

BROKER'S PRICE OPINION - FORM 201
SUBJECT PROPERTY INFORMATION

Client Name: Premier Money Source, Inc.	Borrower's Name: Miguel Perez Cruz	Loan Number: 002083	
Street Address: 75 Mayfair Drive	City: Salinas	State: CA	Zip Code: 93905
Ownership Type: FS			

SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	As Is List	\$ 549,000	As Repaired List	\$ 549,000	Quick Sale	\$ 539,000	Land	\$ 112,689
Suggested List Price:	As Is Sale	\$ 545,000	As Repaired Sale	\$ 545,000	Quick Sale	\$ 535,000	Land	\$ 112,689

SUBJECT PROPERTY ITEMIZED REPAIRS

Title	Description	Cost
Repair 1		\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
Estimated Total		\$ 0

SUBJECT PROPERTY REPAIRS

Lender Required Property Repairs:	\$ 0	Contribution of Value:	\$ 0
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Explain Required Repairs:

SUBJECT PROPERTY CHARACTERISTICS

Type: Single Family Residential	Condition: Avg	Square Feet: 906
Bedroom: 2	Bathroom: 1	Garage: 1 Att
Year Built: 1948	Lot Size: 6000 SqFt	Basement: No
APN#: 004-591-008-000	Has the subject property been listed in the last 12 months? No	
Previous List Price: \$ 0	Previous DOM: N/A	Is the subject property currently listed? Yes
Current List Price: \$ 549,900	Current DOM: 7	Population Density: Suburban

SUBJECT PROPERTY COMMENTS

None noted.

Property Status							
Vacant:	No	Vandalized:	No	Locked/Secured:	No	Winterized:	No

COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
1423 E ALISAL STREET SALINAS	FS	SFR-Det	Avg	0.5 Mi	750	2	1	6000 SqFt	1 Att	No	1941	518,000	530,000	2022-08-05	707	9
1254 SECOND AVENUE SALINAS	FS	SFR-Det	Avg	0.5 Mi	862	2	1	6500 SqFt	2 Det	No	1940	539,000	560,000	2022-08-12	650	5
220 HARVEST STREET SALINAS	FS	SFR-Det	Avg	1.4 Mi	912	2	1	6811 SqFt	2 Det	No	1930	520,000	581,000	2023-05-18	637	11
1. Comments: This comp is inferior to the subject property since it has less square footage.													MLS# ML81899265	Sale Type: CV		
2. Comments: This comp is inferior to the subject property since it has less square footage, otherwise equal to the subject.													MLS# ML81899566	Sale Type: CV		
3. Comments: This comp is most comparable to the subject property since it has closest square footage.													MLS# ML81923876	Sale Type: CV		

ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
108 N HEBBRON AVENUE SALINAS	FS	SFR-Det	Avg	0.6 Mi	945	2	1	4000 SqFt		No	1960	499,000	499,000	528	11
1062 TYLER STREET SALINAS (★)	FS	SFR-Det	Avg	2.6 Mi	932	3	1	6600 SqFt		No	1954	575,000	575,000	617	9
334 ALEXANDER STREET SALINAS	FS	SFR-Det	Avg	2.3 Mi	1023	3	1	5000 SqFt	2 Det	No	1935	595,000	595,000	582	19
1. Comments: This comp is superior to the subject property since it has more square footage.													MLS# ML81931209		
2. Comments: This comp is most comparable to the subject property since it has closest square footage.													MLS# ML81929621		
3. Comments: This comp is superior to the subject property since it has more square footage, otherwise equal to the subject.													MLS# ML81927396		

NEIGHBORHOOD DATA

Management Co Name:	Management Co Phone:	Rental Market: Lease potential (monthly): \$ 3,000
Neighborhood Trend: Stable	Neighborhood Trend Rate (monthly %): 3000	Comparable Sales: 90 Days
Comparable Listing: 90 Days		

There is new construction nearby:	No	Price Range:	\$ 0 - \$ 0	Distance from Subject: 1-3 miles Describe neighborhood factors that would detract from property: Neighborhood is developed with homes featuring similar design and style. Comparable appeal, conformity and overall maintenance throughout.
Number of similar listings within 1 mile:	1-5	Price Range:	\$ 480,000 - \$ 620,000	
There is REO competition in the area:	No	Price Range:	\$ 0 - \$ 0	
Property Taxes are Current:	Yes	Amount:	\$ 2,249	
Mello-Roos/Special Assesment Property:	No	Amount:	\$ 0	
Special Assessments/Homeowner Dues:	No	Amount:	\$ 0	

LISTING AGENT INFORMATION

Name: Susan Lubin-Brownlie	Firm Name: Coldwell Banker/Gay Dales	Phone Number: 831-320-3001	Subject MLS: ML81930012
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BPO PREPARATION

Broker Firm Name: Gheen Properties, Inc	Preparer: Catherine Gheen	Phone Number: 831-206-5627
Broker Tax ID#: 01782743	Inspection Date: 2023-06-20	Report Date: 2023-06-21
Office proximity to subject: 19 Mi	Explain if more than 40 miles:	

SUBJECT PHOTOS

Front



House Number



Side



Street



COMPARABLE PHOTOS

Sale 1



Sale 2



Sale 3



Listing 1



Listing 2





Listing 3



SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	75 Mayfair Drive	93905	0 MI
 COMPARABLE SALE 1	1423 E ALISAL STREET	93905	0.5 Mi
 COMPARABLE SALE 2	1254 SECOND AVENUE	93905	0.5 Mi
 COMPARABLE SALE 3	220 HARVEST STREET	93901	1.4 Mi
 COMPARABLE LISTING 1	108 N HEBBRON AVENUE	93905	0.6 Mi
 COMPARABLE LISTING 2	1062 TYLER STREET	93906	2.6 Mi
 COMPARABLE LISTING 3	334 ALEXANDER STREET	93901	2.3 Mi



Agent Full

1423 E Alisal Street, Salinas, California 93905

Listing



MLS #: **ML81899265**
Beds: 2
Baths (F/P): 1 (1/0)
Primary SqFt: 750 SqFt (Realist*)
Apprx Lot: 6,000 SqFt (Realist*)
Apprx Acr: 0.138 Acres
Age/Yr Blt: 81/1941 (Realist*)
Parcel#: 004-573-018-000
DOM: 9
LA: [Tina Daniel](#)
LA Ph: (831) 905-9688
BA: [Brenda Lopez](#)
Walk Score: [73](#)

[SYMBIUM ADU options](#)

1423 E Alisal Street, Salinas 93905

County: Monterey
Area: 68 - ES-68
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2.5%
L.Type/Service: Exclusive Right to Sell, Full Service

Status: **Sold**
Orig Price: \$518,000
List Price: **\$518,000**
Sale Price: **\$530,000**
\$/Primary SqFt: \$706.67
\$/Total SqFt:

Zoning: R-1

Dates
Original: 07/07/2022
List: 07/07/2022
Sale: 07/16/2022
COE: 08/05/2022
Expires: 01/07/2023
Off Mrkt:
LOE: 20
Incorp:
City Limit: Yes
Possession: Other

Ownership:
Fin Terms: Cash or Conventional Loan, FHA
Public: You will love this beautiful & sunny 2 bedroom/1bathroom well taken care of home located right across from the Salinas Fairways Golf Course! Freshly painted interior with beautiful newer double pane picture window in the living room with convenient sliding window at the top. Kitchen has tiled counters & full backsplash, stainless steel refrigerator & 5 burner gas stove, with luxury vinyl planking hardwood floors & double pane windows. Bathroom has newer vanity, tiled backsplash, mirror/lighting, hanging cabinet & nice tiled floor. Bedrooms are nice sized & have lots of sunlight from multiple windows. Single french door leads from kitchen to the backyard that includes an oversized backyard with patio & built in brick BBQ pit for summertime gatherings! Attached oversized single car garage with workshop area includes washer & dryer. Roof just under 4yrs old too! (SF/Lot/School/Age not verified by agent)

Private: ****UPDATE:** Received 4 Offers total. Pretty easy to show--give me at least 3-4 hour notice & text me with day/time you would like to show just so Seller can take dog with him during showing time. Must have confirmation with a code for Supra before showing. Pest Clearance 10/31/2019 when buyer purchased home. New Roof Finaled 9/2018. Pest Report & Clearance from 10/2019 loaded in DocCentral & seller disclosures will be by this weekend. Previous owner's tenant passed away on property 2019 of natural causes (per neighbors). Escrow opened with Sheila Zack-Chicago Title. Please include Prequal AND proof of funds with offer. Seller would like 5-7 rent back after COE. They are selling to purchase larger home, but this is not contingent upon them finding/closing replacement property. **PERSONAL PROPERTY** that conveys with property: Stove, Refrigerator, portable microwave, washer/dryer. Audio/Visual cameras in the front & back that **DO NOT** convey with home. (SF/Lot/Age/School not verified by L/A)

Showing & Location

Showing Information

Occupied By: Owner
Show Contact: Tina Daniel 831-905-9688
Occupant Nm:
Phone: (831) 905-9688
Instructions: Appointment Only, Pets-See Remarks

Owner: Andres N Antunez
Show type: Call Agent **Gt.Code:**
Occupant Ph:
Add Instruct: Visual/audio cameras in front/back of home

Map
X Street: Skyway Blvd.
Directions: Take E. Alisal to a little past the turn about.is....it's a couple houses down on the left across from the golf course parking lot

School
Elem: / Alisal Union Elementary
Middle: / Alisal Union Elementary
High: / Salinas Union High

Prop Faces: **Building #:**
Closing Details

offers: 4
Buyer Finance: FHA Loan
Sold Remarks:
Concession: **LOE:** 20

Accessibility:
Bathroom: Shower over Tub - 1
Bedroom:
Horse: No
Interior:
Kitchen: Countertop - Tile, Microwave, Oven Range - Gas, Refrigerator (s)



Catherine Gheen
 catherinegheen@gmail.com
 Ph: 831-206-5627



Agent Full

Communication:
 Construct Type:
 Cooling: None
 Dining Rm: Dining "L"
 Energy Sav: Double Pane Windows
 Ext. Amenities: Barbecue Area, Fenced
 Family Room: No Family Room
 Fence: Mixed Height/ Type, Wood
 Fireplace:
 Flooring: Hardwood, Stone, Tile, Vinyl/Linoleum
 Foundation: Raised
 Heating: Wall Furnace
Garage/Parking
 Garage: 1
 Carport:
 Open Parking:
 Features: Attached Garage

Laundry: In Garage
 Lot Desc: -
 Other Rooms:
 Pool YN: No
 Pool / Spa:
 Prop Condition:
 Roof: Composition, Shingle
 Security:
 Soil Condition:
 Stories: 1
 Style:
 View:
Structure(s)
 Type:
 O.S. Desc:
 O.S. Size:

Utilities

Sewer: Sewer - Public
 Water: Public
 Electricity: Public

Distribution

Consumer Site: Yes
 Address Format: Show Full Address
 VOW-AVM: Yes
 VOW-Comment: Yes

Documents and Disclosures

Green Rated:
 POS Ord.: Yes
 Hazard: NHDS Report
 Other:
 Disclosures URL:
 TIC Agree: No
 Trnsf Tx: No

Contact Information

LA: [Tina Daniel](#)
 LA Lic#: 01168796
 LO: [Intero Real Estate Services](#)
 (Off.Lic#01362814)
 BA: [Brenda Lopez](#)
 BA Lic#: 01724414
 BO: [Pierce Real Estate \(Off.Lic#01067948\)](#)
 LA Ph: (831) 905-9688
 LA Em: tina@tinadanielhomes.com
 LO Ph: (831) 710-7042
 BA Ph: (831) 524-0827
 BA Em: realtorbrendalopez@gmail.com
 BO Ph: (831) 637-0521
 LA Fx: (831) 677-4414
 LO Fx: (831) 758-2240
 BO Fx: (831) 665-5400

History

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML81899265	08/05/2022	Status	P	S (\$530,000)	PGPRC.1	Pierce Real Estate
ML81899265	07/16/2022	Status	A	P	MMFRE.1	Intero Real Estate Services
ML81899265	07/07/2022	Status		A (\$518,000)	MMFRE.1	Intero Real Estate Services
ML81769700	01/16/2020	Status	P	S (\$365,000)	MMFRE.1	Intero Real Estate Services
ML81769700	10/02/2019	Status	A	P	M7607.1	Affinity Properties
ML81769700	09/23/2019	Status		A (\$375,000)	M7607.1	Affinity Properties

School Information Source: Lightbox & Greatschools

Click Arrow for School Information

Elementary School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Alisal Union Elementary
 S. Name: [Bardin Elementary](#)
 S. Address: 425 Bardin Rd., 93905-3025
 School Rating: [3.00](#)
 Student/Teacher: [22.50](#)

Middle School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Alisal Union Elementary
 S. Name: [El Sausal Middle](#)
 S. Address: 1155 East Alisal St., 93905-2715
 School Rating: [4.00](#)
 Student/Teacher: [26.44](#)

High School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Salinas Union High
 S. Name: [Alisal High](#)
 S. Address: 777 Williams Rd., 93905-1907
 School Rating: [4.00](#)
 Student/Teacher: [22.75](#)

School Info Disclaimer: School data provided by LightBox and GreatSchools. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos

Click Arrow for Photos



Catherine Gheen
 catherinegheen@gmail.com
 Ph: 831-206-5627

Agent Full

1254 Second Avenue, Salinas, California 93905

Listing



MLS #: **ML81899566**
Beds: 2
Baths (F/P): 1 (1/0)
Primary SqFt: 862 SqFt (Realist*)
Apprx Lot: 6,500 SqFt (Realist*)
Apprx Acr: 0.149 Acres
Age/Yr Blt: 82/1940 (Realist*)
Parcel#: 004-191-014-000
DOM: 5
LA: [Sergio Ceja](#)
LA Ph: (831) 801-9878
BA: [Ramon Campos](#)
Walk Score: [78](#)

[SYMBIUM ADU options](#)

1254 Second Avenue, Salinas 93905

County: Monterey
Area: 68 - ES-68
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2%
L.Type/Service: Exclusive Right to Sell,

Status: **Sold**
Orig Price: \$539,000
List Price: **\$539,000**
Sale Price: **\$560,000**
\$/Primary SqFt: \$649.65
\$/Total SqFt:

Dates
Original: 07/08/2022
List: 07/08/2022
Sale: 07/13/2022
COE: 08/12/2022
Expires: 12/31/2022
Off Mrkt:
LOE: 30
Incorp:
City Limit:
Possession:

Special Info: Not Applicable

Zoning: R-1

Ownership:
Fin Terms:
Public:

Welcome home! Can't miss property with nice size living room perfect for movie nights or hosting family and friends. Galley kitchen with tiled flooring and tons of storage space for all of your cooking supplies. Bathroom features tiled shower/tub. Venture outside to find the huge yard that is a blank canvas for any entertainer or gardener. Lots of space to make it your own. Large 2 car garage allows for extra storage space. Don't let this one get away - schedule a showing today!

Private: Call listing agent for appointment (831) 801-9878

Showing & Location

Showing Information

Occupied By: Call Agent
Show Contact:
Occupant Nm:
Phone:
Instructions: Call Listing Agent, Leave Card

Owner: Owner of Record
Show type: Gt.Code:
Occupant Ph:
Add Instruct:

Map
X Street: E Market
Directions:

School
Elem: / Alisal Union Elementary
Middle: / Alisal Union Elementary
High: / Salinas Union High

Prop Faces:

Building #:
Closing Details

offers:
Buyer Finance: Private Financing

Sold Remarks:
Concession: LOE: 30

Features

Accessibility:
Bathroom:
Bedroom:
Communication:
Construct Type:
Cooling: Other
Dining Rm: Eat in Kitchen
Energy Sav:
Ext. Amenities:
Family Room: Kitchen/Family Room Combo
Fence:
Fireplace:
Flooring: Carpet, Laminate
Foundation: Post & Pier
Heating: Wall Furnace

Horse: No
Interior:
Kitchen:
Laundry: Inside
Lot Desc: -
Other Rooms:
Pool YN:
Pool / Spa:
Prop Condition:
Roof: Shingle
Security:
Soil Condition:
Stories: 1
Style:
View:

Garage/Parking

Garage: 2

Structure(s)
Type:



Agent Full

Carport: O.S. Desc:
 Open Parking: O.S. Size:
 Features: Detached Garage

Utilities

Sewer: Sewer in Street Electricity: Public
 Water: Public

Distribution

Consumer Site: Yes VOW-AVM: Yes
 Address Format: Show Full Address VOW-Comment: Yes

Documents and Disclosures

Green Rated: TIC Agree:
 POS Ord.: Trnsf Tx:
 Hazard: Natural Hazard Disclosure
 Other:
 Disclosures URL:

Contact Information

LA: [Sergio Ceja](#) LA Ph: (831) 801-9878
 LA Lic#: 01891543 LA Em: homesold81@gmail.com
 LO: [Remax Property Experts](#) LO Ph: (831) 751-6900 LO Fx: (831) 751-7007
 (Off.Lic#01864213)
 BA: [Ramon Campos](#) BA Ph: (831) 737-7165
 BA Lic#: 01446641 BA Em: rcamposrealtor@gmail.com
 BO: [Century 21 Showcase Realtors](#) BO Ph: (831) 648-7271 BO Fx: (831) 648-7270
 (Off.Lic#01879796)

History

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML81899566	08/12/2022	Status	P	S (\$560,000)	M480.1	Century 21 Showcase Realtors
ML81899566	07/13/2022	Status	A	P	M2731.1	Remax Property Experts
ML81899566	07/08/2022	Status		A (\$539,000)	M2731.1	Remax Property Experts

School Information Source: Lightbox & Greatschools

Click Arrow for School Information

Elementary School (Source: Lightbox & Greatschools, NOT the listing agent)
 S. District: Alisal Union Elementary School Rating: [3.00](#)
 S. Name: [Fremont Elementary](#) Student/Teacher: [24.67](#)
 S. Address: 1255 East Market St., 93905-2831

Middle School (Source: Lightbox & Greatschools, NOT the listing agent)
 S. District: Alisal Union Elementary School Rating: [4.00](#)
 S. Name: [El Sausal Middle](#) Student/Teacher: [26.44](#)
 S. Address: 1155 East Alisal St., 93905-2715

High School (Source: Lightbox & Greatschools, NOT the listing agent)
 S. District: Salinas Union High School Rating: [4.00](#)
 S. Name: [Alisal High](#) Student/Teacher: [22.75](#)
 S. Address: 777 Williams Rd., 93905-1907

School Info Disclaimer: School data provided by LightBox and GreatSchools. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos





Agent Full

220 Harvest Street, Salinas, California 93901

Listing



MLS #: **ML81923876**
Beds: 2
Baths (F/P): 1 (1/0)
Primary SqFt: 912 SqFt (Realist*)
Apprx Lot: 6,811 SqFt (Realist*)
Apprx Acr: 0.156 Acres
Age/Yr Blt: 93/1930 (Realist*)
Parcel#: 002-384-006-000
DOM: 11
LA: [Monica Michelle Wason](#)
LA Ph: (831) 241-1236
BA: [The Ruiz Group](#)
Walk Score: [84](#)

[SYMBIUM ADU options](#)

220 Harvest Street, Salinas 93901

County: Monterey
Area: 69 - Maple Park
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2.5%
L.Type/Service: Exclusive Right to Sell,

Status: **Sold**
Orig Price: \$520,000
List Price: **\$520,000**
Sale Price: **\$581,000**
\$/Primary SqFt: \$637.06
\$/Total SqFt:

Zoning: R1

Dates
Original: 04/06/2023
List: 04/06/2023
Sale: 04/17/2023
COE: 05/18/2023
Expires: 10/05/2023
Off Mrkt:
LOE: 31
Incorp:
City Limit:
Possession:

Special Info: Not Applicable

Ownership:
Fin Terms:
Public:

Cash or Conventional Loan
 This "homey" adorable South Salinas Cottage has never been on the market since it was built in 1930. Forget the apartment or the condo! This sweetie-pie house has a huge back lot, huge garage, and is as charming as any "Grandma's" house. Great location with a wide street. Walking distance to the Salinas High and Lincoln Elementary. This home has been well maintained. Wood floors in the living room, carpet in the bedrooms. Jack and Jill bathroom. Lots cupboards in the kitchen, built-in cabinet in the dining, laundry room with washer/dryer hook-ups inside the home. Would be great for the first-time home buyer, or perfect for the investor! Saturday's you'll be able to walk to the Farmer's Market, as well as enjoy all the fine dining Downtown Salinas has to offer! This home will not last long!

Private: Call Arai (831) 905-9864 for appointments, however will not be able to show Easter weekend. . Tenants will be in property until the end of June. Broker and agent do not represent or guarantee accuracy of the square footage, permitted or unpermitted space, bd/bath count, lot/size dimension, schools or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection & with appropriate professionals to satisfy themselves. No personal letters from buyer to seller with offer. Email all offers to monicawason@gmail.com. Please have all offers in Thursday by 3:00pm.

Showing & Location

Showing Information

Occupied By: Tenant
Show Contact: Arai Hernandez
Occupant Nm:
Phone:
Instructions: Appointment Only, LA Must Be Present

Owner: 2004 HUGHES REVOCABLE TRUST , THE AMES FAMILY TRUST
Show type: Call Agent
Occupant Ph: Gt.Code:
Add Instruct:

Map
X Street: Pajaro Steet
Directions:

School
Elem: **Lincoln Elementary / Salinas City Elementary**
Middle: / Salinas City Elementary
High: **Salinas High / Salinas Union High**

Prop Faces:

Closing Details

offers: 14
Buyer Finance: Conventional Loan

Sold Remarks:
Concession: 10000
LOE: 31

Features

Accessibility:
Bathroom: Shower over Tub - 1
Bedroom:
Communication:
Construct Type:
Cooling: None
Dining Rm: Dining Area
Energy Sav:
Ext. Amenities: Fenced, Storage
Family Room: No Family Room

Horse: No
Interior:
Kitchen: Oven Range - Built-In, Gas
Laundry:
Lot Desc: -
Other Rooms:
Pool YN:
Pool / Spa:
Prop Condition:
Roof: Composition



Catherine Gheen
 catherinegheen@gmail.com
 Ph: 831-206-5627

Agent Full

Fence:		Security:	
Fireplace:		Soil Condition:	
Flooring:	Carpet, Vinyl/Linoleum, Wood	Stories:	1
Foundation:	Concrete Perimeter, Crawl Space	Style:	
Heating:	Wall Furnace	View:	
Garage/Parking:		Structure(s):	
Garage:	2	Type:	
Carport:		O.S. Desc:	
Open Parking:		O.S. Size:	
Features:	Detached Garage, Workshop in Garage		

Utilities

Sewer:	Sewer - Public	Electricity:	Public
Water:	Public		

Distribution

Consumer Site:	Yes	VOW-AVM:	Yes
Address Format:	Show Full Address	VOW-Comment:	Yes

Documents and Disclosures

Green Rated:		TIC Agree:	
POS Ord.:		Trnsf Tx:	
Hazard:	Natural Hazard Disclosure		
Other:			
Disclosures URL:	https://app.disclosures.io/link/220-Harvest-Street-5mgpucfr		

Contact Information

LA:	Monica Michelle Wason	LA Ph:	(831) 241-1236	LA Fx:	(831) 442-8220
LA Lic#:	02054902	LA Em:	monicawason@gmail.com		
LO:	M2 Realty Group (Off.Lic#02167456)	LO Ph:	(831) 975-5177		
Co-LA:	Arai Hernandez	Co-LA Ph:	(831) 905-9864		
Co-LA Lic#:	02131397	Co-LA Em:	arai.realty@gmail.com		
Co-LO:	M2 Realty Group (Off.Lic#02167456)	Co-LO Ph:	(831) 975-5177		
BA:	The Ruiz Group	BA Ph:	(831) 277-8712		
BA Lic#:	70010112	BA Em:	peteruiz@kw.com		
BO:	Keller Williams, Inc. (Off.Lic#02174196)	BO Ph:	(949) 749-6594		

History

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML81923876	05/18/2023	Status	P	S (\$581,000)	YP9BQ.1	Keller Williams, Inc.
ML81923876	04/17/2023	Status	A	P	WASON.1	M2 Realty Group
ML81923876	04/06/2023	Status		A (\$520,000)	WASON.1	M2 Realty Group

School Information Source: Lightbox & Greatschools

Click Arrow for School Information

Elementary School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District:	Salinas City Elementary	School Rating:	
S. Name:		Student/Teacher:	
S. Address:			

Middle School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District:	Salinas City Elementary	School Rating:	4.00
S. Name:	Washington Middle	Student/Teacher:	21.68
S. Address:	560 Iverson St., 93901-2534		

High School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District:	Salinas Union High	School Rating:	5.00
S. Name:	Salinas High	Student/Teacher:	22.36
S. Address:	726 South Main St., 93901-3243		

School Info Disclaimer: School data provided by LightBox and GreatSchools. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos

Click Arrow for Photos





Agent Full

108 N Hebron Avenue, Salinas, California 93905

Listing



MLS #: **ML81931209**
Beds: 2
Baths (F/P): 1 (1/0)
Primary SqFt: 945 SqFt (Realist*)
Apprx Lot: 4,000 SqFt (Realist*)
Apprx Acr: 0.092 Acres
Age/Yr Blt: 63/1960 (Realist*)
Parcel#: 004-093-023-000
DOM: 11
LA: [Lorin Kuschill](#)
LA Ph: (831) 224-2442
Walk Score: [83](#)
Recent:
06/08/2023 : NEW

[Market Trends & Stats from Aculist](#)

[SYMBIUM ADU options](#)

108 N Hebron Avenue, Salinas 93905

County: Monterey
Area: 66 - ES-66
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2.5%
L.Type/Service: Exclusive Agency, Full Service
Special Info: Not Applicable
Ownership:
Fin Terms:
Public:

Status: **Active**
Orig Price: \$499,000
List Price: **\$499,000**
Sale Price:
\$/Primary SqFt: \$528.04
\$/Total SqFt:
Zoning: R-1

Dates
Original: 06/08/2023
List: 06/08/2023
Sale:
COE:
Expires: 06/09/2024
Off Mrkt:
Incorp:
City Limit:
Possession:

This charming 2-bedroom home with ADU potential is the perfect starter home for first time buyers and/or investors. The open floor plan flows from the living area to the kitchen, which has a private backyard that you can access from the side street to park your jet skies or bikes. Property has been well maintained.

Private: Sold As-Is. Out of state seller. Current rent is \$1,750. Has been an investment property and rented for 20+ years. Seller has no knowledge of the condition of the property. It has been managed by Backus Properties. The property is well maintained. He believes the roof is roughly 20 years old. Neither seller nor listing broker has verified sq ft, permits, etc. No Inspections on hand. Buyer to satisfy themselves regarding property information/inspections. Listing agent related to seller. Call or text LA for information or to schedule a showing. Please be patient as the tenants do not speak English and will need the management company to assist in setting up showings. A 24 hour notice will be required and weekends work best for tenants. Tenants were given 60 day notice on 6/7/23. Move out inspection on the property management side is 8/8. They will let us know if tenants vacate sooner. Escrow opened with Heather Tremper at Old Republic Title.

Showing & Location

Showing Information

Occupied By: Tenant
Show Contact:
Occupant Nm:
Phone: (831) 224-2442
Instructions: 24-Hour Notice Required, Call Listing Agent, Do Not Disturb Occupants, Do Not Go Direct

Owner: Owner of Record
Show type: Call Agent
Occupant Ph:
Add Instruct: Call Lorin to coordinate. Showing revolves around tenants availability.
School
Elem: / Salinas City Elementary
Middle: / Salinas City Elementary
High: / Salinas Union High
Building #:
Features

Map
X Street: E. Market St.
Directions:

Prop Faces:

Accessibility:
Bathroom: Shower over Tub - 1
Bedroom:
Communication:
Construct Type:
Cooling: None
Dining Rm: Eat in Kitchen
Energy Sav:
Ext. Amenities:
Family Room: Kitchen/Family Room Combo
Fence: Fenced Back
Fireplace:
Flooring: Laminate, Vinyl/Linoleum
Foundation: Concrete Slab
Heating: Wall Furnace

Horse: No
Interior:
Kitchen: Cooktop - Gas, Countertop - Formica, Exhaust Fan
Laundry: Inside
Lot Desc: -
Other Rooms:
Pool YN:
Pool / Spa:
Prop Condition:
Roof: Shingle
Security:
Soil Condition:
Stories: 1
Style:
View:



Catherine Gheen
 catherinegheen@gmail.com
 Ph: 831-206-5627



Agent Full

Garage/Parking

Garage: 0
 Carport:
 Open Parking:
 Features: Garage - None, On Street

Structure(s)

Type: Shed(s)
 O.S. Desc:
 O.S. Size:

Utilities

Sewer: Sewer - Public
 Water: Public
 Electricity: Public

Distribution

Consumer Site: Yes
 Address Format: Show Full Address
 VOW-AVM: Yes
 VOW-Comment: Yes

Documents and Disclosures

Green Rated:
 POS Ord.:
 Hazard: NHDS Report
 Other:
 Disclosures URL:
 TIC Agree:
 Trnsf Tx:

Contact Information

LA: [Lorin Kuschill](#)
 LA Lic#: 02096406
 LO: [Ikonik Realty_\(Off.Lic#02014153\)](#)
 LA Ph: (831) 224-2442
 LA Em: Lorin@ikonikre.com
 LO Ph: (831) 594-2499

History

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML81931209	06/08/2023	Status		A (\$499,000)	IKON.1	Ikonik Realty

School Information Source: Lightbox & Greatschools

Click Arrow for School Information

Elementary School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Salinas City Elementary
 S. Name: [Los Padres Elementary](#)
 S. Address: 1130 John St., 93905-3204
 School Rating: [2.00](#)
 Student/Teacher: [22.76](#)

Middle School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Salinas City Elementary
 S. Name: [Washington Middle](#)
 S. Address: 560 Iverson St., 93901-2534
 School Rating: [4.00](#)
 Student/Teacher: [21.68](#)

High School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Salinas Union High
 S. Name: [Salinas High](#)
 S. Address: 726 South Main St., 93901-3243
 School Rating: [5.00](#)
 Student/Teacher: [22.36](#)

School Info Disclaimer: School data provided by LightBox and GreatSchools. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos

Click Arrow for Photos



Disclaimer: The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2023 MLSListings Inc.

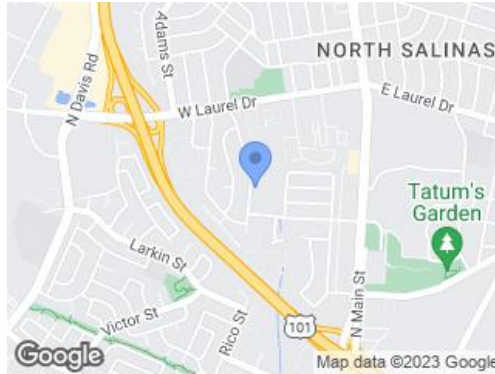
*Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.



Agent Full

1062 Tyler Street, Salinas, California 93906

Listing



MLS #: **ML81929621**
Beds: 3
Baths (F/P): 1 (1/0)
Primary SqFt: 932 SqFt (Realist*)
Apprx Lot: 6,600 SqFt (Realist*)
Apprx Acr: 0.152 Acres
Age/Yr Blt: 69/1954 (Realist*)
Parcel#: 003-522-010-000
DOM: 9
LA: [Rodney Cortez](#)
LA Ph: (408) 656-7262
Walk Score: [61](#)

[Market Trends & Stats from Aculist](#)

[SYMBIUM ADU options](#)

1062 Tyler Street, Salinas 93906

County: Monterey
Area: 60 - Northgate/Sherwood Gardens, Santa R
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2%
L.Type/Service: Exclusive Agency,
Special Info: Not Applicable
Ownership:
Fin Terms:
Public:

Status: **Pending**
Orig Price: \$575,000
RList Price: **\$575,000**
Sale Price:
\$/Primary SqFt: \$616.95
\$/Total SqFt:
Zoning: r-1

Dates
Original: 05/25/2023
List: 05/25/2023
Sale: 06/03/2023
COE: 07/31/2023
Expires: 11/23/2023
Off Mrkt:
Incorp:
City Limit:
Possession:

Prepare to be impressed with this well maintained and tastefully updated Salinas home. This 3 bedroom/1 bath, plus a bonus bedroom, home features an updated kitchen and bath, hardwood/laminate/tile flooring, stainless appliances, newer roof, paid solar, dual-pane windows, newer interior/exterior paint, and space for 3-car parking in the stamped concrete driveway. Step outside and enjoy the oversized back yard, complete with a covered patio, shed, and a view of the Salinas Rodeo Grounds. Enjoy the convenience of being close to shops, schools, transportation, and so much more.

Private: *Offers will be reviewed as the are received* Contact Seller 30-60 minutes prior to showing. Please do not go direct until you've received confirmation from the seller. Seller's #: 831-332-0446 Pets on the property. Agent is related to the seller.

Showing & Location

Showing Information

Occupied By: Owner
Show Contact:
Occupant Nm:

Owner: Marquez-Mason Anna Marie Claire
Show type: Owner
Occupant Ph: Gt.Code:

Phone: (831) 332-0446

Add Instruct: Contact Seller 30-60 minutes prior to showing. Pets on the property. Please do not go direct until you've received confirmation from the seller.

Instructions: Lockbox - Supra iBox Bluetooth LE, Pets-See Remarks, See Remarks

Map
X Street: W. Laurel Drive
Directions:

School
Elem: / Salinas City Elementary
Middle: / Salinas City Elementary
High: / Salinas Union High

Prop Faces:
Building #:
Features

Accessibility:
Bathroom: Updated Bath
Bedroom:
Communication:
Construct Type:
Cooling: None
Dining Rm: Dining Area
Energy Sav:
Ext. Amenities:
Family Room: No Family Room
Fence:
Fireplace: Wood Burning
Flooring: Hardwood, Laminate, Tile
Foundation: Concrete Perimeter and Slab
Heating: Wall Furnace

Horse: No
Interior:
Kitchen:
Laundry:
Lot Desc: -
Other Rooms: Bonus/Hobby Room, Other
Pool YN: No
Pool / Spa:
Prop Condition:
Roof: Composition
Security:
Soil Condition:
Stories: 1
Style:
View:

Garage/Parking

Garage: 0
Carport:

Structure(s)
Type:
O.S. Desc:



Agent Full

Open Parking: O.S. Size:
 Features: Other

Utilities

Sewer: Sewer - Public Electricity: Public, Solar Panels - Owned
 Water: Public

Distribution

Consumer Site: Yes VOW-AVM: Yes
 Address Format: Show Full Address VOW-Comment: Yes

Documents and Disclosures

Green Rated: TIC Agree:
 POS Ord.: Trnsf Tx:
 Hazard: Natural Hazard Disclosure
 Other:
 Disclosures URL:

Contact Information

LA: [Rodney Cortez](#) LA Ph: (408) 656-7262
 LA Lic#: 01436600 LA Em: rodney.cortez@exprealty.com
 LO: [eXp Realty of California Inc](#) LO Ph: (888) 584-9427 ex119 LO Fx: (925) 262-1171
 (Off.Lic#01878277)

History

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML81929621	06/03/2023	Status	A	P	EXPCA.1	eXp Realty of California Inc
ML81929621	05/25/2023	Status		A (\$575,000)	EXPCA.1	eXp Realty of California Inc
ML81470694	10/13/2015	Status	P	S (\$278,000)	CBR.78	Coldwell Banker
ML81470694	08/27/2015	Status	A	P	M2531.1	Century 21 A Property Shoppe
ML81470694	07/31/2015	Status	P	A	M2531.1	Century 21 A Property Shoppe
ML81470694	07/03/2015	Status	A	P	M2531.1	Century 21 A Property Shoppe
ML81470694	06/16/2015	Status		A (\$299,000)	M2531.1	Century 21 A Property Shoppe

School Information Source: Lightbox & Greatschools

Click Arrow for School Information

Elementary School (Source: Lightbox & Greatschools, NOT the listing agent)			
S. District:	Salinas City Elementary	School Rating:	3.00
S. Name:	Henry F. Kammann Elementary	Student/Teacher:	30.50
S. Address:	521 Rochex St., 93906-3426		
Middle School (Source: Lightbox & Greatschools, NOT the listing agent)			
S. District:	Salinas City Elementary	School Rating:	2.00
S. Name:	Harden Middle	Student/Teacher:	21.60
S. Address:	1561 McKinnon St., 93906-4100		
High School (Source: Lightbox & Greatschools, NOT the listing agent)			
S. District:	Salinas Union High	School Rating:	5.00
S. Name:	North Salinas High	Student/Teacher:	22.08
S. Address:	55 Kip Dr., 93906-2908		

School Info Disclaimer: School data provided by LightBox and GreatSchools. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos

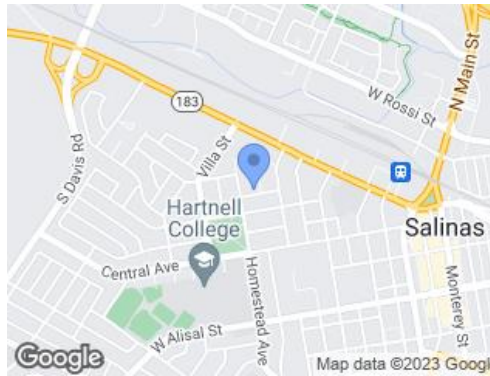




Agent Full

334 Alexander Street, Salinas, California 93901

Listing



MLS #: **ML81927396**
Beds: 3
Baths (F/P): 1 (1/0)
Primary SqFt: 1,023 SqFt (Realist*)
Apprx Lot: 5,000 SqFt (Realist*)
Apprx Acr: 0.115 Acres
Age/Yr Blt: 88/1935 (Realist*)
Parcel#: 002-041-020-000
DOM: 19
LA: [Cesar Iracheta](#)
LA Ph: (831) 261-6535
Walk Score: [67](#)

[Market Trends & Stats from Aculist](#)

[SYMBIUM ADU options](#)

334 Alexander Street, Salinas 93901

County: Monterey
Area: 72 - SS
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2%
L.Type/Service: Exclusive Right to Sell,
Special Info: Not Applicable
Ownership:
Fin Terms: Cash or Conventional Loan, FHA
Public: GREAT CUTE STARTER HOME ,CLOSE TO CENTRAL PARK , HARTNELL COLLEGE,CLOSE TO DOWNTOWN AND SHOPPING CENTERS,GOOD SIZE BACKYARD, LONG DRIVEWAY , NEWER KITCHEN CABINETS

Status: **Pending**
Orig Price: \$595,000
List Price: **\$595,000**
Sale Price:
\$/Primary SqFt: \$581.62
\$/Total SqFt:
Zoning: sfr

Dates
Original: 05/08/2023
List: 05/08/2023
Sale: 05/29/2023
COE: 06/15/2023
Expires: 12/27/2023
Off Mrkt:
Incorp:
City Limit:
Possession:

Private: TENANT OCCUPIED PLEASE TEXT AGENT FOR SHOWINGS ,(831)261-6535 , WILL BE HOLDING OPEN HOUSE SOON !AGENT IS RELATED TO SELLERS AND HAS INTEREST IN PROPERTY . All information related to property, including but not limited to square footage of home & lot, school districts, etc. has not been verified by listing agent or seller. Buyer and buyers agents to verify all information related to property

Showing & Location

Showing Information

Occupied By: Tenant
Show Contact:
Occupant Nm:
Phone:
Instructions: Do Not Disturb Occupants, See Remarks

Owner: Lavorato Leonard N
Show type:
Occupant Ph: Gt.Code:
Add Instruct:

Map
X Street: HOMESTEAD
Directions:

School
Elem: / Salinas City Elementary
Middle: / Salinas City Elementary
High: / Salinas Union High
Building #:

Prop Faces:

Features

Accessibility:
Bathroom:
Bedroom:
Communication:
Construct Type:
Cooling: None
Dining Rm: Dining Area in Living Room
Energy Sav:
Ext. Amenities:
Family Room: No Family Room
Fence:
Fireplace:
Flooring:
Foundation: Concrete Perimeter
Heating: Wall Furnace

Horse: No
Interior:
Kitchen:
Laundry:
Lot Desc: -
Other Rooms:
Pool YN:
Pool / Spa:
Prop Condition:
Roof: Other
Security:
Soil Condition:
Stories: 1
Style:
View:

Garage/Parking

Garage: 2
Carport:
Open Parking:
Features: Detached Garage

Structure(s)

Type:
O.S. Desc:
O.S. Size:

Utilities



Agent Full

Sewer: Sewer - Public Electricity: Public
 Water: Public

Distribution

Consumer Site: Yes VOW-AVM: Yes
 Address Format: Show Full Address VOW-Comment: Yes

Documents and Disclosures

Green Rated: TIC Agree:
 POS Ord.: Trnsf Tx:
 Hazard: None
 Other:
 Disclosures URL:

Contact Information

LA: [Cesar Iracheta](#) LA Ph: (831) 261-6535 LA Fx: (831) 751-2805
 LA Lic#: 01180121 LA Em: cesariracheta@yahoo.com
 LO: [eXp Realty of California Inc](#) LO Ph: (888) 584-9427 ex119 LO Fx: (925) 262-1171
 (Off.Lic#01878277)

History

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML81927396	05/29/2023	Status	A	P	EXPCA.1	eXp Realty of California Inc
ML81927396	05/26/2023	Status	P	A	EXPCA.1	eXp Realty of California Inc
ML81927396	05/24/2023	Status	A	P	EXPCA.1	eXp Realty of California Inc
ML81927396	05/08/2023	Status		A (\$595,000)	EXPCA.1	eXp Realty of California Inc
ML81886779	06/08/2022	Status	A	C	EXPCA.1	eXp Realty of California Inc.
ML81886779	05/24/2022	ListPrice	\$625,999	\$585,999	EXPCA.1	eXp Realty of California Inc.
ML81886779	05/12/2022	ListPrice	\$644,999	\$625,999	EXPCA.1	eXp Realty of California Inc.
ML81886779	04/13/2022	Status		A (\$644,999)	EXPCA.1	eXp Realty of California Inc.
ML81731195	04/15/2019	Status	W	E	M2966.1	Elite Realty
ML81731195	02/09/2019	Status	A	W	M2966.1	Elite Realty
ML81731195	11/14/2018	Status		A (\$415,000)	M2966.1	Elite Realty

School Information Source: Lightbox & Greatschools

Click Arrow for School Information

Elementary School (Source: Lightbox & Greatschools, NOT the listing agent)			
S. District:	Salinas City Elementary	School Rating:	3.00
S. Name:	Roosevelt Elementary	Student/Teacher:	26.95
S. Address:	120 Capitol St., 93901-2014		
Middle School (Source: Lightbox & Greatschools, NOT the listing agent)			
S. District:	Salinas City Elementary	School Rating:	4.00
S. Name:	Washington Middle	Student/Teacher:	21.68
S. Address:	560 Iverson St., 93901-2534		
High School (Source: Lightbox & Greatschools, NOT the listing agent)			
S. District:	Salinas Union High	School Rating:	5.00
S. Name:	Salinas High	Student/Teacher:	22.36
S. Address:	726 South Main St., 93901-3243		

School Info Disclaimer: School data provided by LightBox and GreatSchools. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos

Click Arrow for Photos

Disclaimer: The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2023 MLSListings Inc.
 *Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.

75 Mayfair Dr, Salinas, CA 93905-3208, Monterey County

APN: 004-591-008-000 CLIP: 8737015271



MLS Beds 2	MLS Full Baths 1	Half Baths N/A	Sale Price \$117,000	Sale Date N/A
MLS Sq Ft 906	Lot Sq Ft 6,000	Yr Built 1948	Type SFR	

OWNER INFORMATION

Owner Name	Stewart Claire Barker	Tax Billing Zip	93905
Tax Billing Address	75 Mayfair Dr	Tax Billing Zip+4	3208
Tax Billing City & State	Salinas, CA	Owner Occupied	Yes

LOCATION INFORMATION

School District	Salinas Un	Tract Number	153
Community College District	Hartnell Jt	Property Carrier Route	C034
Elementary School District	Salinas Alisal	Market Area	68
Census Tract	9.00	Parcel Comments	VALUE NOTICE POSTCARD2004-07-02 11:47:14.090000000NAMEADDRESS:STEWART CLAIREBARKE R 75 MAYFAIR DR SA LINAS CA 93905-3208 939053208 NETVALUE: 144401.00

TAX INFORMATION

APN	004-591-008-000	Tax Area	005019
Exemption(s)	Homeowner	Block ID	1
% Improved	44%	Lot Number	12
Legal Description	TR 153 MAYFAIR PARK LOT 12 BL K 1		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$202,838	\$198,862	\$196,824
Assessed Value - Land	\$112,689	\$110,480	\$109,348
Assessed Value - Improved	\$90,149	\$88,382	\$87,476
YOY Assessed Change (\$)	\$3,976	\$2,038	
YOY Assessed Change (%)	2%	1.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$2,099		
2021	\$2,159	\$60	2.86%
2022	\$2,249	\$90	4.16%

Special Assessment	Tax Amount
Salinas Union High 2002 Ser A	\$101.08
Hartnell 2005 Refndng & 2002	\$86.80
Salinas City SD 2008 Election	\$50.38
Csa74 Emsambcountywide	\$12.00
Mcwra Zone 2z	\$11.56
Mcwra Zone 9	\$9.04
Nosalinasvalleymosquitoabateme	\$8.68
Mcwra Zone 2y	\$3.80
Mcwra Zone 2c Ops	\$3.14
Svbgsa Groundwater Sustainabil	\$2.36
Mcwra Zone 2c Dvrsn	\$0.80
Mcwra Zone 2c Splwy	\$0.36
Mcwra Zone 2c Admin	\$0.20
Total Of Special Assessments	\$290.20

CHARACTERISTICS

Land Use - CoreLogic	SFR	Full Baths	1
Land Use - County	1 Family Resid	Fireplaces	2
Lot Acres	0.1377	Heat Type	Furnace
Lot Area	6,000	Parking Type	Type Unknown

Style	U-Shape	Garage Capacity	MLS: 1
Year Built	1948	No. Parking Spaces	MLS: 1
Effective Year Built	1948	Garage Sq Ft	232
Gross Area	MLS: 906	Roof Type	Hip
Building Sq Ft	906	Roof Material	Wood Shake
Stories	1	Foundation	Concrete
Basement Type	MLS: Raised	Roof Shape	Hip
Total Rooms	5	Construction	Wood
Bedrooms	2	Exterior	Wood Siding
Total Baths	1	Quality	Fair

SELL SCORE			
Rating	Low	Value As Of	2023-06-18 04:32:26
Sell Score	479		

ESTIMATED VALUE			
RealAVM™	\$551,000	Confidence Score	94
RealAVM™ Range	\$486,000 - \$616,100	Forecast Standard Deviation	12
Value As Of	06/05/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	ML81930012	MLS Curr. List \$	\$549,900
MLS Status	Contingent	MLS Orig. List \$	\$549,900
MLS Status Change Date	06/07/2023	MLS Listing Agent	154865-Susan Lubin-Brownlie
MLS Listing Date	05/30/2023	MLS Listing Broker	COLDWELL BANKER/GAY DALES

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/27/1989	Deed Type	Deed (Reg)
Sale Price	\$117,000	Owner Name	Stewart Claire Barker
Price Per Square Feet	\$129.14	Seller	Hardy Helen B
Document Number	2439-1125		

Recording Date	11/27/1989	11/27/1989	01/09/1952
Sale Price	\$117,000		
Buyer Name	Stewart Claire	Owner Record	
Seller Name	Hardy Helen B	Owner Record	
Document Number	2439-1125	2439-1122	1352-183
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	05/19/2004	03/29/1999	11/27/1989
Mortgage Amount	\$58,154	\$61,000	\$57,000
Mortgage Lender	Citimortgage	First Nationwide Mtg Corp	
Mortgage Code	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Resale



Agent Full

75 Mayfair Drive, Salinas, California 93905

Listing



MLS #: **ML81930012**
Beds: 2
Baths (F/P): 1 (1/0)
Primary SqFt: 906 SqFt (Realist*)
Apprx Lot: 6,000 SqFt (Realist*)
Apprx Acr: 0.138 Acres
Age/Yr Blt: 75/1948 (Realist*)
Parcel#: 004-591-008-000
DOM: 7
LA: [Susan Lubin-Brownlie](#)
LA Ph: (831) 320-3001
Walk Score: [38](#)
Recent:
06/07/2023 : Contingent : A- >AC

[Schedule a Showing](#)

[Market Trends & Stats from Aculist](#)

[SYMBIUM ADU options](#)

75 Mayfair Drive, Salinas 93905

County: Monterey
Area: 68 - ES-68
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2.5%
L.Type/Service: Exclusive Right to Sell, Full Service
Special Info: Not Applicable
Ownership:
Fin Terms:
Public:

Status:
Orig Price: \$549,900
List Price: **\$549,900**
Sale Price:
\$/Primary SqFt: \$606.95
\$/Total SqFt:
Zoning: R-1

Dates
Original: 05/30/2023
List: 05/30/2023
Sale: 06/06/2023
COE: 06/29/2023
Expires: 09/30/2023
Off Mrkt:
Incorp: No
City Limit: Yes
Possession: COE

Welcome to this delightful 2 bedroom , 1 bath home ready for a new owner. Wood floors throughout the majority of this home. Lovely kitchen with gas stove and access to the garage. You are going to love the private fenced backyard, plenty of space to entertain family & friends. Several mature fruit trees. Easy access to the 101, shopping & Salinas Fairways Golf Course. Sq.ft./lot size/age/schools not verified by listing agent.

Private: TO View: Schedule showing online via MLS link below house photo. Seller accepted an offer, MLS will report pending shortly Seller reserves the right to accept an to-good-to refuse offer prior to response date. Please have buyers review disclosures and sign cover page prior to writing an offer. Access disclosures via the "MLS disclosure link". Provide a pre approval letter and POF with offers. Roof, home & termite inspections are included in the disclosure link. Seller had a fire in kitchen caused by a candle, see disclosures. Escrow opened with Jill Mason @ Chicago Title #5212300469. There is a power of attorney for seller, please give ample time to respond to any offers. Please to be sure to lock ALL doors and turn out lights. Thank you for showing. (SF/Lot/age/school not verified by L/A). Text, email or call Susan with any questions 831 320 3001.

Showing & Location

Showing Information

Occupied By: Vacant
Schedule Showing https://alignedshowings.com/mls/appointment_requests?mls_id=m00000101&listing_key=16004881
Show Contact:
Occupant Nm:
Phone:
Instructions: Lockbox - Supra iBox Bluetooth LE, See Remarks
Map
X Street: South Sanborn
Directions: Head North on South Sanborn, just as you go past the 101 entrance take the very next right hand turn onto Mayfair Drive. House is on the left 3/4 of the way down the street.

Owner:
Show type:
Occupant Ph:
Add Instruct: see remarks
School
Elem: / Salinas City Elementary
Middle: / Salinas City Elementary
High: / Salinas Union High

Prop Faces: Building #: Features

Accessibility:
Bathroom: Stall Shower
Bedroom: Ground Floor Bedroom
Communication:
Construct Type:
Cooling: None
Dining Rm: Eat in Kitchen
Energy Sav:
Ext. Amenities: Back Yard
Family Room: No Family Room
Horse: No
Interior:
Kitchen: Countertop - Formica, Dishwasher, Exhaust Fan, Oven Range - Gas, Refrigerator (s)
Laundry: In Garage, Washer/Dryer
Lot Desc: Grade - Level -
Other Rooms:
Pool YN: No
Pool / Spa:
Prop Condition:
Roof: Composition



Catherine Gheen
 catherinegheen@gmail.com
 Ph: 831-206-5627

Agent Full

Fence: Fenced Back
 Fireplace:
 Flooring: Wood
 Foundation: Raised
 Heating: Floor Furnace

Security:
 Soil Condition:
 Stories: 1
 Style: Bungalow
 View: Mountains, Neighborhood

Garage/Parking

Garage: 1
 Carport:
 Open Parking:
 Features: Attached Garage

Structure(s)

Type:
 O.S. Desc:
 O.S. Size:

Utilities

Sewer: Sewer - Public
 Water: Public
 Electricity: Public

Distribution

Consumer Site: Yes
 Address Format: Show Full Address
 VOW-AVM: Yes
 VOW-Comment: Yes

Documents and Disclosures

Green Rated: No
 POS Ord.: Yes
 Hazard: Natural Hazard Disclosure
 Other:
 Disclosures URL: <https://app.disclosures.io/link/75-Mayfair-Drive-5qep7dg>
 TIC Agree: No
 Trnsf Tx: No

Contact Information

LA: [Susan Lubin-Brownlie](#)
 LA Lic#: 01069736
 LO: [Coldwell Banker/Gay Dales](#)
 (Off.Lic#00527615)
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History

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Broker Code	List / Sell Office
ML81930012	06/07/2023	Status	A	AC	M2547.1	Coldwell Banker/Gay Dales
ML81930012	05/30/2023	Status		A (\$549,900)	M2547.1	Coldwell Banker/Gay Dales

School Information Source: Lightbox & Greatschools

Click Arrow for School Information

Elementary School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Salinas City Elementary
 S. Name: [Los Padres Elementary](#)
 S. Address: 1130 John St., 93905-3204
 School Rating: [2.00](#)
 Student/Teacher: [22.76](#)

Middle School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Salinas City Elementary
 S. Name: [Washington Middle](#)
 S. Address: 560 Iverson St., 93901-2534
 School Rating: [4.00](#)
 Student/Teacher: [21.68](#)

High School (Source: Lightbox & Greatschools, NOT the listing agent)

S. District: Salinas Union High
 S. Name: [Salinas High](#)
 S. Address: 726 South Main St., 93901-3243
 School Rating: [5.00](#)
 Student/Teacher: [22.36](#)

School Info Disclaimer: School data provided by LightBox and GreatSchools. Intended as reference only. To verify enrollment eligibility, please contact the school directly.

Additional Photos

Click Arrow for Photos

