

10474 mather blvd mather ca 95655

Unveiling the Significance of 10474 Mather Blvd, Mather, CA 95655

Title: 10474 Mather Blvd, Mather, CA 95655: A Comprehensive Property Analysis

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Keywords: 10474 Mather Blvd Mather CA 95655, Mather CA real estate, property analysis, Mather CA property value, Sacramento County property, California real estate, residential property, 10474 Mather Blvd, Mather California, 95655 zip code, property details 10474 Mather Blvd.

Summary: This in-depth analysis explores the property located at 10474 Mather Blvd, Mather, CA 95655. We delve into its specific characteristics, including size, features, recent sales data (if available), and its positioning within the broader Mather and Sacramento County real estate markets. The analysis considers factors impacting property value, such as location, neighborhood amenities, school districts, and current market trends. This comprehensive overview aims to provide a detailed understanding of 10474 Mather Blvd, Mather, CA 95655, beneficial for potential buyers, sellers, investors, and anyone interested in the Mather, CA real estate market.

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Editor: Johnathan Miller, Certified Real Estate Appraiser (Johnathan Miller is a certified real estate appraiser with over 20 years of experience and a strong track record in verifying the accuracy and reliability of real estate data.)

1. Location, Location, Location: The Significance of 10474 Mather Blvd's Address

The address 10474 Mather Blvd, Mather, CA 95655, immediately places the property within a specific geographical context. Mather, a census-designated place (CDP) in Sacramento County, California, boasts a unique blend of suburban tranquility and

proximity to major urban centers. Understanding the location of 10474 Mather Blvd within Mather is crucial to analyzing its value and appeal. The specific street, Mather Blvd, likely offers easy access to major roadways, facilitating commutes to Sacramento and surrounding areas. Proximity to essential amenities like grocery stores, schools, parks, and healthcare facilities significantly impacts a property's desirability and, consequently, its market value. Analyzing the immediate neighborhood surrounding 10474 Mather Blvd, Mather CA 95655, requires examining the types of homes, their condition, and the overall aesthetic of the area. This contributes to the property's perceived value and desirability. The zip code, 95655, also provides additional contextual information, enabling a detailed comparison with other properties within the same area. Understanding the demographics of the 95655 zip code, such as average household income and homeownership rates, further informs the analysis of 10474 Mather Blvd, Mather CA 95655.

2. Property Characteristics and Features: A Detailed Examination of 10474 Mather Blvd

A thorough analysis of 10474 Mather Blvd, Mather CA 95655 necessitates a detailed understanding of its physical characteristics. This includes the size of the property (lot size and building square footage), the number of bedrooms and bathrooms, the age of the structure, and the overall condition of the building. The presence of modern amenities such as updated kitchens and bathrooms, energy-efficient appliances, and smart home technology can significantly impact its market value. Architectural style, landscaping, and outdoor features such as pools or patios also play a role in determining the property's desirability. Access to public transportation, proximity to parks and recreational areas, and the quality of the neighborhood schools are additional factors influencing the appeal of 10474 Mather Blvd, Mather CA 95655. Detailed information, gathered from property records and potentially through a physical inspection, is essential for a complete assessment.

3. Market Analysis: Assessing the Value of 10474 Mather Blvd within the Broader Context

The value of 10474 Mather Blvd, Mather CA 95655 is not determined in isolation. A comprehensive market analysis considers several factors influencing property values in the surrounding area. This includes recent sales data for comparable properties (comparative market analysis or CMA), current market trends in Mather and Sacramento County, and broader economic indicators such as interest rates and inflation. Analyzing the supply and demand dynamics of the local real estate market is vital. A high demand for properties similar to 10474 Mather Blvd, Mather CA 95655, combined with a low supply, could drive prices upward. Conversely, an oversupply of similar properties could lead to lower prices. Considering seasonal variations in the real estate market is equally important. Certain times of the year typically experience higher demand and potentially higher prices. By comparing 10474 Mather Blvd to recently sold comparable properties within the 95655 zip code, a reliable estimate of its current market value can be obtained.

4. School Districts and Community Amenities: Factors

Impacting Property Value

The quality of local schools significantly influences a property's desirability, particularly for families with children. Researching the school district serving 10474 Mather Blvd, Mather CA 95655, including its academic performance ratings and available programs, is essential. Proximity to parks, recreational facilities, shopping centers, and healthcare providers also adds to the property's appeal. A well-connected community with easy access to amenities enhances the overall quality of life and contributes to higher property values. The presence of community centers, libraries, and other social gathering places adds further value to the neighborhood. Assessing the accessibility of public transportation, proximity to employment centers, and the overall safety and security of the area are also critical in evaluating the desirability of 10474 Mather Blvd.

5. Potential Risks and Challenges: A Realistic Assessment of the Property

No property analysis is complete without considering potential risks and challenges associated with 10474 Mather Blvd, Mather CA 95655. This includes potential environmental hazards, zoning restrictions, or any known issues with the property itself. A thorough review of the property's history, including any past repairs or renovations, is essential. Potential future infrastructure projects, such as road construction or development in the surrounding area, could also impact the property's value and accessibility. It's crucial to assess the potential for future property tax increases or changes in local regulations that could affect property ownership. A realistic assessment of all potential risks ensures a well-informed decision for any prospective buyer or investor. Considering factors such as potential natural disasters, like wildfires or earthquakes, specific to the Sacramento County region is crucial.

6. Investment Potential: Analyzing the Property's Long-Term Prospects

For potential investors, analyzing the long-term prospects of 10474 Mather Blvd, Mather CA 95655 is crucial. This involves examining the historical appreciation rates of similar properties in the area, projecting future growth based on current market trends, and considering potential rental income if the property is to be used as a rental investment. The stability of the local economy and predicted population growth in the region are significant factors in assessing the long-term value of the property. Factors like the potential for future development in the surrounding area, changes in local infrastructure, and shifts in demographic trends must also be considered. Analyzing the potential for capital appreciation alongside the possibility of generating rental income provides a holistic view of the investment potential.

7. Legal and Regulatory Considerations: Navigating the Property Purchase Process

Purchasing a property involves navigating various legal and regulatory considerations.

Understanding the title of the property, ensuring it is free of liens or encumbrances, and reviewing all necessary legal documentation is crucial. Compliance with local building codes and zoning regulations must be verified. It is recommended to seek professional legal advice throughout the purchase process, ensuring all aspects of the transaction are compliant with applicable laws. Understanding the property taxes and any potential special assessments is also vital. Due diligence is paramount to prevent unforeseen legal complications during or after the property purchase.

8. Comparative Analysis: Benchmarking 10474 Mather Blvd Against Similar Properties

Comparing 10474 Mather Blvd, Mather CA 95655 against similar properties in the same neighborhood and broader area provides valuable context. This comparative analysis allows for a clear understanding of the property's relative value and competitiveness in the market. Factors such as lot size, square footage, age, condition, and amenities should be considered when comparing properties. Analyzing the sale prices of recently sold comparable properties establishes a strong benchmark for determining a fair market value for 10474 Mather Blvd. This comparative analysis helps refine the property's valuation and inform decisions related to buying, selling, or investing.

9. Conclusion: A Comprehensive Understanding of 10474 Mather Blvd, Mather, CA 95655

This comprehensive analysis provides a detailed overview of 10474 Mather Blvd, Mather, CA 95655, integrating various factors impacting its value and desirability. From its location within the broader Mather and Sacramento County context to its specific property characteristics, market analysis, and potential risks, this report aims to offer a thorough understanding for anyone interested in this property or the surrounding real estate market. The insights provided here should support well-informed decisions regarding buying, selling, or investing in this property or similar properties in the area. Remember, always consult with real estate professionals for personalized advice based on your specific circumstances.

FAQs:

1. What is the current market value of 10474 Mather Blvd, Mather, CA 95655? The precise current market value requires a professional appraisal considering up-to-date market data and a physical inspection of the property.
1. What are the property taxes for 10474 Mather Blvd, Mather, CA 95655? Property tax information can be accessed through the Sacramento County Assessor's Office.

1. What school district serves 10474 Mather Blvd, Mather, CA 95655? The specific school district can be confirmed through the local school district website or contacting the Sacramento County Office of Education.
1. What are the nearby amenities and attractions? Amenities vary but likely include grocery stores, parks, and access to major roads for commuting.
1. Is there any known history of environmental concerns or issues with the property? A title search and environmental assessment would be necessary to uncover any such concerns.
1. What is the crime rate in the area surrounding 10474 Mather Blvd? Crime statistics can be accessed through local law enforcement agencies or online crime mapping tools.
1. What are the potential rental income prospects for this property? This requires a rental market analysis based on comparable rental properties in the area.
1. What is the zoning for 10474 Mather Blvd? Zoning information can be found through the Sacramento County Planning Department.
1. Are there any HOA fees associated with the property? This would need to be verified through the property records or a seller's disclosure.

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5. Neighborhood Guide to Mather, CA: A detailed overview of the neighborhoods within Mather, CA, including amenities, schools, and demographics.
6. Guide to Buying a Home in California: A comprehensive guide to the home-buying process in California, covering financing, inspections, and legal considerations.
7. Understanding California Property Laws: An explanation of key California property laws relevant to buyers, sellers, and investors.
8. Environmental Considerations for California Homebuyers: A guide to understanding and addressing potential environmental concerns when purchasing a property in California.
9. Comparative Market Analysis of Homes in 95655 Zip Code: A detailed analysis of comparable homes recently sold within the 95655 zip code.

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possibility that deterrence might play a useful role in preventing cyberattacks against the United States and its vital interests. At the request of the Office of the Director of National Intelligence, the National Research Council undertook a two-phase project aimed to foster a broad, multidisciplinary examination of strategies for deterring cyberattacks on the United States and of the possible utility of these strategies for the U.S. government. The first phase produced a letter report providing basic information needed to understand the nature of the problem and to articulate important questions that can drive research regarding ways of more effectively preventing, discouraging, and inhibiting hostile activity against important U.S. information systems and networks. The second phase of the project entailed selecting appropriate experts to write papers on questions raised in the letter report. A number of experts, identified by the committee, were commissioned to write these papers under contract with the National Academy of Sciences. Commissioned papers were discussed at a public workshop held June 10-11, 2010, in Washington, D.C., and authors revised their papers after the workshop. Although the authors were selected and the papers reviewed and discussed by the committee, the individually authored papers do not reflect consensus views of the committee, and the reader should view these papers as offering points of departure that can stimulate further work on the topics discussed. The papers presented in this volume are published essentially as received from the authors, with some proofreading corrections made as limited time allowed.

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10474 mather blvd mather ca 95655: Newspaperman: Inside the News Business at The Wall Street Journal Warren Phillips, 2011-09-09 The captivating story of former Wall Street Journal publisher Warren Phillips's rise to the top Newspaperman is at once a fascinating narrative of one man's journey through the newspaper business and an expert analysis of how the news is made. Phillips shows what it's like to be a reporter as history unfolds around him and reveals how editors and publishers debate and decide how the news will be covered. Starting at the WSJ when it had a circulation of only 100,000, Phillips rose through the ranks, witnessing its rapid expansion to a circulation over two million—the country's highest. Newspaperman illustrates the life of a foreign correspondent, taking readers from Berlin to Belgrade, Athens to Ankara, London to Madrid. It also provides a look into the inner councils of the Pulitzer Prize Board as legendary editors, such as Ben Bradlee of The Washington Post and Clayton Kirkpatrick of The Chicago Tribune, debate journalistic ethics. Warren H. Phillips began his journalism career as a copy boy at The New York Herald Tribune. He then served The Wall Street Journal as proofreader, copydesk hand, rewriter, foreign correspondent, foreign editor, and Chicago editor before becoming managing editor at age thirty. He served in that post and as executive editor for thirteen years, and then was the WSJ's publisher and chief executive of its parent company, Dow Jones & Company, for another fifteen years.

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10474 mather blvd mather ca 95655: *School Safety and Violence Prevention* Matthew J. Mayer, Shane R. Jimerson, 2019 This timely book presents a data-driven approach to preventing and responding to school violence. As school violence receives increasing attention across the nation, the application of scientific knowledge is critical. For maximum effectiveness, transdisciplinary teams should use school data, logic models, and theories of change to design, implement, and evaluate interventions. Collaboration among key stakeholders is also necessary to address both structural and systemic barriers to success with violence prevention. With concrete methods for promoting safety in primary and secondary educational settings, this book will engage and enable school faculty, counselors, administrators, and other partners to better understand areas of common interest and learn how to work together more effectively.

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