF	4/17/2012	\$66,600	No	Yes	\$68,000	55.60	1996	83686	5/25/2012	23	Vacant	No
Standard Lot 6000-9999 SF	12/14/2011	\$69,900	No	Yes	\$69,900	55.39	1995	83686	1/27/2012	20	Vacant	No
Standard Lot 6000-9999 SF	3/9/2012	\$64,900	No	Yes	\$70,100	60.90	2002	83686	4/30/2012	14	Vacant	No
10000 SF - .49 AC	11/7/2011	\$69,900	No	Yes	\$71,500	57.11	1980	83686	3/13/2012	85	Vacant	No
Standard Lot 6000-9999 SF	2/6/2012	\$66,000	No	Yes	\$72,000	61.59	1991	83686	3/30/2012	10	Vacant	No
Standard Lot 6000-9999 SF	3/8/2012	\$67,900	No	Yes	\$73,000	62.07	1996	83686	3/27/2012	7	Vacant	No
Standard Lot 6000-9999 SF	9/26/2011	\$72,900	No	Yes	\$73,000	49.59	1990	83686	3/14/2012	286	Vacant	No
Standard Lot 6000-9999 SF	2/17/2012	\$74,900	No	Yes	\$74,900	64.02	2005	83651	3/30/2012	7	Vacant	No
Standard Lot 6000-9999 SF	3/21/2012	\$69,900	No	Yes	\$75,000	66.73	2002	83686	5/18/2012	16	Vacant	No



Standard Lot 6000-9999 SF	3/12/2012	\$69,900	No	Yes	\$75,000	60.78	1999	83686	5/2/2012	8	Vacant	No
Standard Lot 6000-9999 SF	2/22/2012	\$67,500	No	Yes	\$75,000	67.51	2001	83686	4/25/2012	35	Vacant	No
Sm Lot 5999 SF	1/27/2012	\$79,900	No	Yes	\$79,900	55.07	2005	83686-6081	3/22/2012	19	Vacant	No
Standard Lot 6000-9999 SF	2/6/2012	\$76,800	No	Yes	\$81,000	51.66	2005	83686	3/29/2012	25	Vacant	No
Standard Lot 6000-9999 SF	1/25/2012	\$82,500	No	Yes	\$82,500	56.82	2004	83686	2/15/2012	6	Vacant	No
Standard Lot 6000-9999 SF	2/15/2012	\$83,400	No	Yes	\$86,000	71.19	2006	83686-0000	4/4/2012	36	Vacant	No
Standard Lot 6000-9999 SF	3/15/2012	\$83,000	No	Yes	\$87,000	62.59	2004	83651	4/30/2012	12	Vacant	No
Standard Lot 6000-9999 SF	4/30/2012	\$89,900	No	Yes	\$89,900	64.77	2002	83686	7/2/2012	23	Vacant	No
Standard Lot 6000-9999 SF	3/27/2012	\$87,000	No	Yes	\$90,000	77.92	1995	83686-0000	5/25/2012	15	Vacant	No
10000 SF - .49 AC	3/17/2012	\$92,500	No	Yes	\$93,000	64.45	2005	83686	4/12/2012	6	Vacant	No
Standard Lot 6000-9999 SF	1/3/2012	\$93,900	No	Yes	\$99,100	63.65	2006	83686	1/27/2012	10	Vacant	No
Standard Lot 6000-9999 SF	1/3/2012	\$98,900	No	Yes	\$99,303	69.83	2007	83686	3/2/2012	34	Vacant	No
Standard Lot 6000-9999 SF	11/7/2011	\$95,550	No	Yes	\$100,000	62.07	2007	83686	1/27/2012	8	Vacant	No
Standard Lot 6000-9999 SF	12/30/2011	\$103,500	No	Yes	\$103,500	68.41	2000	83686	2/21/2012	4	Vacant	No
Standard Lot 6000-9999 SF	9/16/2011	\$110,500	No	Yes	\$104,000	56.06	2001	83686	1/4/2012	56	Vacant	No
10000 SF - .49 AC	12/7/2011	\$108,900	No	Yes	\$105,660	61.08	2004	83686	4/20/2012	96	Vacant	No
10000 SF - .49 AC	10/6/2011	\$129,900	No	Yes	\$110,000	54.89	1978	83686	2/10/2012	82	Vacant	No
10000 SF - .49 AC	2/15/2012	\$114,400	No	Yes	\$115,000	62.43	2000	83686	5/2/2012	26	Vacant	No
10000 SF - .49 AC	1/13/2012	\$119,600	No	Yes	\$119,000	69.23	2000	83686	2/24/2012	12	Vacant	No
Standard Lot 6000-9999 SF	10/31/2011	\$114,400	No	Yes	\$121,000	75.63	2004	83651	1/11/2012	8	Vacant	No
Standard Lot 6000-9999 SF	1/3/2012	\$124,900	No	Yes	\$122,000	79.63	2004	83651	3/30/2012	148	Vacant	No
Standard Lot 6000-9999 SF	3/6/2012	\$124,500	No	Yes	\$123,500	61.41	2005	83686	4/27/2012	6	Vacant	No

10000 SF - .49 AC	1/25/2012	\$125,750	No	Yes	\$126,000	42.24	2006	83651	5/4/2012	22	Vacant	No
10000 SF - .49 AC	4/21/2012	\$113,500	No	Yes	\$130,000	59.80	1995	83651	5/31/2012	5	Vacant	No
10000 SF - .49 AC	2/23/2012	\$128,000	No	Yes	\$131,699	53.47	2002	83686	5/24/2012	7	Vacant	No
10000 SF - .49 AC	2/29/2012	\$119,990	No	Yes	\$135,000	59.37	2003	83686	4/11/2012	2	Vacant	No
Standard Lot 6000-9999 SF	2/17/2012	\$158,900	No	Yes	\$140,000	60.63	2006	83686	5/25/2012	82	Vacant	No
10000 SF - .49 AC	5/11/2012	\$119,900	No	Yes	\$142,000	83.63	1994	83686	7/3/2012	5	Vacant	No
Standard Lot 6000-9999 SF	4/4/2012	\$119,900	No	Yes	\$145,000	67.41	2006	83651	5/15/2012	6	Vacant	No
10000 SF - .49 AC	5/17/2012	\$144,900	No	Yes	\$150,000	71.33	2006	83686	7/11/2012	15	Vacant	No
10000 SF - .49 AC	3/27/2012	\$145,000	No	Yes	\$152,000	71.46	2005	83686	5/1/2012	515	Vacant	No
10000 SF - .49 AC	3/8/2012	\$149,900	No	Yes	\$153,000	55.94	2004	83686	4/13/2012	4	Vacant	No
10000 SF - .49 AC	1/19/2012	\$138,500	No	Yes	\$160,000	65.98	2004	83686	2/29/2012	10	Vacant	No
10000 SF - .49 AC	10/26/2011	\$202,800	No	Yes	\$190,000	91.26	2005	83686	2/14/2012	55	Vacant	No
1 - 4.99 AC	12/14/2011	\$181,170	No	Yes	\$193,000	76.83	2002	83686	2/14/2012	23	Vacant	No
10000 SF - .49 AC	2/15/2012	\$192,500	No	Yes	\$198,000	68.75	2006	83686	4/4/2012	13	Vacant	No
10000 SF - .49 AC	2/8/2012	\$194,900	No	Yes	\$200,250	77.74	2007	83686	4/17/2012	32	Vacant	No
Standard Lot 6000-9999 SF	5/4/2012	\$204,900	No	Yes	\$205,000	72.90	2005	83686	6/25/2012	160	Vacant	No
10000 SF - .49 AC	2/24/2012	\$229,900	No	Yes	\$229,900	79.50	1999	83686	3/23/2012	4	Vacant	No
1 - 4.99 AC	11/15/2011	\$278,250	No	Yes	\$310,000	62.12	1997	83686	1/13/2012	13	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

LISTING COUNT: DAYS ON MARKET:

TOTAL HIGH LOW AVG MED  
2 13 4 8 8

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$94,000	\$81,500	\$87,750	\$87,750	\$175,500
SOLD PRICE:	\$0	\$0	\$0	\$0	\$0

Class=RE AND Status=ACT,NEW,BOM,PC,CSS,CON AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
13814 Mariposa Ave	New	\$81,500	2.0	3	1167	SW Caldwell - 1280	98500166	6 - 10 Years	\$81,500	4	2		No
1113 McIntosh	Active	\$94,000	2.0	3	1570	SW Caldwell - 1280	98499470	1 - 5 Years	\$94,000	13	2		No

Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
Standard Lot 6000-9999 SF	7/12/2012	\$81,500	No	Yes			2004	83607		4	Vacant	No
Standard Lot 6000-9999 SF	7/3/2012	\$94,000	No	Yes			2007	83605		94	Tenant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

LISTING COUNT: DAYS ON MARKET:  
**TOTAL HIGH LOW AVG MED**  
 38 126 4 27 16

LIST PRICE: **HIGH LOW AVERAGE MEDIAN TOTAL PRICE**  
 \$178,900 \$39,900 \$79,236 \$74,900 \$3,011,000  
 SOLD PRICE: \$155,000 \$43,000 \$79,539 \$76,100 \$3,022,501

Class=RE AND Status=SLD,UPSLD,0SLD AND Closing Date=01/01/2012-06/06/2079 AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
11467 W GRAHAM AVENUE	Sold	\$43,000	2.0	3	1816	NE Nampa (87) - 1250	98482618	21 - 30 Years	\$42,900	5	2	Cash	No
1015 Flint Drive	Sold	\$47,500	2.0	3	1052	SW Caldwell - 1280	98482783	11 - 20 Years	\$39,900	16	2	Cash	No
508 Meadowlark St	Sold	\$48,500	2.0	3	1124	SW Caldwell - 1280	98488029	11 - 20 Years	\$41,900	13	2	Cash	No
3823 Hilton St	Sold	\$48,900	2.0	3	925	SW Caldwell - 1280	98484167	6 - 10 Years	\$48,900	15	2	Conv	No entional
16694 New Colony Ave.	Sold	\$49,750	2.5	3	1310	SW Caldwell - 1280	98483475	6 - 10 Years	\$51,750	5	2	Cash	No
604 Laster St	Sold	\$55,000	2.0	3	943	SW Caldwell - 1280	98494866	21 - 30 Years	\$55,000	7	2	Cash	No
4001 Bennington Street	Sold	\$55,001	2.0	3	960	SW Caldwell - 1280	98491106	11 - 20 Years	\$49,900	18	2	Cash	No
5214 Lockwood Way	Sold	\$57,000	2.0	3	1041	SW Caldwell - 1280	98486737	11 - 20 Years	\$57,000	7	2	Conv	No entional
4819 Charmae	Sold	\$58,500	2.0	3	1252	SW Caldwell - 1280	98480346	6 - 10 Years	\$59,900	69	2	Conv	No entional
16274 Silver Creek Ave	Sold	\$62,000	2.0	3	1400	SW Caldwell - 1280	98487525	1 - 5 Years	\$59,900	16	2	Cash	No
11629 W Blueberry Avenue	Sold	\$63,000	2.0	3	1159	NW Nampa (51) - 1270	98490312	11 - 20 Years	\$63,000	7	2	Conv	No entional
11680 Mount Hood	Sold	\$65,000	2.0	3	1035	NW Nampa (51) - 1270	98488802	6 - 10 Years	\$68,600	6	2	FHA	No
16626 Sadie Ave.	Sold	\$65,500	2.0	4	1422	SW Caldwell - 1280	98485744	6 - 10 Years	\$60,600	23	2	Cash	No
16710 Columbia Avenue	Sold	\$69,000	2.5	3	1353	SW Caldwell - 1280	98485153	11 - 20 Years	\$69,900	12	2	FHA	No
4001 Abbott Street	Sold	\$69,000	2.0	3	1295	SW Caldwell - 1280	98484736	6 - 10 Years	\$72,000	18	2	Cash	No
1906 Hasbrook Street	Sold	\$69,000	2.5	3	1354	SW Caldwell - 1280	98480127	11 - 20 Years	\$66,900	72	2	Other	No
13829 Maravilla Street	Sold	\$70,000	2.5	3	2056	SW Caldwell - 1280	98485708	6 - 10 Years	\$79,300	30	2	FHA	No
5605 Hargrove Ave	Sold	\$70,000	2.0	3	1125	SW Caldwell - 1280	98484899	1 - 5 Years	\$70,200	29	2	Cash	No

Census Tract 210 - Sold Properties from 1/1/12 to 7/16/12



5013 Ormsby Ave	Sold	\$76,000	2.0	3	1295	SW Caldwell - 1280	98491426	6 - 10 Years	\$74,900	12	2	Conv No entional
3909 Winston St.	Sold	\$76,200	2.5	3	1363	SW Caldwell - 1280	98486880	6 - 10 Years	\$75,900	126	2	Cash No
16129 N Diamond Peak	Sold	\$76,900	2.5	3	1666	NW Nampa (51) - 1270	98486405	6 - 10 Years	\$74,900	18	2	FHA No
16177 N Blackcomb Dr	Sold	\$79,000	2.5	3	1710	NW Nampa (51) - 1270	98483824	6 - 10 Years	\$74,900	13	2	Cash No
5508 Duke Place	Sold	\$79,950	2.5	3	1487	SW Caldwell - 1280	98485921	1 - 5 Years	\$79,950	17	2	FHA No
11954 W McCoughlin Court	Sold	\$80,000	2.0	3	1212	SW Caldwell - 1280	98490550	6 - 10 Years	\$73,900	12	3	FHA No
4922 Weston Ave	Sold	\$81,000	2.5	3	1511	SW Caldwell - 1280	98482784	6 - 10 Years	\$83,600	50	3	Cash No
2616 Autumncrest	Sold	\$84,000	2.0	3	1506	SW Caldwell - 1280	98487978	6 - 10 Years	\$78,000	7	2	FHA No
4906 Spurgin Place	Sold	\$85,000	2.5	3	1632	SW Caldwell - 1280	98485287	6 - 10 Years	\$85,000	17	2	Conv No entional
16779 Rachel Avenue	Sold	\$90,000	2.5	3	2038	Canyon County Other - 1290	98483761	1 - 5 Years	\$87,900	79	2	FHA No
5418 Weston Avenue	Sold	\$90,000	2.5	4	2001	SW Caldwell - 1280	98481596	6 - 10 Years	\$90,000	8	2	FHA No
16411 Regence Way	Sold	\$94,900	2.5	3	2522	SW Caldwell - 1280	98483746	6 - 10 Years	\$94,900	14	2	VA No
16156 N Diamond Peak Dr	Sold	\$96,000	3.0	4	2315	NW Nampa (51) - 1270	98484790	6 - 10 Years	\$95,900	41	2	FHA No
2615 Colfax Dr	Sold	\$97,000	2.5	4	2119	SW Caldwell - 1280	98480255	1 - 5 Years	\$96,000	101	3	FHA No
2616 Carnegie street	Sold	\$98,900	2.5	4	2615	SW Caldwell - 1280	98480961	6 - 10 Years	\$99,900	54	3	Cash No
12886 Alicia Street	Sold	\$106,000	2.5	4	2983	SW Caldwell - 1280	98488933	6 - 10 Years	\$96,900	11	3	Cash No
16581 Maravilla Place	Sold	\$113,000	2.5	4	3198	SW Caldwell - 1280	98488498	6 - 10 Years	\$104,000	18	3	VA No
4302 Idaho Avenue	Sold	\$144,000	4.0	5	2800	SW Caldwell - 1280	98486195	11 - 20 Years	\$154,000	33	2	Conv No entional
4518 Plute Place	Sold	\$154,000	4.0	4	2126	SW Caldwell - 1280	98492813	6 - 10 Years	\$154,000	4	2	Conv No entional
220 Honeysuckle Avenue	Sold	\$155,000	2.5	3	2575	Fruitland - 1725	98484532	1 - 5 Years	\$178,900	56	3	Conv No entional

Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
Standard Lot 6000-9999 SF	11/27/2011	\$42,900	No	Yes	\$43,000	23.68	1984	83651	1/9/2012	5	Vacant	No
Sm Lot 5999 SF	11/30/2011	\$39,900	No	Yes	\$47,500	45.15	1999	83607	1/3/2012	16	Vacant	No
10000 SF - .49 AC	2/17/2012	\$41,900	No	Yes	\$48,500	43.15	1997	83607	3/19/2012	88	Vacant	No
Standard Lot 6000-9999 SF	12/20/2011	\$48,900	No	Yes	\$48,900	52.86	2002	83607-0000	2/2/2012	107	Vacant	No
Standard Lot 6000-9999 SF	12/8/2011	\$51,750	No	Yes	\$49,750	37.98	2001	83607	1/13/2012	5	Vacant	No
Standard Lot 6000-9999 SF	5/11/2012	\$55,000	No	Yes	\$55,000	58.32	1999	83607-0000	6/19/2012	7	Vacant	No
Standard Lot 6000-9999 SF	3/30/2012	\$49,900	No	Yes	\$55,001	57.29	2000	83607	5/16/2012	18	Vacant	No
Sm Lot 5999 SF	1/30/2012	\$57,000	No	Yes	\$57,000	54.76	1998	83607-0000	3/19/2012	7	Vacant	No
Sm Lot 5999 SF	10/20/2011	\$76,900	No	Yes	\$58,500	46.73	2005	83607	1/27/2012	69	Vacant	No
Standard Lot 6000-9999 SF	2/11/2012	\$59,900	No	Yes	\$62,000	44.29	2007	83607	4/20/2012	16	Vacant	No
Standard Lot 6000-9999 SF	3/20/2012	\$63,000	No	Yes	\$63,000	54.36	2001	83651	5/23/2012	7	Vacant	No
Standard Lot 6000-9999 SF	3/1/2012	\$68,600	No	Yes	\$65,000	62.80	2002	83651	5/24/2012	6	Vacant	No
Standard Lot 6000-9999 SF	1/17/2012	\$60,600	No	Yes	\$65,500	46.06	2003	83607	3/21/2012	23	Vacant	No
Standard Lot 6000-9999 SF	1/11/2012	\$69,900	No	Yes	\$69,000	51.00	2002	83607	3/8/2012	12	Vacant	No
Standard Lot 6000-9999 SF	1/4/2012	\$72,000	No	Yes	\$69,000	53.28	2005	83607-0000	2/17/2012	18	Vacant	No
Standard Lot 6000-9999 SF	10/12/2011	\$66,900	No	Yes	\$69,000	50.96	2000	83607	1/13/2012	72	Vacant	No
Sm Lot 5999 SF	1/18/2012	\$79,300	No	Yes	\$70,000	34.05	2005	83607	4/27/2012	30	Vacant	No
Standard Lot 6000-9999 SF	1/5/2012	\$68,900	No	Yes	\$70,000	62.22	2007	83607-0000	2/16/2012	29	Vacant	No

Standard Lot 6000-9999 SF	4/4/2012	\$74,900	No	Yes	\$76,000	58.69	2005	83607	5/16/2012	12	Vacant	No
10000 SF - .49 AC	2/3/2012	\$75,900	No	Yes	\$76,200	55.91	2003	83607	6/15/2012	126	Vacant	No
Standard Lot 6000-9999 SF	1/26/2012	\$74,900	No	Yes	\$76,900	46.16	2004	83651-0000	3/30/2012	18	Vacant	No
Standard Lot 6000-9999 SF	12/16/2011	\$74,900	No	Yes	\$79,000	46.20	2003	83651	1/30/2012	13	Vacant	No
Standard Lot 6000-9999 SF	1/20/2012	\$79,950	No	Yes	\$79,950	53.77	2007	83607	3/9/2012	17	Vacant	No
Standard Lot 6000-9999 SF	3/22/2012	\$73,900	No	Yes	\$80,000	66.01	2005	83651	4/20/2012	12	Vacant	No
Standard Lot 6000-9999 SF	11/30/2011	\$87,900	No	Yes	\$81,000	53.61	2005	83607-5014	2/3/2012	50	Vacant	No
Standard Lot 6000-9999 SF	2/17/2012	\$78,000	No	Yes	\$84,000	55.78	2005	83607	4/16/2012	7	Vacant	No
Standard Lot 6000-9999 SF	1/9/2012	\$85,000	No	Yes	\$85,000	52.08	2004	83607-0000	2/28/2012	17	Vacant	No
10000 SF - .49 AC	12/13/2011	\$87,900	No	Yes	\$90,000	44.16	2006	83607	4/11/2012	79	Vacant	No
10000 SF - .49 AC	11/7/2011	\$90,000	No	Yes	\$90,000	44.98	2003	83607	1/20/2012	8	Vacant	No
Standard Lot 6000-9999 SF	12/15/2011	\$94,900	No	Yes	\$94,900	37.63	2006	83607	4/27/2012	14	Vacant	No
Standard Lot 6000-9999 SF	1/5/2012	\$95,900	No	Yes	\$96,000	41.47	2005	83651	3/26/2012	41	Vacant	No
Standard Lot 6000-9999 SF	10/18/2011	\$96,000	No	Yes	\$97,000	45.78	2006	83607	2/14/2012	101	Vacant	No
Standard Lot 6000-9999 SF	10/28/2011	\$104,900	No	Yes	\$98,900	37.82	2004	83607	1/20/2012	54	Vacant	No
Standard Lot 6000-9999 SF	3/2/2012	\$96,900	No	Yes	\$106,000	35.53	2006	83607	4/10/2012	11	Vacant	No
Standard Lot 6000-9999 SF	2/25/2012	\$104,000	No	Yes	\$113,000	35.33	2005	83607	5/4/2012	18	Vacant	No
10000 SF - .49 AC	1/25/2012	\$154,000	No	Yes	\$144,000	51.43	2001	83607	3/20/2012	33	Vacant	No
1/2 - .99 AC	4/20/2012	\$154,000	No	Yes	\$154,000	72.44	2006	83607	5/31/2012	4	Vacant	No
Standard Lot 6000-9999 SF	1/4/2012	\$159,900	No	Yes	\$155,000	60.19	2007	83619	3/26/2012	147	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY



LISTING COUNT: DAYS ON MARKET:  
 TOTAL HIGH LOW AVG MED  
 1 6 6 6 6

LIST PRICE: HIGH LOW AVERAGE MEDIAN TOTAL PRICE  
 \$72,500 \$72,500 \$72,500 \$72,500 \$72,500  
 SOLD PRICE: \$0 \$0 \$0 \$0 \$0

Class=RE AND Status=ACT,NEW,BOM,PC AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
3006 Manchester Drive	Active	\$72,500	2.0	3	1214	SW Caldwell - 1280	98500052	11 - 20 Years	\$72,500	6	2		No

Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
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Standard Lot 6000-9999 SF	7/10/2012	\$72,500	No	Yes			1995	83605-0000		6	Vacant	No
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This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

LISTING COUNT: DAYS ON MARKET:  
 TOTAL HIGH LOW AVG MED  
 14 191 5 39 14

LIST PRICE: HIGH LOW AVERAGE MEDIAN TOTAL PRICE  
 \$174,900 \$33,900 \$79,853 \$68,900 \$1,117,950  
 SOLD PRICE: \$173,000 \$30,000 \$81,868 \$70,950 \$1,146,160

Class=RE AND Status=SLD,UPSLD,0SLD AND Closing Date=01/01/2012-06/06/2079 AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
2705 Golden Rod Lane	Sold	\$30,000	2.0	3	1302	SW Caldwell - 1280	98470684	11 - 20 Years	\$33,900	191	0	Cash	No
2419 Cherry St	Sold	\$32,000	1.0	2	900	SW Caldwell - 1280	98490582	31 - 50 Years	\$34,900	42	1	Conventional	No
3821 Bismark Ave	Sold	\$60,000	2.0	3	1163	SW Caldwell - 1280	98482996	6 - 10 Years	\$52,500	18	2	Conventional	No
3216 Starlight St	Sold	\$60,100	2.0	3	1250	SW Caldwell - 1280	98489599	31 - 50 Years	\$53,500	11	2	Cash	No
2619 MANCHESTER DRIVE	Sold	\$63,000	2.0	3	1110	SW Caldwell - 1280	98481535	11 - 20 Years	\$67,900	144	2	Conventional	No
2612 Meadow Ave	Sold	\$63,100	2.0	3	1279	SW Caldwell - 1280	98488830	11 - 20 Years	\$62,950	14	2	Conventional	No
702 Coopers Court	Sold	\$69,900	2.0	5	1538	SW Caldwell - 1280	98484834	11 - 20 Years	\$69,900	14	2	Conventional	No
3808 Pierre Ave	Sold	\$72,000	2.0	4	1271	SW Caldwell - 1280	98490533	6 - 10 Years	\$64,900	5	2	FHA	No
3123 Bristol Ave.	Sold	\$85,000	2.0	3	1389	SW Caldwell - 1280	98494891	6 - 10 Years	\$79,900	7	2	FHA	No
3310 Manchester Dr	Sold	\$86,100	2.0	3	1501	SW Caldwell - 1280	98479401	11 - 20 Years	\$83,200	48	2	Conventional	No
824 Cromwell Street	Sold	\$86,960	2.0	3	1389	SW Caldwell - 1280	98491013	6 - 10 Years	\$74,500	14	2	Cash	No
808 Edmund Street	Sold	\$127,000	3.0	3	2287	SW Caldwell - 1280	98495930	6 - 10 Years	\$127,000	13	3	FHA	No
1005 W Linden St.	Sold	\$138,000	2.5	4	2108	SW Caldwell - 1280	98482576	1 - 5 Years	\$138,000	6	3	FHA	No
116 Kurt Lane	Sold	\$173,000	3.5	5	2872	SW Caldwell - 1280	98491591	11 - 20 Years	\$174,900	19	3	Idaho Housing Association	No

Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
Sm Lot 5999 SF	6/15/2011	\$39,900	No	Yes	\$30,000	23.04	1994	83605	1/20/2012	191	Vacant	No
Sm Lot 5999 SF	3/23/2012	\$34,900	No	Yes	\$32,000	35.56	1978	83605	6/8/2012	121	Vacant	No
Standard Lot 6000-9999 SF	12/2/2011	\$52,500	No	Yes	\$60,000	51.59	2003	83605	1/26/2012	18	Vacant	No
Standard Lot 6000-9999 SF	3/12/2012	\$53,500	No	Yes	\$60,100	48.08	1980	83605	4/16/2012	11	Vacant	No
Standard Lot 6000-9999 SF	11/4/2011	\$67,900	No	Yes	\$63,000	56.76	1998	83605	4/24/2012	144	Vacant	No
10000 SF - .49 AC	3/1/2012	\$62,950	No	Yes	\$63,100	49.34	1993	83605	4/16/2012	14	Vacant	No
Standard Lot 6000-9999 SF	1/6/2012	\$69,900	No	Yes	\$69,900	45.45	2000	83605	2/27/2012	14	Vacant	No
Standard Lot 6000-9999 SF	3/23/2012	\$64,900	No	Yes	\$72,000	56.65	2003	83605	5/18/2012	5	Vacant	No
Standard Lot 6000-9999 SF	5/12/2012	\$79,900	No	Yes	\$85,000	61.20	2005	83605	7/13/2012	7	Vacant	No
Standard Lot 6000-9999 SF	10/6/2011	\$83,200	No	Yes	\$86,100	57.36	2001	83605	1/3/2012	48	Vacant	No
Standard Lot 6000-9999 SF	3/30/2012	\$74,500	No	Yes	\$86,960	62.61	2005	83605	5/3/2012	14	Vacant	No
Standard Lot 6000-9999 SF	5/23/2012	\$127,000	No	Yes	\$127,000	55.53	2006	83605-0000	7/10/2012	13	Vacant	No
10000 SF - .49 AC	11/24/2011	\$138,000	No	Yes	\$138,000	65.46	2006	83605	1/13/2012	6	Vacant	No
1/2 - .99 AC	4/6/2012	\$174,900	No	Yes	\$173,000	60.24	1994	83605	6/15/2012	19	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

LISTING COUNT: DAYS ON MARKET:

TOTAL	HIGH	LOW	AVG	MED
5	41	5	24	32

LIST PRICE:	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
\$314,900	\$74,500	\$130,440	\$86,500	\$652,200	

SOLD PRICE:	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
\$0	\$0	\$0	\$0	\$0	

Class=RE AND Status=ACT,NEW,BOM,PC AND Year Built&gt;1978 AND REO=Yes AND Map=Polygon

## EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
2509 E Cinnamon Lane	Active	\$74,500	2.0	3	1112	NE Nampa (87) - 1250	98499966	6 - 10 Years	\$74,500	6	2		No
58 S Rolling Green St.	Active	\$86,400	2.0	3	1254	NE Nampa (87) - 1250	98496930	11 - 20 Years	\$86,400	41	2		No
2909 E Victory Road	Active	\$86,500	1.5	4	1770	NW Nampa (51) - 1270	98497831	21 - 30 Years	\$86,500	32	2		No
4112 E Lanager Court	Active	\$89,900	2.0	3	1288	NE Nampa (87) - 1250	98500042	6 - 10 Years	\$89,900	5	2		No
5300 Tripple Ct	Active	\$314,900	3.0	4	3368	NE Nampa (87) - 1250	98497196	11 - 20 Years	\$314,900	40	2		No

Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
Sm Lot 5999 SF	7/10/2012	\$74,500	No	Yes			2002	83687		6	Vacant	No
Standard Lot 6000-9999 SF	6/5/2012	\$86,400	No	Yes			1996	83687		41	Vacant	No
1 - 4.99 AC	6/14/2012	\$86,500	No	Yes			1985	83687		55	Vacant	No
Standard Lot 6000-9999 SF	7/11/2012	\$89,900	No	Yes			2002	83687		5	Vacant	No
1/2 - .99 AC	6/6/2012	\$314,900	No	Yes			1998	83687		40	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

LISTING COUNT: DAYS ON MARKET:  
**TOTAL HIGH LOW AVG MED**  
 25 83 1 22 14

LIST PRICE: **HIGH LOW AVERAGE MEDIAN TOTAL PRICE**  
 \$312,000 \$32,900 \$81,556 \$64,900 \$2,038,900  
 SOLD PRICE: \$325,000 \$31,500 \$85,122 \$66,900 \$2,128,060

Class=RE AND Status=SLD,UPSLD,0SLD AND Closing Date=01/01/2012-06/06/2079 AND Year Built>1978 AND REO=Yes AND Map=Polygon

EXCEL EXPORT WITH OCCUPANCY AND HUD

Address	Status	Price	# Baths	# Beds	Apx SqFt	Area	MLS #	Age	Asking Price	Days On Market	Garage Capacity	How Sold	In Foreclosure
2311 Sugar Cane Drive	Sold	\$31,500	1.0	2	822	NE Nampa (87) - 1250	98484724	21 - 30 Years	\$34,900	20	1	Cash	No
2514 E Denver Ave	Sold	\$32,900	1.0	2	900	NE Nampa (87) - 1250	98481067	31 - 50 Years	\$32,900	53	1	Conv	No
2424 Taffy Court	Sold	\$34,500	1.0	2	849	NE Nampa (87) - 1250	98482525	21 - 30 Years	\$34,500	21	1	Cash	No
923 Round Valley St.	Sold	\$36,000	2.0	3	1456	NW Nampa (51) - 1270	98482136	1 - 5 Years	\$37,900	83	0	Cash	No
407 14th Ave N	Sold	\$37,000	2.0	3	1188	NE Nampa (87) - 1250	98493703	11 - 20 Years	\$39,000	9	0	Cash	No
316 Pops Ave	Sold	\$37,500	2.0	2	1170	NE Nampa (87) - 1250	98497202	11 - 20 Years	\$37,500	13	0	Cash	No
3221 Little John Court	Sold	\$41,500	1.0	2	816	NE Nampa (87) - 1250	98484131	11 - 20 Years	\$41,500	6	2	Idaho Housing Assoc	No
2715 Ironwood Place	Sold	\$48,455	1.0	3	1106	NE Nampa (87) - 1250	98482736	11 - 20 Years	\$47,700	10	2	Conv	No
27 S Sugar Loop Lane	Sold	\$56,128	2.5	3	1509	NE Nampa (87) - 1250	98485239	6 - 10 Years	\$53,900	20	2	Cash	No
311 Queens Dr	Sold	\$58,000	2.0	3	1144	NE Nampa (87) - 1250	98481717	11 - 20 Years	\$64,000	62	2	Cash	No
2611 Muskrat	Sold	\$65,000	2.0	3	1200	NE Nampa (87) - 1250	98489220	11 - 20 Years	\$57,500	1	2	Conv	No
2912 Sugar Cane	Sold	\$65,177	2.0	3	1140	NE Nampa (87) - 1250	98490094	11 - 20 Years	\$49,600	53	2	Cash	No
224 Palace Way	Sold	\$66,900	2.0	3	1180	NE Nampa (87) - 1250	98479027	11 - 20 Years	\$69,900	35	2	Cash	No
3402 E Palace Court	Sold	\$68,900	2.0	3	1102	NE Nampa (87) - 1250	98486736	6 - 10 Years	\$68,700	14	3	FHA	No
2718 Raccoon Court	Sold	\$70,500	2.0	3	1080	NE Nampa (87) - 1250	98482716	11 - 20 Years	\$71,500	29	2	FHA	No
2437 E Nutmeg Ln.	Sold	\$73,100	2.5	3	1260	NE Nampa (87) - 1250	98484619	6 - 10 Years	\$64,900	16	2	FHA	No



4018 E Iris Ct	Sold	\$75,000	2.0	3	1288	NE Nampa (87) - 1250	98483952	6 - 10 Years	\$79,900	9	2	Cash No
2612 E Sweet Drive	Sold	\$80,000	2.0	3	1350	NE Nampa (87) - 1250	98485642	6 - 10 Years	\$69,900	9	2	FHA No
86 S Rolling Green St	Sold	\$80,100	2.0	3	1340	NE Nampa (87) - 1250	98491554	11 - 20 Years	\$76,000	4	2	Conv No entional
4115 E Hayseed Court	Sold	\$90,000	2.0	3	1504	NE Nampa (87) - 1250	98483939	6 - 10 Years	\$86,900	10	2	FHA No
2713 Sugar Cane Drive	Sold	\$100,000	2.0	4	1598	NE Nampa (87) - 1250	98490541	11 - 20 Years	\$85,000	19	2	VA No
5415 E Orchard	Sold	\$134,900	2.0	4	1920	NE Nampa (87) - 1250	98484969	6 - 10 Years	\$134,900	3	2	Conv No entional
6100 Stamm Lane	Sold	\$180,000	3.5	5	3318	NE Nampa (87) - 1250	98486428	11 - 20 Years	\$169,900	12	3	Conv No entional
27 N Burlington Drive	Sold	\$240,000	2.5	4	2412	Kuna - 1100	98490131	6 - 10 Years	\$218,500	7	3	Conv No entional
5855 W Bristlecone Lane	Sold	\$325,000	3.5	4	3714	Kuna - 1100	98488947	11 - 20 Years	\$312,000	34	2	Conv No entional



Land Size	Listing Date	Original Price	Potential Short Sale(Y/N)	REO/Bank Owned (Y/N)	Sold Price	Sold Price per SQFT	Year Built	Zip	Closing Date	Cumulative DOM	Occupied By	HUD Owned (Y/N)
Standard Lot 6000-9999 SF	1/5/2012	\$34,900	No	Yes	\$31,500	38.32	1983	83687	2/9/2012	20	Vacant	No
Standard Lot 6000-9999 SF	10/31/2011	\$32,900	No	Yes	\$32,900	36.56	1980	83686	1/30/2012	53	Vacant	No
Standard Lot 6000-9999 SF	11/23/2011	\$34,500	No	Yes	\$34,500	40.64	1983	83687	1/5/2012	21	Vacant	No
Standard Lot 6000-9999 SF	11/15/2011	\$39,900	No	Yes	\$36,000	24.73	2007	83687	2/10/2012	83	Vacant	No
Standard Lot 6000-9999 SF	4/30/2012	\$39,000	No	Yes	\$37,000	31.14	1999	83687	5/23/2012	32	Vacant	No
Standard Lot 6000-9999 SF	6/7/2012	\$37,500	No	Yes	\$37,500	32.05	1995	83687	6/29/2012	13	Vacant	No
Standard Lot 6000-9999 SF	12/23/2011	\$41,500	No	Yes	\$41,500	50.86	1996	83687	2/23/2012	6	Vacant	No
Standard Lot 6000-9999 SF	11/29/2011	\$47,700	No	Yes	\$48,455	43.81	1994	83687	2/7/2012	10	Vacant	No
Sm Lot 5999 SF	1/12/2012	\$53,900	No	Yes	\$56,128	37.20	2002	83687	2/17/2012	20	Vacant	No
Standard Lot 6000-9999 SF	11/9/2011	\$64,000	No	Yes	\$58,000	50.70	1999	83687	1/31/2012	62	Vacant	No
Standard Lot 6000-9999 SF	3/7/2012	\$57,500	No	Yes	\$65,000	54.17	1999	83687	4/10/2012	1	Vacant	No
10000 SF - .49 AC	3/17/2012	\$49,900	No	Yes	\$65,177	57.17	1996	83687	5/31/2012	53	Vacant	No
Standard Lot 6000-9999 SF	9/30/2011	\$69,900	No	Yes	\$66,900	56.69	1997	83687	1/5/2012	35	Vacant	No
Standard Lot 6000-9999 SF	2/1/2012	\$68,700	No	Yes	\$68,900	62.52	2003	83687	4/16/2012	14	Vacant	No
Standard Lot 6000-9999 SF	11/28/2011	\$71,500	No	Yes	\$70,500	65.28	1996	83687	2/17/2012	29	Vacant	No
Sm Lot 5999 SF	1/4/2012	\$64,900	No	Yes	\$73,100	58.02	2002	83687	2/16/2012	16	Vacant	No

Standard Lot 6000-9999 SF	12/18/2011	\$79,900	No	Yes	\$75,000	58.23	2002	83687-0000	1/19/2012	9	Vacant	No
Standard Lot 6000-9999 SF	1/17/2012	\$69,900	No	Yes	\$80,000	59.26	2005	83687	2/17/2012	9	Vacant	No
Standard Lot 6000-9999 SF	4/5/2012	\$76,000	No	Yes	\$80,100	59.78	1997	83687-0000	5/16/2012	4	Vacant	No
Standard Lot 6000-9999 SF	12/18/2011	\$86,900	No	Yes	\$90,000	59.84	2002	83687	1/27/2012	10	Vacant	No
10000 SF - .49 AC	3/23/2012	\$85,000	No	Yes	\$100,000	62.58	1996	83687	5/15/2012	19	Vacant	No
1 - 4.99 AC	1/9/2012	\$134,900	No	Yes	\$134,900	70.26	2006	83687	2/3/2012	3	Vacant	No
1 - 4.99 AC	1/27/2012	\$169,900	No	Yes	\$180,000	54.25	1996	83687	3/28/2012	12	Vacant	No
1 - 4.99 AC	3/16/2012	\$218,500	No	Yes	\$240,000	99.50	2002	83687	4/24/2012	7	Vacant	No
10 - 19.9 Acres	3/2/2012	\$312,000	No	Yes	\$325,000	87.51	2000	83634	5/16/2012	34	Vacant	No

This information is not guaranteed. EQUAL HOUSING OPPORTUNITY

# ATTACHMENT #3:

## Foreclosure Need Data

# **Project Summary for NSP3**

<b>Project Name</b>	<b>Total Housing Units</b>	<b>NSP3Need Score</b>
16027020700	5051	15.58
16027021700	3142	15
16027021000	3304	15
16027020500	4198	15
209	5629	13
211	2472	14

**Total Housing Units for All Shapes: 23796**

**Total NSP3 Need Score: 14.55**

Neighborhood ID: 3665283

### NSP3 Planning Data

Grantee ID: 1699990N

Grantee State: ID

Grantee Name: ID NONENTITLEMENT

Grantee Address: 565 W Mrtle St. Boise ID 83707

Grantee Email: shelleyw@ihfa.org

Neighborhood Name: 209

Date: 2012-07-16 00:00:00

#### NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 13

State Minimum Threshold NSP3 Score: 12

Total Housing Units in Neighborhood: 5629

#### Area Benefit Eligibility

Percent Persons Less than 120% AMI: 63.85

Percent Persons Less than 80% AMI: 37.53

#### Neighborhood Attributes (Estimates)

##### *Vacancy Estimate*

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 9378

Residential Addresses Vacant 90 or more days (USPS, March 2010): 19

Residential Addresses NoStat (USPS, March 2010): 565

### Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 5792

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 17.21

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.66

Number of Foreclosure Starts in past year: 421

Number of Housing Units Real Estate Owned July 2009 to June 2010: 118

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 85

### Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -24

Place (if place over 20,000) or county unemployment rate June 2005\*: 3.64

Place (if place over 20,000) or county unemployment rate June 2010\*: 10.6

\*Bureau of Labor Statistics Local Area Unemployment Statistics

### Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

### Latitude and Longitude of corner points

-116.613350 43.589592 -116.613007 43.575790 -116.592407 43.575665 -116.592407 43.546931  
-116.531982 43.546682 -116.531296 43.561113 -116.493359 43.539714 -116.493359 43.517311  
-116.572666 43.517186 -116.573009 43.509593 -116.580219 43.509842 -116.589661 43.518929  
-116.598244 43.521170 -116.604767 43.525402 -116.606140 43.527767 -116.641846 43.536478  
-116.668110 43.547677 -116.650429 43.556386 -116.649227 43.559620 -116.652660 43.563103  
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Blocks Comprising Target Neighborhood



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Neighborhood ID: 2079132

### NSP3 Planning Data

Grantee ID: 1699990N

Grantee State: ID

Grantee Name: ID NONENTITLEMENT

Grantee Address: 565 W Mrtle St. Boise ID 83707

Grantee Email: shelleyw@ihfa.org

Neighborhood Name: 211

Date: 2012-07-16 00:00:00

#### NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 14

State Minimum Threshold NSP3 Score: 12

Total Housing Units in Neighborhood: 2472

#### Area Benefit Eligibility

Percent Persons Less than 120% AMI: 61.11

Percent Persons Less than 80% AMI: 34.45

#### Neighborhood Attributes (Estimates)

##### *Vacancy Estimate*

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 5332

Residential Addresses Vacant 90 or more days (USPS, March 2010): 0

Residential Addresses NoStat (USPS, March 2010): 611

### Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 3058

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 20

Percent of Housing Units 90 or more days delinquent or in foreclosure: 11.05

Number of Foreclosure Starts in past year: 230

Number of Housing Units Real Estate Owned July 2009 to June 2010: 65

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 46

### Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -24

Place (if place over 20,000) or county unemployment rate June 2005\*: 3.65

Place (if place over 20,000) or county unemployment rate June 2010\*: 10.6

\*Bureau of Labor Statistics Local Area Unemployment Statistics

### Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

### Latitude and Longitude of corner points

-116.626396 43.633963 -116.572838 43.633963 -116.573009 43.605008 -116.542797 43.604759  
-116.543140 43.597549 -116.513443 43.599165 -116.512756 43.605008 -116.473446 43.605008  
-116.473446 43.634087 -116.512928 43.633963 -116.512585 43.681529 -116.519108 43.680908  
-116.525974 43.682026 -116.529751 43.683515 -116.534557 43.683764 -116.538334 43.681281  
-116.540394 43.677929 -116.542454 43.676811 -116.552238 43.681032 -116.559448 43.681901  
-116.562881 43.681777 -116.567516 43.680908 -116.570091 43.681777 -116.570778 43.682522  
-116.577988 43.683267 -116.579361 43.684508 -116.584682 43.684757 -116.589489 43.687860  
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-116.666222 43.680288 -116.664162 43.676563 -116.660557 43.676191 -116.651802 43.662532  
-116.639614 43.662905 -116.637554 43.655205 -116.632748 43.653590 -116.633091 43.648125  
-116.629658 43.648373 -116.626911 43.644523 -116.623821 43.643902 -116.623135 43.642162  
-116.626568 43.637193

Blocks Comprising Target Neighborhood



[illegible]







160270211002037,

# ATTACHMENT #4a:

## NOD County

# Idaho Housing & Finance Association

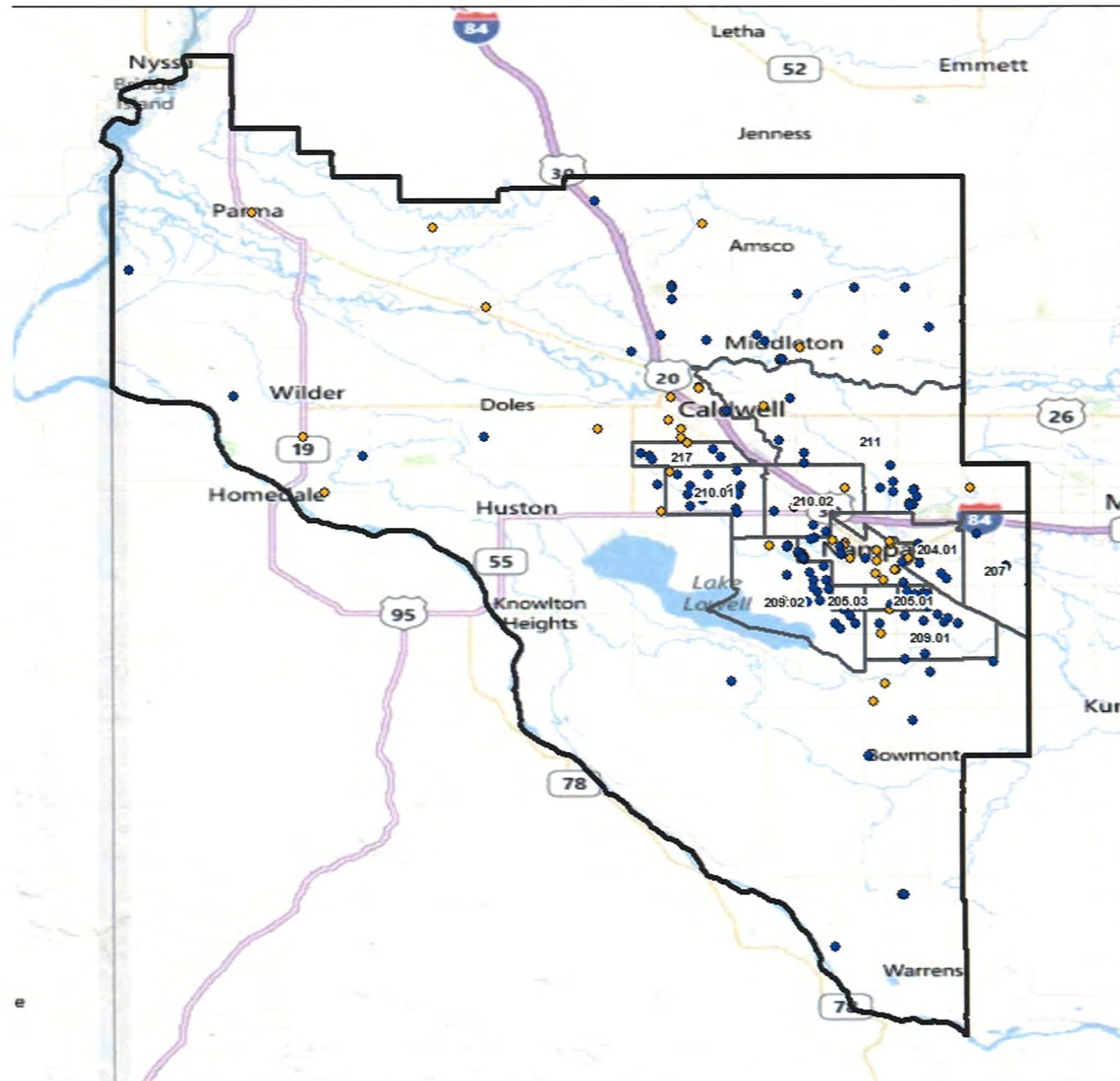
-  County Boundary
-  Target Areas
- Notice of Default**
-  Pre-1978
  -  Post-1978

0 4.75 9.5 Miles

Source:  
US Census Bureau, 2010  
WestLaw, Last 90 Days as of 7/17/12



National Community  
Stabilization Trust



# ATTACHMENT #4b:

## REO County

# Idaho Housing & Finance Association

- County Boundary
- Target Areas

## Real Estate Owned

- Pre-1978
- Post-1978

0 4.75 9.5 Miles

Source:  
US Census Bureau, 2010  
Seller Inventory, as of 7/17/12



National Community  
Stabilization Trust

