


205 W Mayfair Ave, Orange, CA 92867-6619, Orange County

APN: 386-473-10 CLIP: 6586024616

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price \$32,000	Sale Date N/A
	Bldg Sq Ft 2,340	Lot Sq Ft 6,525	Yr Built 1955	Type MLT FAM DWLG	

OWNER INFORMATION

Owner Name	Harkins Neil Joseph	Tax Billing Zip	92781
Mail Owner Name	Neil Joseph Harkins	Tax Billing Zip+4	0141
Tax Billing Address	Po Box 141	Owner Vesting	Unmarried Man
Tax Billing City & State	Tustin, CA		

COMMUNITY INSIGHTS

Median Home Value	\$1,041,381	School District	ORANGE UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	24 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	20 / 100	Walkable Score	53 / 100
Total Incidents (1 yr)	191	Q1 Home Price Forecast	\$1,074,109
Standardized Test Rank	33 / 100	Last 2 Yr Home Appreciation	20%

LOCATION INFORMATION

Zip Code	92867	Comm College District Code	Rancho Santiago
Carrier Route	C007	Census Tract	762.04
Tract Number	1956	Within 250 Feet of Multiple Flood Zone	No
School District	Orange		

TAX INFORMATION

APN	386-473-10	Lot	17
% Improved	60%	Water Tax Dist	Orange Co
Tax Area	08001		
Legal Description	N-TRACT: 1956 BLOCK: LOT: 17		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$76,851	\$75,345	\$73,868
Assessed Value - Land	\$30,642	\$30,042	\$29,453
Assessed Value - Improved	\$46,209	\$45,303	\$44,415
YOY Assessed Change (\$)	\$1,506	\$1,477	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$1,522		
2022	\$1,554	\$32	2.12%
2023	\$1,593	\$39	2.49%

Special Assessment	Tax Amount
Ocsd Sewer User Fee	\$751.80
Mosq/Fire Ant Assmt	\$13.34
Mwd Water Stdbdy Chg	\$10.08
Vector Control Chg	\$6.72
Total Of Special Assessments	\$781.94

CHARACTERISTICS

County Land Use	Multi Fam Residence	Building Sq Ft	2,340
Universal Land Use	Multi Family Dwelling	Gross Area	2,340
Lot Acres	0.1498	Year Built	1955
Lot Area	6,525	# of Buildings	1

SELL SCORE

Value As Of	2024-10-13 04:32:55
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LAST MARKET SALE & SALES HISTORY

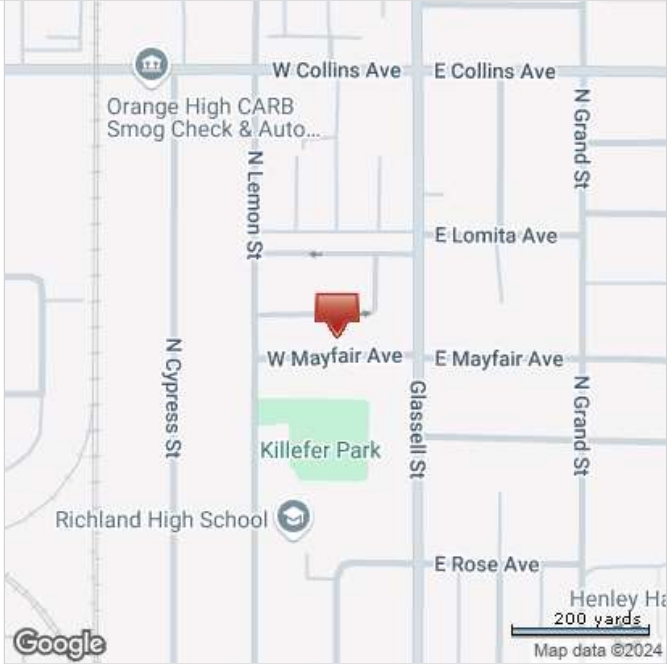
Recording Date	04/18/1974	Sale Type	Full
Sale Price	\$32,000	Deed Type	Deed (Reg)
Price Per Square Feet	\$13.68	Owner Name	Harkins Neil Joseph
Document Number	1112101255		

Recording Date	09/27/1990	04/18/1974
Sale Date	09/1990	
Sale Price		\$32,000
Buyer Name	Harkins Neil J	
Document Number	515144	1112101255
Document Type	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY

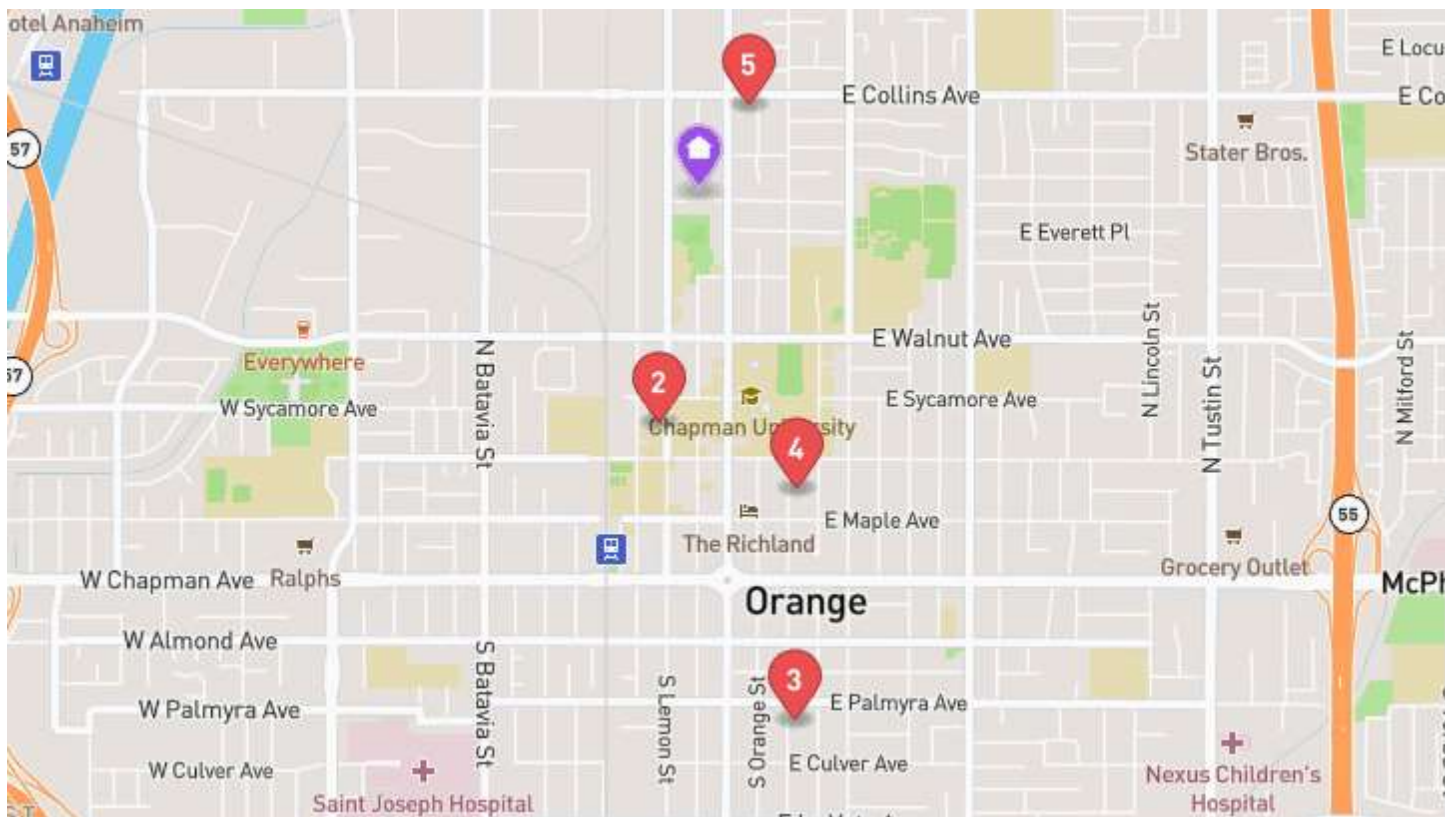
Mortgage Date	09/27/1990
Mortgage Amount	\$216,000
Mortgage Lender	Fical Fin'l Inc
Mortgage Code	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

Map of Comparable Listings



STATUS: **S** = CLOSED

MLS #	STATUS	ADDRESS	BEDS	BATHS	PRICE
1	Subject	205 W Mayfair Ave	4	3.00	-
2	S	344 N Lemon Street	-	0/0	\$1,800,000
3	S	335 S Grand S	-	0/0	\$1,730,000
4	S	243 N Grand Street	-	0/0	\$1,605,000
5	S	874 N Orange Street	-	0/0	\$1,350,000

344 N Lemon Street, Orange, CA 92866 - Triplex in our size that sold for \$1,800,000 (\$300K OVER LIST) in 60 days in AS-IS condition.

335 S Grand S, Orange, CA 92866 - Some updated were made, sold for 1,730,000 in 53 days with tenants in place.

243 N Grand Street, Orange, CA 92866 - This Triplex sold in AS-IS condition for \$1,605,000 in ONLY 9 Days on market. It is 406 Sq. Ft. SMALLER than us with no garages and sold with tenants in place that were paying well below market rent.

874 N Orange Street, Orange, CA 92867 - This is only a Duplex and 619 Sq. Ft. SMALLER than us and has only a 1 car garage. Has been updated.

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SOLD PRICE
344 N Lemon Street	8/5/22	-	0/0	\$1,800,000
335 S Grand S	5/6/24	-	0/0	\$1,730,000
243 N Grand Street	11/28/23	-	0/0	\$1,605,000
874 N Orange Street	10/15/24	-	0/0	\$1,350,000
Averages				\$1,621,250



Listings

344 N Lemon Street Orange, CA 92866

MLS #OC22084355

\$1,800,000

CLOSED 8/5/22

Beds **0/0** Baths

Year Built 1958

Days on market: 60



Details

Prop Type: Triplex

County: Orange

Area: OTO - Old Towne Orange

Acres: 0.18

Lot Size (sqft): 7,841

List date: 4/22/22

No Garage

Sold date: 8/5/22

Off-market date: 6/24/22

Updated: Aug 9, 2022 1:58 AM

List Price: \$1,499,000

Orig list price: \$1,499,000

List/Sqft: \$761

Features

Building Area Total: 2366

Building Area Units: Square Feet

Community Features: Curbs, Sidewalks, Street Lights

Contract Status Change Date: 2022-08-05T00:00:00

Elevation Units: Feet

Land Fee/Land Lease: Fee

Number Of Units Total: 3

Levels: Two

Operating Expense: 0.00

Listing Terms: Cash To New Loan

Lot Features: Back Yard, Front Yard

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Senior Community Yes/No: No

Sewer: Public Sewer

Special Listing Conditions: Trust

Water Source: Public

Year Built Source: Assessor

Remarks

This Triplex provides an excellent investment opportunity in the heart of Old Towne Orange! Located just steps away from Chapman University and a short walk from the Circle. ALL UNITS ARE VACANT. This exceptional location is within walking distance to highly rated schools, quaint antique malls, and trendy dining experiences. The large lot is beautifully landscaped, the backyard has mature fruit trees behind the well manicured lawn. The property allows for maximum

privacy being fully enclosed by fencing. Additional outside space is provided by covered patios on some units, plus a large offset rectangular pergola in the backyard. The educational garden located next door, provides open space and beauty. Bound to sell quickly, don't let this beautiful triplex pass you by!

Courtesy of Fiduciary Real Estate Services

Information is deemed reliable but not guaranteed.

344 N Lemon Street

Orange, CA 92866

MLS #OC22084355

\$1,800,000

Beds **0/0** Baths

Year Built **1958**

CLOSED 8/5/22

Days on market: **60**



335 S Grand S

Orange, CA 92866

MLS #OC24023049

\$1,730,000

CLOSED 5/6/24

Beds **0/0** Baths

Year Built 1908

Days on market: 53



Details

Prop Type: Duplex

County: Orange

Area: OTO - Old Towne Orange

Style: Cottage

Acres: 0.1472

Lot Size (sqft): 6,412

Garages: 3

List date: 1/30/24

Sold date: 5/6/24

Off-market date: 3/26/24

Updated: May 7, 2024 5:44 AM

List Price: \$1,750,000

Orig list price: \$1,750,000

List/Sqft: \$674

Features

Building Area Total: 2566

Building Area Units: Square Feet

Association Y N: No

Gross Income: 94140

Gross Operating Income: 91525.00

Community Features: Curbs, Park, Sidewalks, Storm Drains, Street Lights, Suburban

Construction Materials: Vertical Siding, Wood Siding

Gross Scheduled Income: 94140

Contract Status Change Date: 2024-05-06T00:00:00

Cooling: Central Air, Wall/Window Unit(s)

Insurance Expense: 1010

Direction Faces: West

Elevation Units: Feet

Exterior Features: Lighting

Flooring: Laminate, Wood

Foundation Details: Pillar/Post/Pier, Raised, Slab

Gardener Expense: 1980

Heating: Central, Natural Gas

Interior Features: Balcony, Ceiling Fan(s), High Ceilings, Open Floorplan

Land Fee/Land Lease: Fee

Number Of Units Total: 3

Levels: One, Two, Multi/Split

Maintenance Expense: 3600

Net Operating Income: 65768

Operating Expense: 25757.00

Other Expense: 420

Total Actual Rent: 8045

Listing Terms: Cash, Cash To New Loan

Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Level with Street, Rectangular Lot, Near Public Transit, Sprinkler System, Walkstreet

Trash Expense: 247

Parking Total: 4

Pool Features: None

Pool Private Y N: No

Water Sewer Expense: 1500	Roof: Composition, Shingle	Spa Features: None	Walk Score: 82
Possession: Close Of Escrow	Room Type: Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet	Special Listing Conditions: Standard	Water Source: Public
Property Attached Yes/No: No	Senior Community Yes/No: No	Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected	Window Features: Wood Frames
Property Condition: Updated/Remodeled	Sewer: Public Sewer	View: Neighborhood	Year Built Source: Assessor
Road Surface Type: Alley Paved, Paved			

Remarks

Check out this fantastic investment opportunity nestled in the historic Old Towne Orange community, just a stroll away from the iconic orange circle. The main house boasts a charming front porch, elegant wood floors, and kitchen featuring stainless steel appliances and a cozy breakfast nook. One of its bathrooms showcases a stylish stone/glass shower and pedestal sink, while the second bathroom offers modern amenities like a new shower, sink, and convenient washer and dryer hookups. Bedrooms in the main house are equipped with AC wall units, ceiling fans and custom closets for added comfort and storage. Step outside to discover a custom-paved rear yard adorned with patio area, mature trees, and custom fencing an ideal spot for hosting barbecues and enjoying serene outdoor moments. The Upstairs back unit features two generously sized bedrooms, a spacious open-concept living room with vaulted ceilings, and a full kitchen. This unit is complimented with a private balcony that offers delightful views of the orange circle. Downstairs, a cozy one-bedroom unit awaits, recently updated with wood flooring and fresh paint. This unit also offers a walk-in closet, and a private brick paver patio. Both units conveniently share access to a laundry room, and feature central AC and heat. Completing this property is a two-car garage and a one-car garage, both with alley access, along with additional driveway parking. With its proximity to Chapman University, St. Joseph, and CHOC hospitals, easy access to major highways (5/22/55), and a short walk to the plaza, this location is highly sought after by tenants seeking convenience and quality living.

Courtesy of First Team Real Estate

Information is deemed reliable but not guaranteed.

335 S Grand S

Orange, CA 92866

MLS #OC24023049

\$1,730,000

Beds **0/0** Baths

Year Built **1908**

CLOSED 5/6/24

Days on market: **53**



243 N Grand Street

Orange, CA 92866

MLS #PW23203537

\$1,605,000

CLOSED 11/28/23

Beds **0/0** Baths

Year Built 1921

Days on market: 9



Details

Prop Type: Triplex

Lot Size (sqft): 6,675

Off-market date: 11/10/23

List/Sqft: \$830

County: Orange

Garages: 1

Updated: Nov 28, 2023 10:32 AM

Area: OTO - Old Towne Orange

List date: 11/1/23

List Price: \$1,550,000

Acres: 0.1532

Sold date: 11/28/23

Orig list price: \$1,550,000

Features

Building Area Total: 1934

Contract Status Change Date: 2023-11-28T00:00:00

Lot Features: Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Treed Lot, Yard

Property Attached Yes/No: Yes

Building Area Units: Square Feet

Elevation Units: Feet

Senior Community Yes/No: No

Gross Income: 6195

Land Fee/Land Lease: Fee

Sewer: Public Sewer

Community Features: Curbs, Gutters, Sidewalks, Street Lights

Number Of Units Total: 3

Parking Total: 1

Special Listing Conditions: Standard

Gross Scheduled Income: 6195

Operating Expense: 0.00

Pool Features: None

Water Source: Public

Listing Terms: Cash, Cash To New Loan

Pool Private Y N: No

Year Built Source: Assessor

Remarks

An opportunity to own a piece of history! This home was built in 1921 for Louise Bradshaw as a Colonial Revival