














ID - Southwestern Idaho HUD Photo List -

	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
ADA									
	5-4-12	Daily	\$138,000	New Listing	121-265320	4526 N ANCHOR WAY BOISE, ID 83703	1989	3 / 2.5 1,628	\$1,100 IE
<i>Special Comments</i>									
Repairs: Repair plumbing to restore pressure, Damaged AC unit. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-11-12	Daily	\$104,000	New Listing	121-285154	5399 N LENA AVENUE BOISE, ID 83713	1989	3 / 2 1,519	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Repair siding. , Replace missing floor covering, Roof is near the end of its useful life, replacement is recommended, HOA Association fee of \$80 Annually. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-15-12	Daily	\$86,000	Relist	121-234196	2815 ONA ST BOISE, ID 83705	1972 LBP	3 / 1 1,091	UI
<i>Special Comments</i>									
Disclosures: FHA uninsurable due to evidence of mold-like substance in the sheathing in the attic. Take appropriate action, Plumbing system needs repair, Repair water heater drain, Electrical system needs repair, HVAC needs repair, Evidence of defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-4-12	Daily	\$35,000	New Listing	121-250059	6922 W COLEHAVEN LANE BOISE, ID 83704	1983	1 / 1 648	IN
<i>Special Comments</i>									
Disclosures: Condominium, HOA Association fee of \$100 Monthly. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-15-12	5-24-12	\$74,000	New Listing	121-222720	1224 N MORGAN ROAD KUNA, ID 83634	1999	3 / 2 1,135	\$2,475 IE
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$75 Monthly. Repairs: Repair roof damage per PCR. , Replace kitchen sink and fixtures. , Repair A/C unit. , Replace thermostat. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									






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	5-15-12	5-19-12	\$42,000	New Listing	121-232271	1748 WEST TOPANGA DRIVE KUNA, ID 83634	1995	3 / 2 1,064	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Install functional kitchen low cabinets to accommodate sink and plumbing fixtures, Replace missing floor coverings with exposed sub-floor, Install kitchen sink and plumbing lines, HOA Association fee of \$165 Annually : Discovery Creek. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
	5-15-12	Daily	\$183,000	Relist	121-249923	3505 EAST BEAMER COURT MERIDIAN, ID 83642	2004	3 / 2.5 2,257	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$300 Annually : Sutherland Farm Homeowner's Association, Inc. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-9-12	5-18-12	\$126,000	New Listing	121-260499	3745 N MCKINLEY PARK AVENUE MERIDIAN, ID 83646	2008	4 / 2.5 1,562	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$265 Annually : Sienna Creek. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-7-12	5-16-12	\$68,000	New Listing	121-242219	1433 W 14TH STREET MERIDIAN, ID 83642	1975 LBP	3 / 1 1,008	\$3,086 IE
<i>Special Comments</i>									
Repairs: Repair missing and damaged shingles on roof, Replace 9 missing electrical faceplates, Replace 1 missing electrical cover, Treat and paint all defective paint areas. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									





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BLAINE									
	5-9-12	5-18-12	\$90,000	New Listing	121-272240	209 WALNUT STREET BELLEVUE, ID 83313	1980	3 / 2 1,512	\$2,200 IE
<i>Special Comments</i>									
Repairs: Replace/Repair missing HVAC components. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
CAMAS									
	5-10-12	Daily	\$51,000	New Listing	121-242252	616 2ND AVENUE EAST FAIRFIELD, ID 83327	1994	3 / 2 1,456	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Repair exterior skirting. , Replace missing floor covering, Roof is near the end of its useful life, replacement is recommended, Repair unsafe entry. , Plumbing system needs repair, Install on functioning toilet to complete one bath. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
CANYON									
	5-9-12	5-18-12	\$85,000	New Listing	121-245987	19730 SUSQUEHANNA WAY CALDWELL, ID 83605	2007	3 / 2.5 1,654	IN
<i>Special Comments</i>									
Disclosures: HOA Management fee of \$96 Annually : Valley Property Management. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-12-12	Daily	\$70,200	Price Reduction	121-179815	20321 JOHN LANE CALDWELL, ID 83607	2000	3 / 2 1,084	\$3,300 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Repairs: Replace missing flooring, Repair damaged roof, Repair damaged water heater, Repair HVAC system. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									





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	5-11-12	Daily	\$61,000	New Listing	121-233771	23176 CANYON LANE CALDWELL, ID 83607	1996	3 / 2 1,456	UI
<i>Special Comments</i>									
Disclosures: Uninsurable - Manufactured home located in a special flood hazard area, Property is connected to a well and septic systems. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-1-12	Daily	\$49,000	New Listing	121-220259	15143 VANITA COURT CALDWELL, ID 83607	1999	3 / 2 1,404	\$1,540 IE
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$60 Quarterly : Vanal Heights Water Association. Repairs: Low hanging wire, Damaged roof, Damaged plumbing, Damaged cooling unit. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-28-12	Daily	\$44,000	New Listing	121-236535	12828 VICKIE DRIVE CALDWELL, ID 83607	1999	3 / 2 1,566	\$550 IE
<i>Special Comments</i>									
Disclosures: Manufactured home is connected to a septic system. Repairs: Missing downspouts, Bathtub plumbing repair-replace as needed. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-8-12	5-17-12	\$40,000	New Listing	121-278715	309 JOLIET STREET CALDWELL, ID 83605	1995	4 / 2 1,620	IN
<i>Special Comments</i>									
Disclosures: Manufactured home, Replace 2 missing exterior electrical faceplate. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-3-12	Daily	\$80,000	New Listing	121-272433	1128 W BIRD AVENUE NAMPA, ID 83686	1994	3 / 2 1,648	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Repair exposed sub-flooring throughout. , Plumbing system needs repair, Replace missing kitchen sink. , Secure exposed wiring and replace smoke detectors. , AC needs replacement, Furnace needs repair. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									




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	5-8-12	5-17-12	\$67,000	New Listing	121-204065	3324 E ROCK COURT NAMPA, ID 83687	2002	3 / 2 1,144	IN
<i>Special Comments</i>									
Disclosures: HOA Association fee of \$50 Annually. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-21-12	Daily	\$40,000	New Listing	121-282679	219 FERN STREET NAMPA, ID 83686	1951 LBP	2 / 1 825	\$3,410 IE
<i>Special Comments</i>									
Repairs: Exposed outlets, Missing water heater downspout, Damaged plumbing, Damaged wirings, Damaged AC/ Furnace, Repair exterior peeling paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
<hr/> CUSTER <hr/>									
	4-20-12	Daily	\$92,080	Price Reduction	121-240114	820 S 12TH ST CHALLIS, ID 83226	1981	4 / 2 1,611	UI
<i>Special Comments</i>									
Disclosures: FHA uninsurable due to no attic access, Repair sheetrock drywall, Ceiling has missing and or damaged tile pieces, Plumbing damaged, does not hold pressure, Thermostat in living room needs repair or adjustment, Carpet at stairwell is missing or damaged. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	4-27-12	Daily	\$81,000	Price Reduction	121-222774	1211 APEX LANE CHALLIS, ID 83226	1981	2 / 1 916	UI
<i>Special Comments</i>									
Disclosures: Uninsurable due to no attic access, Missing/ damaged drywall, HVAC system duct missing. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									





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GEM									
	4-24-12	Daily	\$136,000	New Listing	121-244581	4617 FROZEN DOG ROAD EMMETT, ID 83617	1972 LBP	1 / 1 1,136	\$3,300 IE
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems. Repairs: Replace water heater, Repair plumbing, Repair CAC unit, Remediate defective exterior paint surfaces. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	5-12-12	Daily	\$87,300	Price Reduction	121-241936	2590 BERGLUND ROAD EMMETT, ID 83617	2004	3 / 2 1,296	\$1,540 IE
<i>Special Comments</i>									
Disclosures: Manufactured home, Property is connected to a well and septic systems. Repairs: Pump well. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
		Daily	\$85,000	Relist	121-235904	1990 EDMONT ROAD EMMETT, ID 83617	1994	3 / 2 1,586	UI
<i>Special Comments</i>									
Disclosures: Manufactured home missing affixed HUD certification labels, Property is connected to a well and septic systems, Roof needs repair. Curling shingles. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
		Daily	\$85,000	New Listing	121-258307	3002 FROZEN DOG ROAD EMMETT, ID 83617	1935 LBP	2 / 2 1,186	UI
<i>Special Comments</i>									
Disclosures: Property with propane, well, and septic systems, Evidence of mold-like substance, take appropriate action, Subject lacks access to attic, Damaged siding, Damaged flooring, Missing shingles, Missing electrical faceplate, Exposed wiring, Damaged A/C, Defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									


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GOODING									
	4-28-12	Daily	\$105,000	New Listing	121-274649	702 AMBROSE AVENUE WENDELL, ID 83355	2005	3 / 2 1,422	\$550 IE
<i>Special Comments</i>									
Repairs: Repair damaged plumbing. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
LEMHI									
	4-27-12	Daily	\$85,000	New Listing	121-229857	707 NEYMAN STREET SALMON, ID 83467	1943 LBP	3 / 1 1,504	UK
<i>Special Comments</i>									
Disclosures: Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended, Stairwell floor coverings missing, Damaged / missing siding, Repair curled shingles on roof, Property is connected to a propane system. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
LINCOLN									
	5-4-12	Daily	\$70,000	New Listing	121-275464	780 N MAIN STREET RICHFIELD, ID 83349	1972 LBP	2 / 2 1,120	UI
<i>Special Comments</i>									
Disclosures: Evidence of mold-like substance, take appropriate action. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									




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OWYHEE									
	5-4-12	Daily	\$80,000	New Listing	121-252585	8026 STATE HIGHWAY 78 MARSING, ID 83639	1958 LBP	2 / 2 1,737	UI
<i>Special Comments</i>									
Disclosures: Property is connected to a well and septic systems, Evidence of mold-like substance, take appropriate action, Estimated remaining economic life is below 30 years, Roof repairs to exterior composition shingle covering, Repairs to sheetrock, texture and paint in master bedroom caused by roof leak, Repair plumbing under sink, on the enclosed patio behind the kitchen and in basement utility room, Rain gutter down spout, Replace missing vinyl siding on exterior of home. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
PAYETTE									
	5-8-12	Daily	\$67,000	New Listing	121-235484	644 NORTH 7TH STREET PAYETTE, ID 83661	1937 LBP	2 / 1 1,447	UI
<i>Special Comments</i>									
Disclosures: Property does not have adequate attic access, Replace missing downspout on south east corner, Evidence of defective paint, Appliances are missing. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
		Daily	\$30,000	New Listing	121-224688	22 13TH AVENUE N PAYETTE, ID 83661	1999	3 / 2 1,080	UI
<i>Special Comments</i>									
Disclosures: Manufactured home missing affixed HUD certification labels, Missing floor coverings in master bathroom, laundry, and entrance, Damaged sub floor in laundry area, Plumbing not functional per PCR, Damaged electrical cover / exposed wiring, A/C not functional per PCR. Misc.: Minimum Commission Applies: Listing Broker \$1,250, Selling Broker up to \$1,250.									
TWIN FALLS									
	4-20-12	Daily	\$88,000	New Listing	121-239395	277 JEFFERSON STREET TWIN FALLS, ID 83301	1940 LBP	3 / 2 1,488	\$3,300 IE
<i>Special Comments</i>									
Repairs: Exposed outlets, Water heater downspout, Garage roof, Damaged plumbing, Peeling exterior paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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	5-4-12	Daily	\$66,000	New Listing	121-207370	527 2ND AVENUE W TWIN FALLS, ID 83301	1943 LBP	4 / 2 1,404	\$550 IE
<p><i>Special Comments</i> Disclosures: 2 units. Repairs: Exposed outlets/ wiring, Damaged roof, Defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									

VALLEY

	4-19-12	Daily	\$134,000	New Listing	121-235701	16 NUGGET DRIVE CASCADE, ID 83611	1997	3 / 2 2,004	\$1,100 IE
<p><i>Special Comments</i> Disclosures: Manufactured home, Property is connected to a well and septic systems, Lot size is approximately 1.79 acres. Repairs: Repair unstable decking, Secure exterior siding and soffits. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
	4-24-12	Daily	\$59,000	New Listing	121-251307	804 W. SPRING STREET CASCADE, ID 83611	1999	3 / 2 1,539	\$2,970 IE
<p><i>Special Comments</i> Disclosures: Manufactured home. Repairs: Repair failing subfloor (kitchen sink area soft/rotted), Repair trip hazard in Living room, Repair plumbing system. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
	5-15-12	Daily	\$80,000	Relist	121-256984	705 FIR STREET MCCALL, ID 83638	1995	3 / 2 1,352	\$4,675 IE
<p><i>Special Comments</i> Disclosures: Crawl space is now accessible, Property uses a propane system, Manufactured home. Repairs: Repair missing exterior (soffits / insulation), Repair exposed sub-flooring in master bedroom, Repair exposed wiring. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									