

# Inside The Colony

## Home Value Update

Considering the tough economic times that we are in and the fact that Anaheim (and Santa Ana) and the hardest hit cities in the county in the foreclosure storm, Anaheim Colony seems to be holding ground on the front line! The facts that I use to measure this statement are as follows: 1) People are just not selling around here. Most have taken their homes off of the market! 2) In this specific area we have had actually not a large percentage of foreclosures 3) Our peak prices were in 2005. If someone bought for \$600,000 then their home is probably worth between \$360,000 and \$400,000 now depending on the quality and utility of the home which represents a 35-40% drop as compared to other parts of the city which have experienced a 50-60% drop in value.

Points to remember:

- 1) Historic districts hold their value! Why? Because these homes are unique and there will always be a specific crowd that gravitates towards them
- 2) Mills Act property tax reduction! Even though our historic gems are worth more, with a Mills Act the payments are actually less than a standard home making them even more desirable!
- 3) Neighborhood pride of ownership. Historic district homes tend to appear loved and cared for and buyers that are shopping around really notice that, especially now!
- 4) Sense of community. There is a famous quote, "A good neighbor doubles the value of a home." When prospective buyers hear of all of the wonderful things that are going on downtown with people and businesses and the fact that they can walk, bike or drive just a few blocks to everything, this is very desirable!

## Holiday Progressive Potluck!

This year the progressive potluck will be held on Saturday, December 13th at 7pm. This is always a fantastic event! Please feel free to invite anyone that you wish to bring so long as they bring a dish! Please try to drop your dish off at the designated home at 6:45pm so our hosts can participate also. The order is as follows:

**410 S. Ohio Street, Phyllis Mueller's Home:** Appetizers (7:00-7:45)  
People with a last name beginning with A-H will bring appetizers

**923 W. Broadway, Eric and Gail Anderson's Home:** Dinner (8:00-8:45)  
People with a last name beginning with I-P will bring a main dish

**330 S. Ohio Street, Barbara and Edgar Gonzalez's Home:** Dessert (9 until ?)  
People with a last name beginning with O-Z will bring dessert



**229 N Coffman St, Anaheim**  
Very nice newer Anaheim condo! Priced \$50,000 below comps for quick sale! No one above or below! Two story, three spacious bedrooms, two and a half baths, 'wood' laminate flooring, romantic fireplace, cathedral ceilings, lots of natural light, laundry area in the two car garage, beautiful grounds.

**\$199,900**



**702 N Hawthorne St, Anaheim**  
Terrific bargain on a home with tons of potential! Large corner lot, tons of curb appeal, custom tile floors, extravagant romantic fireplace, sunny breakfast room and remodeled kitchen, large bedrooms, hardwood floors, inside laundry, crown moulding, central air and heat!

**\$340,000**



**218 W Tiller Ave, Anaheim**  
Fantastic buy on single story home with lots of curb appeal! Centrally located near freeways, shopping, schools and more! This home offers a large front porch, living room, dining room and bright kitchen. There is a one car attached garage and TONS of parking.

**\$272,900**



**326 S Ramm Dr, Anaheim**  
Absolutely gorgeous ranch style home on superb street! This home has tremendous curb appeal and adorable front porch. The interior offers hardwood floors, smooth ceilings, recessed lighting. This home offers two gorgeous fireplaces, a formal living/dining room and HUGE family room with cathedral ceilings.

**\$389,900**



**1324 Peckham St D, Fullerton**  
You Can own this upper end unit condo in a centrally located area of Fullerton! You can own for the cost of rent! Open floor plan with ceramic tile flooring, large living room and formal dining area. Great sized bedrooms, large private balcony and gated parking.

**\$114,900**



**2949 Sequoia Ave, Fullerton**  
This custom built ranch home is perched high away from the street. Lots of curb appeal! Double door formal entry, formal living room and dining room with romantic fireplace, open kitchen with granite counters, huge master suite with walk in closet, family room with French doors, recessed lighting and smooth ceilings.

**\$640,000**



**12061 Brighton Riv 51, Fountain Valley**  
Escape into this pride of ownership gated community in lovely Fountain Valley! This lovely upstairs two bedroom home features vaulted ceilings, a private patio, romantic fireplace and private laundry room with in the home.

**\$249,900**



**986 Montecito Dr, Los Angeles**  
Built high upon the hill, with mature trees, wildlife and unobstructed views of Downtown Los Angeles, Mt. Washington and gorgeous sunsets! This home was built to enjoy this view!

**\$420,000**

Call me if you are thinking of selling your home!  
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"Specializing in custom & vintage homes"



*“Every House in the Colony is different. Some houses are worth more than others because of their rarity, curb appeal or restoration work”*

## Home Averages

There are 96 homes for sale. The average home in the 92805 zip code that is available for sale is three bedroom, 1267 square feet, asking \$300,362 and has been on the market an average of 87 days. The average home in “pending” status is a three bedroom, 1654 square feet, asking \$246,450, averaging 26 days on the market.



848 S. Dickel



722 S. Helena St.

## Neighborhood Update

### Sold\* In October & November

702 S Harbor Blvd	\$240,000	512 S Helena St	\$730,000
306 Alberta St	\$202,000	624 S Harbor Blvd	\$215,000
850 N Pine St	\$240,000	315 S Indiana St	\$265,000
125 E Wilhelmina St	\$300,000	719 Janss	\$280,000
543 S Helena St	\$260,000	611 S Citron St	\$290,000
623 S Janss St	\$290,000	722 S Helena St	\$279,000
706 N Zeyn St	\$340,000	530 S Clementine St	\$339,900
203 S Kroeger St	\$315,000	547 N Janss Way	\$415,000
848 S Dickel St	\$383,000	735 S Kroeger St	\$446,229
846 S Clementine St	\$375,000	730 N Westwood Pl	\$452,000
530 E Afton Ln	\$400,000	624 S Harbor Blvd	\$215,000
427 W Sycamore St	\$500,000		

"I want to see what's out there first before I agree to sell!"

Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

Give me a call. I would love to come over, take a look at your home, show you past comparable sales and tell you what your net dollars will be.

Give a lender a call. Once you know what your down payment will be a lender can tell you what your new monthly payment will be and see what type of loan program you will feel comfortable with. Lender suggestion: Gail Kramer, Emerald Pacific Financial 714-520-4383.

Give me another call. I can help you in North Orange County, parts of South Orange County, and parts of LA County. I can connect you with Realtors in other parts of California and all over the country. We can take a look to assess what your dollar can buy. Then if it looks as though you have choices you like, you can make your decision. All of these steps are free and at no obligation. Lastly, I offer special discounts when you list and purchase a home using my services. Please call me when you are ready!

## 200-400 N. Block Of Pine, Janss and Resh Rally for Historic Street Lights at Neighborhood Council Meeting!

At the last neighborhood council meeting about 50 neighbors from Pine, Resh and Janss Streets showed to support a project that they hold near and dear...historic street lights! Currently there are hardly any lights on these streets and they had been overlooked for placement of our signature historic street lights. The Anaheim Public Utility department is currently matching the city funds for such projects so this was a perfect time to ask! Their request was supported unanimously so congratulations to them! Hopefully we will see this project come to fruition in the next two years.

Neighborhood Council Meetings are always at 7pm and the Downtown Community Center on Center Street near Olive (250 E. Center Street) and are scheduled for:

January 21, 2009  
April 15, 2009  
July 22, 2009  
October 21, 2009

Please write these dates in your calendar now! These meetings are very informative and are a place for you to voice your concerns and get connected to the appropriate city staff and resources to resolve any issues that you may have.

## The Nutcracker Christmas Tree Lighting Ceremony

in Downtown Anaheim at the Center Street Promenade and Lemon Street is on Saturday, Dec. 6, from noon until 7:30 p.m. The afternoon features: Nutcracker Market Place, free holiday crafts for children, free photos with Santa, carolers, a Christmas Faire, candlelight processional, and more. The lighting of the 50-foot-tall Christmas tree is at 6 p.m. Information: 714-956-3586.

## When Times Get Tough ...

For the first time in 11 years my car was broken into. The thieves stole my GPS, all power cords and who knows what else...then my neighbor's car was broken into...then my neighbor's friend's car... then someone in the neighborhood was burglarized. Be cautious this holiday season, and do not leave gifts where they can be seen in car or home windows.

## Easy steps to save a little extra cash right now!

2008 has been a year of what I affectionately call "trimming the fat", not off of my body (I wish) but off of my bills! Here are a few points that I thought I should share with you:

- 1) Do you really need a landline? I abolished our home phone since everyone calls me on my cell phone! This saves me about \$40 a month!
- 2) Do I really need the cell phone plan that I had? Turns out yes, I do need 6,000 minutes a month (I hope cell phones really don't cause brain damage!) But maybe you don't need all of the extras that are on your cell phone bill. Call 611 from your cell and ask the operator to help you save money by reviewing your plan and what you actually use. They also helped me reduce my husband's plan from \$149 to \$99, and we even added hours. It costs nothing to ask!
- 3) I realized that I never get to watch movies, besides taping my favorite HBO series I really did not need all of the other movie channels so I called Direct TV and took the extra channels off of my plan. Another \$30 saved!
- 4) Property taxes: if your house qualifies for the Mills Act and you still have not applied for it call Mike Sands at 714-765-4340 he will fill you in on the process and send you an application!
- 5) If your house does not qualify for the Mills Act and you bought in the last four years, you are probably paying too much for your property taxes. Please call my friend and colleague Ray at 949-350-9530. For a very small fee, which you will see savings that probably equal more in the first year; he will submit a property tax appeal.
- 6) Instead of renewing our Disneyland passes this year (sorry Disney!) I am taking the kids to the library more often! Have you seen the Central Library since the remodel? It's gorgeous! The children's room is unbelievable! I take my toddler to story time, we read, dance, sing and they even provide a craft! My six year old loves to play on their computers and check out books on CD. There are even movies that you can rent for \$1!
- 7) Go to [www.littledumdman.com](http://www.littledumdman.com) for more tips on saving money.

\*\*\* NOTE: I combined homeowner's insurance with car insurance at the same agent and saved a LOT of money. Also, with the break-ins lately, an alarm system gives you peace of mind, and it can provide discounts on your homeowner's insurance. Call your agent to see how they can help you.

