

Agent Detail Report

Listings as of 03/13/25 at 11:54am

Active 03/12/25	Listing # 202502882	63 N Wisconsin St, Porterville, CA 93257-3118 Map	Listing Price: \$360,000
	County: Tulare	Cross St:	Original Price: \$360,000



Property Type	Residential Income	Property Subtype	2 homes on 1 Lot
Area	99		
Year Built	1950	Approx Square Feet	1442
APN	251201008000	Price/Sq Ft	\$249.65
		Lot Acres (approx)	

Additional Pictures

DOM/CDOM 1/1

Marketing Remark Two houses on one lot plus a mechanic shop!!! Take advantage of this great opportunity!!!!
Agent-Only Rmrks Buyer and buyer's agent to verify all information.

Listing Agent	Jose J Zepeda (ID:1790) Office:661-398-8000 Office:661-398-8000, FAX: 661-427-2715
Listing Office	JZ Realty (ID:1791) Phone: 661-398-8000, FAX: 661-427-2715
Agreement Type	Excl. Right to Sell
Listing Date	03/12/25
Expiration Date	11/30/25

Subdivision	Schult Subdivision
To Show Call:	Listing Office, Use "ShowingTime"

Census Tract	3801
Stories	1

Property Information

Income/Expense Info	Proforma
Total Number of Unit	2
Annual Gross Income	\$35400.00
Total Annual Expense	\$6600.00
APOD	No
Deposit Amount	5000.00

City Limits	Yes
Zoning Description	Multiple residential
Vacancy Factor	0.01%
Gross Rent Mult.	10.17
Annual Net Income	\$28800.00

Property Features

Heat & Cool	Evaporative, Floor/Wall Heater
Swr./Water/Util.	Sewer, Other
Foundation	Other
Financial Info.	Owner, Other
Syndication	Homes.com, Apartments.com

Exterior	Other
Roof	Composition, Other
Parking	Garage
Disclosures	None of the Above

Units

Type 1 # Units	#1
Type 1 # Baths	1
Type 2 # Units	#2.0
Type 2 # Baths	1

Type 1 # Bedrooms	2
Type 1 Act Mo Rent	\$1250.00
Type 2 # Bedrooms	2
Type 2 Act Mo Rent	\$1700.00

Loan Information

Total Assessment	172646
Tax Year	2024
Improved Assessment	109921

Assessment Year	2024
Land Assessment	62725

Presented By: Jose J Zepeda CalDRE#: 01449275 / JZ Realty Phone: 661-398-8000 Office Lic.: 01449275

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U.S. Patent 6,910,045