

10590 armstrong ave mather ca 95655

A Comprehensive Analysis of 10590 Armstrong Ave, Mather, CA 95655

Author: Dr. Emily Carter, PhD, Real Estate Analyst and Appraiser with 15 years of experience specializing in rural California property valuations. Dr. Carter holds a PhD in Urban Planning and has published extensively on land use, property values, and market trends in the Sacramento region.

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1. Introduction: Unveiling the Details of 10590 Armstrong Ave, Mather, CA 95655

This report provides a detailed analysis of the property located at 10590 Armstrong Ave, Mather, CA 95655. We will examine various aspects, including property characteristics, market value estimations, comparable sales, tax assessments, and relevant market trends impacting the area. The aim is to offer a comprehensive understanding of this specific property within the broader context of the Mather, CA real estate market. The property at 10590 Armstrong Ave represents a significant case study for understanding rural property dynamics in Sacramento County.

2. Property Characteristics of 10590 Armstrong Ave, Mather, CA 95655

(This section requires access to public records such as assessor's data, MLS listings, or other publicly available property information. Since I don't have access to real-time data, the following is a hypothetical example. A

real analysis would replace this with specific details obtained from reliable sources.)

Let's assume 10590 Armstrong Ave, Mather, CA 95655 is a single-family residential property. Based on hypothetical data, the property might encompass approximately 2 acres of land, featuring a 2,500 square foot house built in 1985. It could potentially include several outbuildings, such as a barn or workshop, typical of rural properties in this area. The property's condition would require in-person assessment; however, hypothetical data might suggest it is in good condition, needing only routine maintenance. The presence of mature landscaping and potential views of the surrounding countryside would also be significant factors impacting value.

3. Market Value Estimation for 10590 Armstrong Ave, Mather, CA 95655

Estimating the market value of 10590 Armstrong Ave requires a comparative market analysis (CMA). This involves identifying comparable properties (comps) that have recently sold in the immediate vicinity of 10590 Armstrong Ave, Mather, CA 95655. The key is to find properties with similar size, age, features, and condition. Factors influencing value in this rural area might include proximity to amenities, access to utilities, and the overall condition of the property. (Again, this section needs real-world data from reliable sources to provide accurate estimations. The following is a hypothetical example).

Hypothetically, a CMA might reveal three comparable properties that recently sold for \$450,000, \$475,000, and \$500,000. Considering the unique characteristics of 10590 Armstrong Ave, its location, and the overall market trend, a preliminary estimation of the market value could be placed between \$460,000 and \$510,000. This is, however, a tentative range requiring further investigation and refinement based on actual data.

4. Tax Assessment and Property Taxes for 10590 Armstrong Ave, Mather, CA 95655

The assessed value of 10590 Armstrong Ave is determined by the Sacramento County Assessor's Office. This value is used to calculate the annual property taxes owed. (Again, access to real-time assessor data is required for accurate information.) Hypothetically, the assessed value might be slightly below the market value, leading to an estimated annual property tax in a specific range. It's crucial to consult the Assessor's website for the most up-to-date tax information on 10590 Armstrong Ave, Mather, CA 95655.

5. Market Trends Affecting 10590 Armstrong Ave,

Mather, CA 95655

The Mather, CA real estate market is subject to various factors influencing property values. These factors include overall economic conditions, interest rates, local employment opportunities, and infrastructure development. Understanding the current market trends is crucial for accurately assessing the value of 10590 Armstrong Ave, Mather, CA 95655. (This section needs research into current economic indicators and regional real estate market data for the Mather area.)

6. Comparable Sales Analysis: Finding Similar Properties near 10590 Armstrong Ave

A thorough review of comparable sales is essential for a precise valuation. This involves identifying properties similar in size, features, and location that have recently sold. These properties, along with their sale prices and key characteristics, should be carefully compared to 10590 Armstrong Ave, Mather, CA 95655, to adjust the estimated value accordingly. The use of multiple listing service (MLS) data and public records is crucial for this analysis.

7. Potential Risks and Opportunities Associated with 10590 Armstrong Ave

Any real estate investment involves risks and opportunities. For 10590 Armstrong Ave, potential risks might include factors such as the condition of the property, potential environmental concerns, or the availability of utilities. Opportunities might involve the potential for appreciation in value due to market trends or the ability to renovate and improve the property. A thorough due diligence process is essential before any investment decision.

8. Conclusion

This report has provided a comprehensive overview of 10590 Armstrong Ave, Mather, CA 95655, analyzing its characteristics, potential market value, comparable properties, and relevant market trends. While the lack of access to real-time data prevents definitive conclusions regarding precise market value or tax information, the methodology outlined provides a framework for a thorough analysis. A prospective buyer or investor should conduct further research using updated information from reliable sources before making any decisions. Accurate assessment requires accessing real-time data from sources such as the Sacramento County Assessor's Office and the local Multiple Listing Service (MLS).

FAQs

1. What is the current market value of 10590 Armstrong Ave, Mather, CA 95655? This report cannot provide a precise current market value without access to real-time data. A professional appraisal is recommended.
1. What are the annual property taxes for 10590 Armstrong Ave? The annual property taxes are dependent on the assessed value, which can be found on the Sacramento County Assessor's website.
1. What are the schools serving the area around 10590 Armstrong Ave? This information is available through the local school district's website.
1. What is the crime rate in the Mather area? Crime statistics can be found on the website of the relevant law enforcement agency.
1. What are the utilities available at 10590 Armstrong Ave? This information would be available through the local utility providers.
1. Is there high-speed internet available at this address? Contact local internet service providers to confirm availability.
1. What are the zoning regulations for this property? Zoning information is available from the Sacramento County Planning Department.
1. Are there any environmental concerns associated with the property? A Phase I Environmental Site Assessment would be recommended for a comprehensive evaluation.

1. What is the flood risk in the area? Flood risk information can be found on FEMA's website (Flood Map Service Center).

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1. Home Improvements That Increase Property Value in Rural Areas: Ideas for home improvements that can significantly increase the value of a rural property.

1. Understanding Property Assessments in California: A guide explaining the property assessment process in California and how it impacts property taxes.

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Marked by its risk-based response philosophy, *Hazardous Materials Incidents* is an invaluable procedural manual and all-inclusive information resource for emergency services professionals faced with the challenge of responding swiftly and effectively to hazardous materials and terrorism incidents. Easy-to-read and perfect for use in HazMat awareness, operations, and technician-level training courses, this *Operations Plus* book begins by acquainting readers with current laws and regulations, including those governing emergency planning and workplace safety. Subsequent chapters provide in-depth information about personal protective equipment and its limitations; protective actions ranging from site management and rescue through evacuation and decontamination; product control including the use of carbon monoxide detectors; responses to terrorism and terrorist groups; law enforcement activities such as SWAT operations and evidence collection; and more! A key resource for every fire, police, EMS, and industrial responder, *Hazardous Materials Incidents* is one of the few books available today that is modeled on current ways of thinking about HazMat and terrorism responses and operations.

10590 armstrong ave mather ca 95655: The Hull Family in America Charles H. Weygant, 2002* George Hull (1590-1659) and his family emigrated in 1630 from England to Dorchester, Massachusetts, moving in 1636 to Windsor, Connecticut. Joseph Hull (1596-1665), his brother, emigrated in 1635 and died at York, Maine. Richard Hull (1599-1662), not a relative, immigrated before 1636 to Massachusetts, moving to New Haven, Connecticut in 1639. Descendants of these three immigrants lived mainly in New York, New Jersey, Connecticut, Rhode Island, New Hampshire, Tennessee and California.

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Embankments that are subject to water loading for prolonged periods (longer than normal flood protection requirements) or permanently should be designed in accordance with earth dam criteria rather than the levee criteria given herein. Even though levees are similar to small earth dams they differ from earth dams in the following important respects: (a) a levee embankment may become saturated for only a short period of time beyond the limit of capillary saturation, (b) levee alignment is dictated primarily by flood protection requirements, which often results in construction on poor foundations, and (c) borrow is generally obtained from shallow pits or from channels excavated adjacent to the levee, which produce fill material that is often heterogeneous and far from ideal. Selection of the levee section is often based on the properties of the poorest material that must be used.

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10590 armstrong ave mather ca 95655: [When Twilight Weaves Her Gentle Spell](#) Ludwig van Beethoven, 1915

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