

Rods Radio Show Notes September 21st 2011

To participate in the show's live call in dial 318-442-8255 (talk) call between 8:05 and 8:55 on Wednesday morning. Do not attempt to call in on Saturday as this is our encore performance (fancy way to say taped).

Attachments, Announcements, and Travels:

Home builders seminar "When did that change and why?" September 27th
Convention Hall 6:00 pm

Bon Swirl grand opening last night Regan Cupples and his wife did great job with rehab, need concept, perfect family stop, and it taste so good. Opens 11:00 am and closes at 8:00 pm. Bon Swirl Jackson Street opposite side of McDonalds.

LRAPAC Auction September 15th you can bid and buy dinner with former Edwin Edwards. Bob Merrick CEO with Latter & Blum delivered dinner for two at Galatoires. Attached is email from partner, client, friend who lives in New Orleans and upon my request of tips at dinning to impress client at Galatoires here is his reply. This is worth passing on to family: Rod, Glad to report record fund raiser over \$10,000.

First ever Realtors economic summit November 1st speakers who have committed John Kennedy state treasure, Malcolm Young executive director of LRA, Elliott Stonecipher poster and Chip Songy partner with Stirling Real Estate born and reared right here in River City.

Petrus Hieghts Subdivision study

Village Green Subdivision study

People not properties:

Week before last Steven Moret secretary economic development was our guest on the show

Last week President Latter & Blum Inc. Rick Haase was our guest.

This week two real estate personalities Lamar White and Spencer Marks both sold their home in Petrus Heights. Lamar is moving to Dallas to attend law school, I only wish Spencer was moving to Texas he has turned out to be a strong young competitor.

Greg Trotter we said earlier on the show to expect nice rehab from Mr. Trotter on 3rd street shop. Good Town Talk article on Trotter renovation.

Loren Lampert new police chief: Thanks for you public service and sacrifice. This might be the first thing that the Mayor, city council, and Town Talk agree on.

Realtor Joe Betty Sterkyx and her husband celebrated 50th year wedding anniversary.

Feature Property: Phase two of Village at Versailles joint venture with Weil Company and Elite Builders marketed by Marks Company. Also wins the award for best sign on new development. You can bet Spencer Marks did not pay 100% of the cost for this master piece.

Commissioner's report: Made my second meeting at La. Real Estate Commission and each meeting looking for couple of agenda items to share with Agents and brokers. (1) Mandatory course for 2012 is Social Media and new (2) Cite and fine instead of staff investigation and hearing on minor infractions.

Every Deal has a tale/tail:

Two local investors who have been quiet back in the market this week:

Emogene E Kubes, et al (3327 Halsey, Alex., LA 71301) to Jimmie D & Peggy I DeRamus (2417 Lee St., Alex., LA 71301) - Lots 7 & 8, Bacon Place (2830 Lee St., Alex., LA 71301), \$100,000.00. Lesson learned in 1971 believe it was August where I put up the sign before in contacted the adjacent owner.

Sabine State Bank (P O Box 670, Many, LA 71449) to D & J Development of Louisiana & Arkansas, LLC (P O Box 1719, Tioga, LA 71477) - Lot 1, Riverview Acres Subd., \$49,219.04

What is Ratcliff Facilities up to with these sales?

Doris G Greene Living Trust (2105 Jefferson Hwy., Pineville, LA 71360) to Ratcliff Facilities, LLC (P O Box 7522, Alex., LA 71306) - Lot fronting 125' on Madison St. (1120 Main St., Pineville, LA 71360), \$37,291.00

Delia C Hebert, et al (8623 Hwy. 1 North, Dry Prong, LA 71423) to Ratcliff Facilities, LLC (P O Box 7522, Alex., LA 71306) - Lot fronting 95' on Main St., Pineville, et al (1106 Main St., Pineville, LA 71360), \$250,000.00

This is in the same area where there is an old house I believe Ratcliff Construction owns and if three little pigs were hiding in this house big bad wolf got huff and puff and blow it down. Paul Stich had been working on Main Street assemblage and maybe this is his deal and would invite him to call in.

Bayou Court I should have kept 4 of these:

Ulla U Knoepp (2906 Georges Lane, Alex., LA 71301) to Howard L Gates, Sr. & Julia K Gates (3224 Madonna Dr., Alex., LA 71301) - Lot 1, Bayou Trace Townhomes, Phase I (932 Bayou Trace Dr., Alex., LA 71303), \$155,000.00

When you've seen one shopping center you've seen a mall.

New restaurant going in where the former Sisters was located, maybe leasing agent Amber Supgen will call in and tell us. Understand it is local menu / owner.

Crown Pine Realty 4, Inc. to John S McCabe (160 Kincaid Lane, Boyce, LA 71409) - Tract in Sec 22, T1SR4W, et al, \$334,300.00

LLC who are you:

Two Mules, LLC Ronald Sullivan(4020 Parliament Dr., Alex., LA 71303) to Jeffrey M & Allison L Covington (4815 Westgarden Blvd., Alex., LA 71303) - Lot 172, Charles Park Addn., \$253,000.00

Muth, LLC, Joseph Muth (971 Brannon Road, Pineville, LA 71360) to Donald G Parker, II & Jean P Parker (P O Box 194, Glenmora, LA 71433) - 3.45 acres in Sec 5, T1SR2W, \$8,300.00

Tips for the week:

- (1) 35 year old investor called this week to share the good news that his first and only rent house loan was paid off this week. He plans to take \$6,000 per year income and fund retirement plan contribution of \$6,000 per year. What if over next 40 years he can average 4% return \$570,153 and if he can earn 8% he has nest egg of \$1,554,339
- (2) Next day client called wanting my opinion on what they should tell their daughter about when it's the right time to buy. They asked me is this the right time to buy a house and I replied no. It is the right time to buy two houses one to live in and one to rent. Trust me it is "two house time" to buy.

England Air Park received zero grants this week and did not purchase any property: They did however celebrate \$25 million that State of La. committed to this week for infrastructure at Highway 457, Leesville's Western connection to 28 West. Also, their chairman Lance Harris is candidate for State Rep.

(+2) Rod's economic indicator perfect score is 5. When top rating of 5 appears week after week I will share with our audience, that "Green Shots" is here and recovery is in full swing.

Legal recorder data for five business day September 12 through September 16th 2011

- (1) Total of 40 closed deals for the week has positive score
- (2) At least one new home sale for the week has positive score
- (3) At least one subdivision lot sale for the week garners positive score
- (4) Number of lender sales in market place is less than 5% of the total market sales for the week.
- (5) Two random residential sales compared to average prices for 2008, 2009 and 2010 that demonstrate increase prices.

(+1) Total sales looking for 40 closed deals from previous week market provided volume of \$5,885,870 with total of 44 sales very good week high volume and no sales over \$450,000

(0) Random sales comparison: We track average sales price in certain subdivision for 2008 through 2010 and compare it to a sale this.

Frederick L White, Jr. (11845 Brookhill Lane, Dallas, TX 75230) to Proactive Investments (P O Box 12353, Alex., LA 71315) - Lot 4, Blk 4, Petrus Heights (3011 Pershing Ave., Alex., LA 71301), \$112,500.00. This sale was lower than 11 sale average of \$124,000 for negative score (see attachment for research)

Chad E & Kelly J Franklin (205 Adams Path, Pineville, LA 71360) to Heather L & Kyle A Frederick (115 Lodge Hill Circle, Pineville, LA 71360) - Lot 103, Village Green Subd., \$148,000.00. Sale we are tracking is better than \$140,833 average for 2011 and better than \$145,055 average for 2010 when market provide 12 sales. (see research in attachments)

(+1) Lot Sales or home site acreage: Only need one sale for positive score and this week the market gave us three sales

Bocage Subd. Of Alex., LLC (P O Box 12846, Alex., LA 71315) to V & V Builders, LLC (P O Box 12846, Alex., LA 71315) - Lot 208, Bocage Subd., Phase V (5835 West Austin Dr., Alex., LA 71303), \$22,000.00

Francis M Hilton, et al (P O Box 35, Hineston, LA 71438) to Michael G & Doris R Vaughn (91 O V Kennedy Road, Hineston, LA 71438) - 15.144 acres in Sec 25, T2NR4W, \$60,000.00

Roy O Martin Lumber Co., LLC (P O Box 1110, Alex., LA 71309) to Derek L & Emily E Weatherford (2191 Hwy. 121, Hineston, LA 71438) - 6.15 acres in Sec 18, T1NR3W, \$24,600.00

(-1) New Home sales positive score requires only one sale for the week: this week market provided one sale. WSJ article mentioned July rate portends annual construction number sold of 298,000 new units nationwide peek 2006 was 2,000,000 built 85% decline. What are the Feds doing now but launching investigation of builders pay practice with independent contractors? This is a great time to team up with the IRS and investigate construction builders to find out how they are employing on their crews.

(-1) Lender total Sales rates positive score if lender sales are below 5% of total sales, this week we saw 4 sales totaling \$360,000 / \$5,885,700 = 6.12%

Sec. of HUD to Sharon Parker (P O Box 172, Marksville, LA 71351) - Lot H, Blk 1, Chester Heights Subd., \$19,500.00

Sec. of HUD to Gregory S & Angela K Coutee (28 Kendall Lane, Boyce, LA 71409) - No description given, \$70,600.00

LPP Mtg., Ltd. (6000 Legacy Dr., Plano, TX 75024) to Victor & Bobbie J Mahfouz (108 Eola Dr., Alex., LA 71303) - Lot 2, Blk D, L E DeSelle Subd. (108 Eola Dr., Alex., LA 71303), \$134,900.00

The Evangeline Bank (3700 Jackson St., Alex., LA 71303) to Jenny L Edwards (3200 Military Hwy., Unit A, Pineville, LA 71360) - Unit 3200-A, Stonegate Condominiums (3200 Military Hwy., Unit A, Pineville, LA 71360), \$135,000.00

Interest Rates: 30 year fixed is 4.13% was 4.14% the 15 year rate is 3.34% was 3.36%. 5/1 ARM is 2.95% was 2.93%.

Careful with what you read:

Good bad example page A5 Monday September 19th article title "Side Jobs Bolster Some Lawmakers' Paychecks". When I saw photo of Rep Collin Peterson with big letters \$9,000 for assistant management work on apartment complex I knew before reading the article that the author had a chop job mentality working. Then Danny Yardon and Brody Mullins (two authors) go the attack against La. Rep John Fleming who received \$6,500,000 from a dozen Subway stores and UPS franchises. My questions were is that net or gross? Does Congressman own partial or full interest in these investments? Does one Subway store net \$550,000 per store? Speaking of UPS stores this company started in 1907 and originally painted few trucks they had different colors so the public would know they had multiple trucks. Share Mike Lipsey story truck #87.

Numbers collected during the week:

19 feet 9 inches: Total fingernail length of Christine Walton new Guinness world record.

30,000 number of jobs eliminated by Bank of America as part of their \$5 billion cost-cutting plan.

\$49,445 is income average for American family third year in a row that this has dropped now at 1996 average

15.1% share of American living at poverty level.

85 miles per hour new speed limit on some Texas highways.

52% of Americans are married and median age for first marriage is 28 for men and 27 for women. In 1970 42% of women married as teens and 88% were married by age 24 today those numbers are 7% and 38%.

Petrus Hieghts Subdivision Study

2008 five sales with average price of \$84,474

- 01/18/2008 1804/92 Grace T Hayden (2650 Messina Road, Boyce, LA 71409) to Natalie C Hodges (2826 Stimson Ave., Alex., LA 71301) - Lot 4, Blk 6, Petrus Heights Subd. (2826 Stimson Ave., Alex., LA 71301), \$110,000.00
- 03/26/2008 1808/782 1365347 Gonzalez Revocable Trust (711 Kimball Ave., Alex., LA 71301) to Rowan S Marks (615 Kimball Ave., Alex., LA) - Lot 5, Sq 2, Petrus Heights Addn. (615 Kimball Ave., Alex., LA 71301), \$173,000.00
- 04/10/2008 1810/92 1366599 Bobby L & Helen J Paul (1905 Hill St., Alex., LA 71301) to Mark A Gravel (1821 North City Park, Alex., LA 71301) - Lot 14, Blk 2, Petrus Heights Subd. (2810 Darby St., Alex., LA), \$27,620.20
- 05/21/2008 1813/413 1370024 Herbert L Silvert (1227 Southampton Dr., Alex., LA 71301) to Rachel L Jones (3008 Stimson Ave., Alex., LA 71301) - Lot 2, Blk 7, Petrus Heights Subd., \$95,000.00
- 09/19/2008 1823/1 1380569 Zetta C LaFleur, et al (4023 Hunwick Blvd., Alex., LA 71303) to Robert L Smith (608 Kimball Ave., Alex., LA 71301) - Lot 9, Blk. 3, Petrus Heights Addn., \$167,500.00

2009 two sales average price \$123,000

- 07/30/2009 1844/61 1403705 Leo J Flynn, Jr., et ux (1264 Southampton Dr., Alex., LA 71303) to Leo J Flynn, III, et ux (3024 Pershing Ave., Alex., LA 71301) - Lot 6, Sq. 5, Petrus Heights Subd. (3024 Pershing Ave., Alex., LA 71301), \$131,000.00
- 10/07/2009 1848/505 1408435 Bobby L & Helen P Paul (1905 Hill St., Alex.,

LA 71301) to David G Gravel (P O Box 5066, Alex., LA 71307) - Lot 2, Blk. 5, Petrus Heights (3008 Pershing Ave., Alex., LA 71301), \$115,000.00

2010 through today 2011 six sales with average price of \$129,000

- 02/22/2010 1856/191 1416813 Samuel K & Elisa E Tubbs (850 Ave. E, Port Allen, LA 70767) to Gary N & Debra A Smith (2707 Madonna Dr., Alex., LA 71301) - Lots 5 & 6, Sq. 2, Petrus Heights Subd. (611 Kimball Ave., Alex., LA 71301), \$174,500.00
- 05/28/2010 1863/407 1424714 The Succn of Trey A Crowe (1425 Lake Dr., Woodworth, LA 71485) to Leshia L Castille (2817 Stimson Ave., Alex., LA 71303) - Lot 7, Blk. 3, Petrus Heights Subd. (2817 Stimson Ave., Alex., LA 71303), \$105,000.00
- 08/17/2010 1869/535 1431418 Shelton P & Shannon A Reyes (845 Williams Lake Rd., Pineville, LA 71360) to Virginia S & Charles Stuckey (P O Box 157, Simpson, LA 71474) - Lot 13, Sq. 2, Petrus Heights Subd. (2806 Darby St., Alex, LA 71301), \$124,500.00
- 04/19/2011 1885/722 1448036 Federal Home Loan Mtg. Corp. to Lisa DiMaggio (P O Box 5066, Alex., LA 71307) - Lots 5 & 6, Sq 1, Petrus Heights Subd. (2822 Madonna Dr., Alex., LA 71301), \$55,500.00
- 09/13/2011 1897/149 1458891 Frederick L White, Jr. (11845 Brookhill Lane, Dallas, TX 75230) to Proactive Investments (P O Box 12353, Alex., LA 71315) - Lot 4, Blk 4, Petrus Heights (3011 Pershing Ave., Alex., LA 71301), \$112,500.00
- 09/14/2011 1897/204 1458960 Rowan S Marks (3317 Parkway Dr., Alex., LA 71301) to Paul J & Pamela K Taylor (615 Kimball Ave., Alex., LA 71301) - Lot 5, Sq 2, Petrus Heights Addn., \$202,000.00

Since January 18, 2008 eliminate highest and lowest sale average in 45 month period 11 sales \$124,136

Village Green Subdivision Study

Sales for 2008: 10 sales average price of \$143,095

01/02/2008	1802/737	Jesus M Torre, et al (P O Box 3262, Pineville, LA 71361) to Robert A Ryder, et al (6512 Springhill Road, Pineville, LA 71360) - Lot 137, Village Green Subd. (315 Fendler Parkway, Pineville, LA 71360), \$131,500.00
01/03/2008	1802/737	Jesus M Torre, et al (P O Box 3262, Pineville, LA 71361) to Robert A Ryder, et al (6512 Springhill Road, Pineville, LA 71360) - Lot 137, Village Green Subd. (315 Fendler Parkway, Pineville, LA 71360), \$131,500.00
02/28/2008	1806/969 1363410	Robert A & Betty F Carrier (718 Fendler Parkway, Pineville, LA 71360) to Jesus M & Dong A Torre (P O Box 3262, Pineville, LA 71361) - Lot 40, Village Green Subd. (718 Fendler Parkway, Pineville, LA 71360), \$160,500.00
02/29/2008	1807/105 1363513	Ruth M Morgan (28 Quattlebaum Road, Pineville, LA 71360) to Kenneth R & Rachel L Burnette (641 Fendler Parkway, Pineville, LA 71360) - Lot 65, Village Green Subd. (641 Fendler Parkway, Pineville, LA 71360), \$150,000.00
03/31/2008	1809/259 1365779	Kenneth W & Lynette C Zuber (307 Fendler Parkway, Pineville, LA 71360) to Marcelle M Hughes (311 Fendler Parkway, Pineville, LA 71360) - Lot 138, Village Green Subd. (311 Fendler Parkway, Pineville, LA 71360), \$149,500.00
07/22/2008	1818/645 1375659	Iry W King (3815 Howard St., Alex., LA 71302) to Waqas Rasheed & Noreen Naz (334 Fendler Parkway, Pineville, LA 71360) - Lot 150, Village Green Subd., \$143,000.00
07/30/2008	1819/381 1376533	Jennifer A Gemar (98 Wagner Dr., Ball, LA

71405) to Tracy K & Matthew B Street (188 Crawford Loop, Pollock, LA 71467) - Lot 60, Village Green. 6th filing (120 Rock Pointe East Circle, Pineville, LA 71360), \$130,000.00

- 07/31/2008 1819/613 1376753 Michael D Hall, et al (920 Twin Bridges Road, # 146, Alex., LA 71303) to Joann L Starkey (107 Deer Creek West, Pineville, LA 71360) - Lot 13, Village Green Subd. (251 Fendler Parkway, Pineville, LA 71360), \$131,500.00
- 08/07/2008 1820/185 1377378 Gregory C & Diana R Beavers (4324 Overview Dr., Pineville, LA 71360) to Tina L Wiltse (P O Box 13771, Alex., LA 71315) - Lot 125, Village Green Subd., \$122,000.00
- 08/22/2008 1821/300 1378629 Troy M & Misty D Hefner to David E & Amy M Allen (223 Fendler Parkway, Pineville, LA 71360) - Lot 6 Village Green Subd. (223 Fendler Parkway, Pineville, LA 71360), \$165,000.00
- 12/30/2008 1829/530 1387333 Richard L & Stephanie M Kramel (P O Box 4372, Pineville, LA 71360) to David A Liddell, Sr., et ux (111 Deer Creek West, Pineville, LA 71360) - Lot 180, Village Green Subd. (111 Deer Creek West, Pineville, LA 71360), \$147,950.00

Sales for 2009: 6 sales with average of 5 sales average price of \$142,019 less than 1% decline in value

- 02/02/2009 1831/173 1389419 Mary E Wall (1017 2nd St., Dry Prong, LA 71423) to Fred Fereidooni (512 Fendler Parkway, Pineville, LA 71360) - Lot 187, Village Green Subd. (512 Fendler Parkway, Pineville, LA 71360), \$140,000.00
- 02/09/2009 1831/663 1389943 Bubba Slab Trading Co., LLC (1407 Peterman Dr., Alex., LA 71303) to Jennifer L Toribio (113 Woodlake Dr., Pineville, LA 71360) - Lot 214, Village Green Subd., \$129,000.00
- 06/15/2009 1840/637 1400143 Willa V Messer (2416 Blue Forest Dr., Arlington, TX 76001) to Nat B Laurent, et al (503 Fendler Parkway, Pineville, LA 71360) -

Lot 99, Village Green Subd. (503 Fendler Parkway, Pineville, LA 71360), \$134,095.00

- 07/21/2009 1843/262 1402939 Joelle Y Gordon, et al (120 Hembling Dr., Pineville, LA 71360) to Paul R & Helen M Berns (712 Fendler Pkwy, Pineville, LA 71360) - Lot 43, Village Green Subd., \$153,000.00
- 08/18/2009 1845/332 1405057 Lottie F Grafton (4104 Waterford Dr., Alex., LA 71303) to Jon W Grafton (4104 Waterford Rd., Alex., LA 71303) - Lot 25, Village Green Subd. (210 Fendler Parkway, Pineville, LA 71360), \$66,500.00
- 10/02/2009 1848/194 1408138 James W & Frances E Lindsey (101 Mizelle St., Lafayette, LA 70503) to Versatile Enterprises, LLC - Lot 120, Village Green Subd. (100 Beacon Hill, Pineville, LA 71360), \$70,000.00
- 10/09/2009 1848/637 1408600 Robert A & Shelley N Ryder (315 Fendler Parkway, Pineville, LA 71360) to Nancy Blackwell (210 Fendler Parkway, Pineville, LA 71360) - Lot 137, Village Green Subd. (315 Fendler Parkway, Pineville, LA 71360), \$154,000.00

Sales for 2010 nine sales after removing two sales from new area average price is \$145,055 average price up 2.14%

- 01/26/2010 1854/341 1415188 Dudley S & Rhonda R Lynch (P O Box 920727, Norcross, GA 30010) to Christopher A Tucker (417 Fendler Parkway, Pineville, LA 71360) - Lot 107, Village Green, \$141,000.00
- 04/01/2010 1858/657 1419465 Christopher R Chelette (P O Box 4296, Pineville, LA 71360) to Laura A Chelette (339 Fendler Parkway, Pineville, LA 71360) - Lot 132, Village Green Subd. (339 Fendler Parkway, Pineville, LA 71360), \$17,965.10
- 05/17/2010 1861/608 1422724 Jeff & Stacy S Felton (200 Woodwind Ln., Pineville, LA 71360) to Keenan W Butler, Jr., et ux (221 Lake Falls Dr., Pineville, LA 71360) - Lots 208 & 209, Village Green Subd. (221

Lake Falls Dr., Pineville, LA 71360),
\$207,500.00

- 07/07/2010 1866/796 1428265 Ted K Spence, Jr., et ux (30 South Spur, Pineville, LA 71360) to Ernestine Montgomery (104 Beacon Hill, Pineville, LA 71360) - Lot 121, Village Green Subd. (104 Beacon Hill, Pineville, LA 71360), \$127,900.00
- 07/15/2010 1867/241 1428847 Sabine State Bank & Trust Co. (P O Box 670, Many, LA 71449) to Federal National Mortgage Assoc. (International Plaza II, Ste. 1000, 14221 Parkway, Dallas, TX 75254) - Lot 9, Village Green Subd. (235 Fendler Parkway, Pineville, LA 71360), \$149,598.57
- 07/16/2010 1867/378 1428973 Jon W & Kenne T Grafton (4104 Waterford Dr., Alex., LA 71303) to Julie A Sjolander (210 Fendler Parkway, Pineville, LA 71360) - Lot 25, Village Green Subd. (210 Fendler Parkway, Pineville, LA 71360), \$144,000.00
- 08/17/2010 1869/537 1431419 David A & Deborah L Scott (162 Arborwood, Madison, AL 35756) to Thomas Q & Tonya K Powell (108 Fox Run, Pineville, LA 71360) - Lot 95, Village Green Subd., \$179,900.00
- 09/17/2010 1871/666 1433832 Clifford W Smudricks, Jr., et ux (215 Glenwood Dr., Madison, MS 39110) to Kashawna P & Ahmad C Clayton (349 Fendler Parkway, Pineville, LA 71360) - Lot 129, Village Green Subd. (349 Fendler Parkway, Pineville, LA 71360), \$137,000.00
- 09/30/2010 1872/638 1434966 Merrill D & Lucille M Harper (Independence Hill #12101, 20450 Huebner Rd., San Antonio, TX 78258) to Gabriel S & Lanna R Gregory (239 Fendler Parkway, Pineville, LA 71360) - Lot 10, Village Green Subd. (239 Fendler Parkway, Pineville, LA 71360), \$130,000.
- 10/01/2010 1872/749 1435073 James B & Irene N Van Camp (364 Jacob B Loop, Alex., LA 71303) to James O & Leanne L Bridges (255 Fendler Parkway, Pineville, LA 71360) - Lot 14, Village Green Subd., \$161,500.00
- 11/29/2010 1876/71 1438832 Gary P & Carolyn T Coullard (37 Sedgefield Dr., Harahan, LA 70123) to Amy E Bordelon (1134 A Maryland Ave., Alex., LA 71301) - Lot

52, Village Green Subd. (723 Fendler Parkway, Pineville, LA 71360), \$152,500.00

12/29/2010 1877/976 1440656 Robin L & Teresa C Blakney (100 High Meadow Road, Red Oak, TX 75154) to Jared T & Sara S Stokes (114 Deer Creek East, Pineville, LA 71360) - Lot 168, Village Green Subd., 8th filing, \$162,000.00

2011 sales totaled 6 sales average price of \$140,833 down 2.91%

02/07/2011 1880/760 1443236 Michael S Hamilton, et al (1018 Doc Dr., Woodworth, LA 71485) to Jeremy C & Tabitha E Huffman (111 Lakeshore Cove, Pineville, LA 71360) - Lot 35, Village Green Subd. (111 Lakeshore Cove, Pineville, LA 71360), \$150,000.00

04/12/2011 1885/323 1447581 Donald T & Lisa D Calhoun (1020 6th St., Colfax, LA 71417) to Karvelle C & Danielle D Sullivan (2114 Shreveport Hwy., Apt. 253, Pineville, LA 71360) - Lot 212, 9th filing, Village Green Subd. (207 Lake Falls Dr., Pineville, LA 71360), \$149,000.00

07/01/2011 1891/911 1453792 James M Sieja (107 Rock Point Circle West, Pineville, LA 71360) to Prudential Relocation, Inc. - Lot 70, Village Green Subd., \$147,000.00

08/22/2011 1895/742 1457436 June A Rollinger Revocable Living Trust to Courtney M Murrell (330 Fendler Parkway, Pineville, LA 71360) - Lot 149, Village Green Subd., \$116,000.00

09/01/2011 1896/443 1458219 Travis L & Robertha M Antoine (633 Fendler Parkway, Pineville, LA 71360) to Rowena G Triche (633 Fendler Parkway, Pineville, LA 71360) - Lot 89, Village Green Subd., \$135,000.00

09/14/2011 1897/210 1458970 Chad E & Kelly J Franklin (205 Adams Path, Pineville, LA 71360) to Heather L & Kyle A Frederick (115 Lodge Hill Circle, Pineville, LA 71360) - Lot 103, Village Green Subd., \$148,000.00