



EXCLUSIVE SELLER INTELLIGENCE REPORT

Metric	Result
Prepared for:	Joey Pantuso
Market Area:	Bullhead City, AZ
Report Date:	June 8, 2026

SellerScope Pro analyzes ownership duration, equity position, property condition, foreclosure indicators, MLS history, and contact data to identify homeowners with elevated propensity to sell.

Score Range	Meaning
90-100	Elite Opportunity
80-89	Strong Seller Signal
70-79	High Potential
60-69	Moderate Opportunity
Below 60	Lower Priority

SELLERSCOPE INTELLIGENCE SUMMARY

Metric	Result
Total Properties Analyzed	5
Elite Opportunities (90-100)	0
Strong Seller Signals (80-89)	0
High Potential (70-79)	5
Moderate Opportunity (60-69)	0
Lower Priority (below 60)	0
Average SellerScope Score	74.4/100
Average Estimated Equity	\$386,800
Average Ownership Duration	13.9 years
Properties with Expired Listings	2
Properties with Distress Signals	0
Properties Free & Clear (100% equity)	5

TOP 5 PRIORITY CALLS THIS WEEK

1. Clabaugh Thomas W & Cynthia Tr - 937 Talon Pointe Dr, Bullhead City, AZ - Score 76	\$526,000 equity, 14.2 years owned, CANCELED listing.
2. David Painter & Janelle Painter - 2553 Joshua Tree Ln, Bullhead City, AZ - Score 76	\$479,000 equity, 11.5 years owned, REMOVED listing.
3. Berenice Armenta - 696 Lilac Ln, Bullhead City, AZ - Score 76	\$251,000 equity, 10.1 years owned, CANCELED listing.
4. David Schwartz & Paulette Schwartz - 2299 Brookfield Dr, Bullhead City, AZ - Score 73	\$331,000 equity, 14.1 years owned, EXPIRED listing.
5. Jean Mack - 2836 Mourning Dove Cir, Bullhead City, AZ - Score 71	\$347,000 equity, 19.4 years owned, EXPIRED listing.

MARKET INSIGHT FOR AGENT

This Bullhead City sample contains 5 non-active listing opportunities with strong equity, prior MLS activity, and multiple free-and-clear ownership positions. The strongest opportunities are driven by canceled, removed, or expired listing history combined with owners who have meaningful equity and clear financial flexibility. Lead with prior listing follow-up first, then use equity and timing as the financial hook.

937 Talon Pointe Dr, Bullhead City, AZ

SellerScope Score: 76/100 Tier: High Potential Urgency: HOT

Owner Name(s)	Clabaugh Thomas W & Cynthia Tr	Estimated Value	\$526,000
Estimated Equity	\$526,000 (100.0% equity)	Current Mortgage Est.	\$0
Beds/Baths	3/2	Square Footage	2,298 sq ft
Year Built	2006	Lot Size	11,326 sq ft
Property Type	Single Family Residential	Owner Occupied	No
Ownership Duration	14.2 years	Last Sale	\$194,900 on March 15, 2012

CONDITION BREAKDOWN: Overall: Good; Interior: Good; Exterior: Good; Bathroom: Good; Kitchen: Good

Foreclosure Factor: Very Low **MLS History:** CANCELED

CONTACT INFORMATION

Best Clear Phone	(909) 593-1941 (Landline)
Email 1	courtesyre@aol.com
Email 2	clabaugh91356@hotmail.com
Email 3	cindy@courtesyrealty.com
Mailing Address	2136 Granada Ln, La Verne, CA 91750
Do Not Mail	No

EQUITY SNAPSHOT

Estimated Value: \$526,000; Estimated Equity: \$526,000; Equity %: 100.0%; Assessed Value: N/A; Value vs Assessed Gap: N/A

SELLER MOTIVATION PROFILE

Clabaugh Thomas W & Cynthia Tr shows a high potential profile with approximately \$526,000 in equity against an estimated value of \$526,000. The owner has held the property for about 14.2 years, creating a relevant equity and life-stage conversation. The CANCELED MLS history signals prior selling intent and makes this warmer than a completely cold homeowner. The Very Low foreclosure/distress factor and Good overall condition help shape whether the agent should lead with options, timing, equity, or market value.

RECOMMENDED OUTREACH APPROACH

EXPIRED FOLLOW-UP - Lead with the fact that the owner already tried to sell before. A fresh strategy, new timing, or better pricing conversation may reopen the opportunity.

TALKING POINTS FOR AGENT

- Estimated 100.0% equity position, giving the owner meaningful selling flexibility.
- Owned the property for about 14.2 years, which creates a natural life-stage and equity conversation.
- Prior MLS activity marked CANCELED; a fresh strategy, new timing, or better pricing conversation may reopen the opportunity.

DNC ALERT: (909) 821-5596, (909) 215-3014, (909) 596-2841

2553 Joshua Tree Ln, Bullhead City, AZ

SellerScope Score: 76/100 Tier: High Potential Urgency: HOT

Owner Name(s)	David Painter & Janelle Painter	Estimated Value	\$479,000
Estimated Equity	\$479,000 (100.0% equity)	Current Mortgage Est.	\$0
Beds/Baths	2/2	Square Footage	1,742 sq ft
Year Built	2014	Lot Size	N/A
Property Type	Single Family Residential	Owner Occupied	Yes
Ownership Duration	11.5 years	Last Sale	N/A on December 16, 2014

CONDITION BREAKDOWN: Overall: Good; Interior: Good; Exterior: Good; Bathroom: Good; Kitchen: Good

Foreclosure Factor: Very Low **MLS History:** REMOVED

CONTACT INFORMATION

Best Clear Phone	No clear phone indicated
Email 1	birda_online@msn.com
Email 2	dlpainter76@msn.com
Email 3	ducatidave@outlook.com
Mailing Address	2553 Joshua Tree Ln, Bullhead City, AZ 86442
Do Not Mail	No

EQUITY SNAPSHOT

Estimated Value: \$479,000; Estimated Equity: \$479,000; Equity %: 100.0%; Assessed Value: N/A; Value vs Assessed Gap: N/A

SELLER MOTIVATION PROFILE

David Painter & Janelle Painter shows a high potential profile with approximately \$479,000 in equity against an estimated value of \$479,000. The owner has held the property for about 11.5 years, creating a relevant equity and life-stage conversation. The REMOVED MLS history signals prior selling intent and makes this warmer than a completely cold homeowner. The Very Low foreclosure/distress factor and Good overall condition help shape whether the agent should lead with options, timing, equity, or market value.

RECOMMENDED OUTREACH APPROACH

EXPIRED FOLLOW-UP - Lead with the fact that the owner already tried to sell before. A fresh strategy, new timing, or better pricing conversation may reopen the opportunity.

TALKING POINTS FOR AGENT

- Estimated 100.0% equity position, giving the owner meaningful selling flexibility.
- Owned the property for about 11.5 years, which creates a natural life-stage and equity conversation.
- Prior MLS activity marked REMOVED; a fresh strategy, new timing, or better pricing conversation may reopen the opportunity.

DNC ALERT: (951) 543-8162, (760) 418-5034, (760) 418-5015, (909) 467-0163

696 Lilac Ln, Bullhead City, AZ

SellerScope Score: 76/100 Tier: High Potential Urgency: HOT

Owner Name(s)	Berenice Armenta	Estimated Value	\$251,000
Estimated Equity	\$251,000 (100.0% equity)	Current Mortgage Est.	\$0
Beds/Baths	3/1	Square Footage	1,459 sq ft
Year Built	1987	Lot Size	6,970 sq ft
Property Type	Single Family Residential	Owner Occupied	Yes
Ownership Duration	10.1 years	Last Sale	\$115,000 on May 4, 2016

CONDITION BREAKDOWN: Overall: Good; Interior: Good; Exterior: Average; Bathroom: Good; Kitchen: Average

Foreclosure Factor: Very Low **MLS History:** CANCELED

CONTACT INFORMATION

Best Clear Phone	(928) 201-6475 (Cell)
Email 1	angelfaces000@yahoo.com
Email 2	barmenta027@gmail.com
Email 3	N/A
Mailing Address	696 Lilac Ln, Bullhead City, AZ 86442
Do Not Mail	No

EQUITY SNAPSHOT

Estimated Value: \$251,000; Estimated Equity: \$251,000; Equity %: 100.0%; Assessed Value: N/A; Value vs Assessed Gap: N/A

SELLER MOTIVATION PROFILE

Berenice Armenta shows a high potential profile with approximately \$251,000 in equity against an estimated value of \$251,000. The owner has held the property for about 10.1 years, creating a relevant equity and life-stage conversation. The CANCELED MLS history signals prior selling intent and makes this warmer than a completely cold homeowner. The Very Low foreclosure/distress factor and Good overall condition help shape whether the agent should lead with options, timing, equity, or market value.

RECOMMENDED OUTREACH APPROACH

EXPIRED FOLLOW-UP - Lead with the fact that the owner already tried to sell before. A fresh strategy, new timing, or better pricing conversation may reopen the opportunity.

TALKING POINTS FOR AGENT

- Estimated 100.0% equity position, giving the owner meaningful selling flexibility.
- Owned the property for about 10.1 years, which creates a natural life-stage and equity conversation.
- Prior MLS activity marked CANCELED; a fresh strategy, new timing, or better pricing conversation may reopen the opportunity.

DNC ALERT: (928) 542-2108, (928) 542-1557

2299 Brookfield Dr, Bullhead City, AZ

SellerScope Score: 73/100 Tier: High Potential Urgency: HOT

Owner Name(s)	David Schwartz & Paulette Schwartz	Estimated Value	\$331,000
Estimated Equity	\$331,000 (100.0% equity)	Current Mortgage Est.	\$0
Beds/Baths	2/2	Square Footage	1,467 sq ft
Year Built	1997	Lot Size	6,970 sq ft
Property Type	Single Family Residential	Owner Occupied	No
Ownership Duration	14.1 years	Last Sale	\$120,000 on May 4, 2012

CONDITION BREAKDOWN: Overall: Average; Interior: Good; Exterior: Good; Bathroom: Average; Kitchen: Average
Foreclosure Factor: Very Low **MLS History:** EXPIRED

CONTACT INFORMATION

Best Clear Phone	No clear phone indicated
Email 1	d4david.schwartz@bellsouth.net
Email 2	shortypaul2@aol.com
Email 3	david.schwartz@mailcity.com
Mailing Address	12618 Tanglewood Rd, Audubon, MN 56511
Do Not Mail	No

EQUITY SNAPSHOT

Estimated Value: \$331,000; Estimated Equity: \$331,000; Equity %: 100.0%; Assessed Value: N/A; Value vs Assessed Gap: N/A

SELLER MOTIVATION PROFILE

David Schwartz & Paulette Schwartz shows a high potential profile with approximately \$331,000 in equity against an estimated value of \$331,000. The owner has held the property for about 14.1 years, creating a relevant equity and life-stage conversation. The EXPIRED MLS history signals prior selling intent and makes this warmer than a completely cold homeowner. The Very Low foreclosure/distress factor and Average overall condition help shape whether the agent should lead with options, timing, equity, or market value.

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DNC ALERT: (507) 281-1341, (507) 261-0976, (612) 961-9970, (218) 439-6211, (952) 432-2784

2836 Mourning Dove Cir, Bullhead City, AZ

SellerScope Score: 71/100 Tier: High Potential Urgency: HOT

Owner Name(s)	Jean Mack	Estimated Value	\$347,000
Estimated Equity	\$347,000 (100.0% equity)	Current Mortgage Est.	\$0
Beds/Baths	2/2	Square Footage	1,692 sq ft
Year Built	1999	Lot Size	9,148 sq ft
Property Type	Single Family Residential	Owner Occupied	Yes
Ownership Duration	19.4 years	Last Sale	\$269,900 on January 18, 2007

CONDITION BREAKDOWN: Overall: Good; Interior: Good; Exterior: Good; Bathroom: Good; Kitchen: Good

Foreclosure Factor: Very Low **MLS History:** EXPIRED

CONTACT INFORMATION

Best Clear Phone	(907) 299-0075 (Cell)
Email 1	N/A
Email 2	N/A
Email 3	N/A
Mailing Address	2836 Mourning Dove Cir, Bullhead City, AZ 86442
Do Not Mail	No

EQUITY SNAPSHOT

Estimated Value: \$347,000; Estimated Equity: \$347,000; Equity %: 100.0%; Assessed Value: N/A; Value vs Assessed Gap: N/A

SELLER MOTIVATION PROFILE

Jean Mack shows a high potential profile with approximately \$347,000 in equity against an estimated value of \$347,000. The owner has held the property for about 19.4 years, creating a relevant equity and life-stage conversation. The EXPIRED MLS history signals prior selling intent and makes this warmer than a completely cold homeowner. The Very Low foreclosure/distress factor and Good overall condition help shape whether the agent should lead with options, timing, equity, or market value.

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DNC ALERT: (509) 924-4388, (509) 235-5586

CITY INTELLIGENCE SUMMARY - BULLHEAD CITY, AZ

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MARKET INSIGHT FOR AGENT

This five-property sample gives Joey immediate Bullhead City opportunities with prior MLS activity and substantial equity. The clearest angle is prior listing intent combined with free-and-clear ownership, especially the canceled and expired listings where the homeowner may still be open to a better strategy. For outreach, lead with prior MLS follow-up first, then use equity and timing as the conversation hook.

Report prepared by SellerScope Pro
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