

3650 SCHRIEVER AVENUE MATHER CA 95655

DECODING 3650 SCHRIEVER AVENUE, MATHER, CA 95655: A COMPREHENSIVE ANALYSIS

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KEYWORD: 3650 SCHRIEVER AVENUE MATHER CA 95655

1. INTRODUCTION: UNDERSTANDING THE SIGNIFICANCE OF LOCATION DATA FOR 3650 SCHRIEVER AVENUE, MATHER, CA 95655

THE ADDRESS 3650 SCHRIEVER AVENUE, MATHER, CA 95655, REPRESENTS A SPECIFIC LOCATION WITHIN A LARGER CONTEXT. ANALYZING THIS ADDRESS NECESSITATES UNDERSTANDING VARIOUS METHODOLOGIES AND APPROACHES, DRAWING UPON DATA FROM DIVERSE SOURCES. THIS IN-DEPTH ANALYSIS WILL LEVERAGE GEOGRAPHICAL INFORMATION SYSTEMS (GIS), REAL ESTATE MARKET DATA, AND PUBLIC RECORDS TO PROVIDE A COMPREHENSIVE UNDERSTANDING OF THE PROPERTY AND ITS SURROUNDING ENVIRONMENT.

2. GEOGRAPHIC CONTEXT AND NEIGHBORHOOD ANALYSIS FOR 3650 SCHRIEVER AVENUE, MATHER, CA 95655

MATHER, CALIFORNIA, IS A CENSUS-DESIGNATED PLACE LOCATED IN SACRAMENTO COUNTY. UNDERSTANDING THE NEIGHBORHOOD SURROUNDING 3650 SCHRIEVER AVENUE IS CRUCIAL. THIS INVOLVES ANALYZING FACTORS LIKE:

PROXIMITY TO AMENITIES: DISTANCE TO SCHOOLS, HOSPITALS, SHOPPING CENTERS, PARKS, AND PUBLIC TRANSPORTATION ARE KEY DETERMINANTS OF PROPERTY VALUE AND DESIRABILITY. ANALYZING THE TRAVEL TIME AND DISTANCE TO THESE AMENITIES FROM 3650 SCHRIEVER AVENUE PROVIDES VALUABLE INSIGHTS.

CRIME RATES AND SAFETY: ACCESSING CRIME STATISTICS FOR THE IMMEDIATE VICINITY OF 3650 SCHRIEVER AVENUE ALLOWS FOR AN ASSESSMENT OF THE SAFETY AND SECURITY OF THE AREA.

DEMOGRAPHICS: UNDERSTANDING THE DEMOGRAPHIC PROFILE OF THE NEIGHBORHOOD – AGE, INCOME, EDUCATION LEVELS – PROVIDES CONTEXT FOR PROPERTY VALUES AND THE OVERALL CHARACTER OF THE AREA.

ZONING REGULATIONS: THE ZONING REGULATIONS APPLICABLE TO 3650 SCHRIEVER AVENUE DETERMINE PERMITTED LAND USES, BUILDING HEIGHTS, AND DENSITY, INFLUENCING POTENTIAL DEVELOPMENT OR REDEVELOPMENT OPPORTUNITIES.

3. PROPERTY SPECIFIC DATA ANALYSIS FOR 3650 SCHRIEVER AVENUE, MATHER, CA 95655

ACCESSING DETAILED PROPERTY RECORDS IS ESSENTIAL. THIS INVOLVES UTILIZING VARIOUS DATA SOURCES:

PUBLIC RECORDS: COUNTY ASSESSOR'S OFFICE RECORDS WILL PROVIDE INFORMATION ON PROPERTY SIZE, TAX ASSESSMENTS, OWNERSHIP HISTORY, BUILDING CHARACTERISTICS (SQUARE FOOTAGE, NUMBER OF BEDROOMS AND BATHROOMS), AND ANY RECORDED LIENS OR ENCUMBRANCES. ANALYZING THESE DATA POINTS FOR 3650 SCHRIEVER AVENUE IS PARAMOUNT.

REAL ESTATE LISTINGS: IF THE PROPERTY IS CURRENTLY OR HAS RECENTLY BEEN LISTED FOR SALE, DETAILS FROM REAL ESTATE PLATFORMS (LIKE ZILLOW, REDFIN, REALTOR.COM) PROVIDE VALUABLE INSIGHTS INTO ASKING PRICE, SALE HISTORY, AND COMPARABLE PROPERTIES.

AERIAL IMAGERY AND GIS ANALYSIS: USING GIS SOFTWARE AND AERIAL IMAGERY (AVAILABLE THROUGH GOOGLE EARTH, BING MAPS, ETC.), A DETAILED VISUAL ANALYSIS OF 3650 SCHRIEVER AVENUE'S LOCATION, SURROUNDING LAND USE, AND CONDITION OF THE PROPERTY CAN BE CONDUCTED. THIS OFFERS A SPATIAL UNDERSTANDING THAT COMPLEMENTS TRADITIONAL DATA SOURCES.

4. MARKET ANALYSIS AND PROPERTY VALUATION FOR 3650 SCHRIEVER AVENUE, MATHER, CA 95655

UNDERSTANDING THE LOCAL REAL ESTATE MARKET IS CRUCIAL FOR EVALUATING THE PROPERTY'S VALUE. THIS INVOLVES:

COMPARABLE MARKET ANALYSIS (CMA): IDENTIFYING RECENTLY SOLD PROPERTIES SIMILAR TO 3650 SCHRIEVER AVENUE IN TERMS OF SIZE, FEATURES, AND LOCATION ALLOWS FOR A COMPARATIVE MARKET ANALYSIS TO ESTIMATE THE SUBJECT PROPERTY'S VALUE.

MARKET TRENDS: ANALYZING RECENT SALES DATA IN THE MATHER AREA HELPS IDENTIFY TRENDS IN PROPERTY PRICES, ABSORPTION RATES (HOW QUICKLY PROPERTIES ARE SOLD), AND OVERALL MARKET HEALTH. THIS CONTEXTUALIZES THE VALUE OF 3650 SCHRIEVER AVENUE WITHIN CURRENT MARKET CONDITIONS.

ECONOMIC FACTORS: BROADER ECONOMIC FACTORS, SUCH AS INTEREST RATES, INFLATION, AND LOCAL EMPLOYMENT CONDITIONS, INFLUENCE REAL ESTATE VALUES AND SHOULD BE CONSIDERED.

5. ENVIRONMENTAL CONSIDERATIONS FOR 3650 SCHRIEVER AVENUE, MATHER, CA 95655

ENVIRONMENTAL FACTORS CAN IMPACT PROPERTY VALUE AND DESIRABILITY. THESE INCLUDE:

FLOOD RISK: DETERMINING THE PROPERTY'S PROXIMITY TO FLOODPLAINS AND ITS FLOOD RISK RATING (AVAILABLE THROUGH FEMA FLOOD MAPS) IS CRUCIAL.

ENVIRONMENTAL HAZARDS: CHECKING FOR POTENTIAL ENVIRONMENTAL HAZARDS LIKE CONTAMINATED SOIL OR PROXIMITY TO HAZARDOUS WASTE SITES IS IMPORTANT.

AIR QUALITY: ASSESSING THE LOCAL AIR QUALITY INDEX CAN PROVIDE INSIGHTS INTO THE ENVIRONMENTAL HEALTH OF THE AREA.

6. LEGAL AND REGULATORY ASPECTS FOR 3650 SCHRIEVER AVENUE, MATHER, CA 95655

UNDERSTANDING THE LEGAL AND REGULATORY LANDSCAPE IS IMPORTANT FOR ANY PROPERTY ANALYSIS. THIS INVOLVES:

PROPERTY OWNERSHIP: VERIFYING CLEAR AND UNDISPUTED OWNERSHIP OF 3650 SCHRIEVER AVENUE THROUGH PUBLIC RECORDS.

BUILDING PERMITS AND INSPECTIONS: REVIEWING BUILDING PERMITS AND INSPECTION RECORDS TO ENSURE COMPLIANCE WITH BUILDING CODES AND REGULATIONS.

HOA REGULATIONS (IF APPLICABLE): DETERMINING IF THE PROPERTY IS SUBJECT TO HOMEOWNERS ASSOCIATION (HOA) REGULATIONS AND REVIEWING THOSE RULES.

7. DATA INTEGRATION AND CONCLUSION FOR 3650 SCHRIEVER AVENUE, MATHER, CA 95655

INTEGRATING ALL THE DATA POINTS GATHERED FROM THE VARIOUS METHODOLOGIES DESCRIBED ABOVE PROVIDES A HOLISTIC

UNDERSTANDING OF 3650 SCHRIEVER AVENUE. THIS INTEGRATED APPROACH ALLOWS FOR A COMPREHENSIVE EVALUATION OF THE PROPERTY'S VALUE, SUITABILITY, AND POTENTIAL RISKS. A FINAL CONCLUSION SYNTHESIZES THIS INFORMATION TO PRESENT A CLEAR AND CONCISE PICTURE OF THE PROPERTY AT 3650 SCHRIEVER AVENUE, MATHER, CA 95655.

CONCLUSION:

ANALYZING 3650 SCHRIEVER AVENUE, MATHER, CA 95655 REQUIRES A MULTI-FACETED APPROACH, DRAWING UPON DIVERSE DATA SOURCES AND EMPLOYING VARIOUS ANALYTICAL METHODOLOGIES. BY INTEGRATING GEOGRAPHIC INFORMATION, PROPERTY RECORDS, MARKET DATA, AND ENVIRONMENTAL CONSIDERATIONS, A COMPREHENSIVE UNDERSTANDING OF THE PROPERTY'S VALUE, CHARACTERISTICS, AND SURROUNDING CONTEXT CAN BE OBTAINED. THIS DETAILED ANALYSIS PROVIDES A ROBUST FOUNDATION FOR INFORMED DECISION-MAKING RELATED TO THE PROPERTY.

FAQs:

1. WHAT IS THE CURRENT MARKET VALUE OF 3650 SCHRIEVER AVENUE? THE CURRENT MARKET VALUE REQUIRES A REAL-TIME ANALYSIS USING COMPARABLE PROPERTIES AND CURRENT MARKET TRENDS. IT IS NOT POSSIBLE TO PROVIDE A PRECISE VALUE WITHOUT CONDUCTING A COMPREHENSIVE APPRAISAL.
1. WHAT IS THE PROPERTY TAX RATE FOR 3650 SCHRIEVER AVENUE? THE PROPERTY TAX RATE IS DETERMINED BY THE SACRAMENTO COUNTY ASSESSOR'S OFFICE AND IS SUBJECT TO CHANGE. THE PRECISE RATE CAN BE FOUND ON THE ASSESSOR'S WEBSITE OR BY CONTACTING THEIR OFFICE DIRECTLY.
1. WHAT SCHOOLS ARE ZONED FOR 3650 SCHRIEVER AVENUE? THIS INFORMATION IS AVAILABLE THROUGH THE SACRAMENTO COUNTY SCHOOL DISTRICT WEBSITE OR BY CONTACTING THE DISTRICT DIRECTLY.
1. WHAT IS THE CRIME RATE IN THE AREA SURROUNDING 3650 SCHRIEVER AVENUE? CRIME STATISTICS ARE AVAILABLE THROUGH LOCAL LAW ENFORCEMENT AGENCIES AND VARIOUS CRIME MAPPING WEBSITES.
1. IS THERE ANY FLOOD RISK ASSOCIATED WITH 3650 SCHRIEVER AVENUE? FLOOD RISK INFORMATION CAN BE OBTAINED FROM FEMA FLOOD MAPS.
1. ARE THERE ANY HOA REGULATIONS APPLICABLE TO 3650 SCHRIEVER AVENUE? THIS WOULD NEED TO BE DETERMINED BY REVIEWING PROPERTY RECORDS OR CONTACTING THE RELEVANT HOA (IF ONE EXISTS).
1. WHAT IS THE ZONING DESIGNATION FOR 3650 SCHRIEVER AVENUE? THE ZONING DESIGNATION CAN BE FOUND ON THE SACRAMENTO COUNTY PLANNING DEPARTMENT WEBSITE.

1. WHAT IS THE HISTORY OF OWNERSHIP FOR 3650 SCHRIEVER AVENUE? OWNERSHIP HISTORY IS AVAILABLE THROUGH THE SACRAMENTO COUNTY ASSESSOR'S OFFICE.
1. WHAT ARE THE COMPARABLE PROPERTIES TO 3650 SCHRIEVER AVENUE? IDENTIFYING COMPARABLE PROPERTIES REQUIRES A CMA, WHICH WOULD NECESSITATE A COMPREHENSIVE REAL ESTATE MARKET ANALYSIS.

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