

Updated Daily Interior Photos



509 N. Resh St.

Classic California ranch style patio home, cathedral ceilings in living room, dining room, & bedrooms, yard features built-in bbq, pool, & covered lanai.
\$529,900



415 W. Sycamore St.

Constructed in 1948, spectacular view of Pearson Park, approx. 2,900 sq. ft., 3 bedrooms, 2 baths, spacious kitchen, extra large lot (approx. 13,000 sq.ft.) with pool and built-in spa.
\$749,900



418 W. Summerfield

Gorgeous 3 level 3 bedroom, 2.5 bath townhome, end unit, approx. 1,600 sq. ft., formal dining room and living room, bonus room downstairs makes great office or exercise room.
\$399,900

Meghan Shigo
Century 21 Superstars
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714-273-1381 Cell
714-254-3071 Office
510 N. Clementine Street
Anaheim, CA 92805

COMING SOON...

- 125 E Wilhelmina St.
4 bedroom, nearly perfect bungalow, formal living room, dining room, fireplace, French doors, \$429,900
- 761 N Zeyn
3 bedroom front house, 2 bedroom unit over garage, \$499,999
- 121 E Wilhelmina
3 bedroom bungalow, restorers dream home, needs extensive work, fireplace, large, high \$300,000's.
- 309 S Olive
1893 built Victorian - currently 3 units, next to new home development, \$549,900



Number 50



April 2004

Disclosures and Inspections



What Do You Have to Disclose When Selling a Home?

Over the years real estate has become a very complicated duplicate and triplicate paper trail. The majority of this paper is related to property disclosures. Some of them are:

Agent inspection disclosures: where Realtors have to disclose if they know of something that is unsafe or will effect the value and desirability if the property.

Buyers affidavit: The buyer has to disclose to the IRS exactly how much they are paying for the house

Disclosure regarding agency relationships: Agents have to disclose to all parties what their obligation is.

Natural hazard disclosure: Sellers, Realtors and Geologists have to disclose what zones the property is located in whether it be flood, landslide, fault zone etc.

Transfer disclosure statement: a three page check list of what the property has and doesn't have and anything else from the condition of the slab to if there are any hazardous materials stored on the property.

Seller's affidavit of non-foreign status: discloses what the seller's tax liability is

Water heater statement: states that the water heater is strapped

Smoke detector: states that there are working smoke detectors

Supplemental disclosures: disclose if there have been any insurance claims in the last five years or if someone has passed away in the house in the last three years and many other disclosure options.

So, after all of these opportunities do people still not share problems with the potential buyer? Yes. Sometimes people forget because they have been living with something for so long that it doesn't bother them.

You even have to disclose the obvious.

Believe it or not it's a good idea to disclose the obvious. For example if you live two blocks from the train tracks, it's a good idea to state so.

When should you inspect?

Inspections usually take place right away. Each contract stipulates the time frame that the buyer has to complete their inspections. The first inspector should be a general inspector who takes an overall look at things. If that inspector calls out anything in particular like a central heating system, plumbing or pool equipment concerns then it would be a good idea to have that expert inspect that item within the time period.

"...real estate has become a very complicated duplicate and triplicate paper trail."

Inside The Colony



Together, we can save a life

Anaheim Colony Cares
Red Cross Blood Drive
Friday, May 28th
510 N. Clementine St.
1:00 p.m.-7:00 p.m.

The Red Cross needs our help!

Blood is needed daily to treat:

- Patients undergoing surgery.
- Patients being treated for cancer.
- Patients with blood diseases such as sickle cell anemia, hemophilia, anemia or low protein production.
- Patients with severe burns.
- Patients with traumatic injuries, such as severe bleeding caused by auto accidents.

Blood cannot be stockpiled. The shelf life ranges from a few hours for some cells to 42 days for others. People must donate blood on a regular basis to maintain an adequate community supply.

You may be a volunteer blood donor and help save a life if you:

- Are age 17 or older.
- Weigh at least 110 pounds.
- Are in good health.
- Are not at risk for HIV/AIDS or other blood borne infectious diseases.

The Red Cross enhances blood safety by questioning all blood donors about their medical history and their risk behavior. Each blood donation is tested for infectious disease, including hepatitis and HIV. As a safety precaution, the Red Cross maintains the only national registry of ineligible blood donors, and checks each donor against this list—before allowing them to give blood—to ensure the safest possible blood supply.

\$ "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. Now that you know what your down payment will be they 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, assess what your dollar can buy you, if it looks as though you have choices that you like then 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!

"Every House in the Colony is different. Some houses are worth more than others



214 E. Adele St.



709 S. Citron St.

because of their **Neighborhood Update**

<i>rarity, curb</i>	842 N Helena St	\$358,000
<i>appeal or</i>	546 S Dickel St	\$365,000
	214 E Adele St	\$375,000
<i>restoration</i>	627 S Emily St	\$425,000
<i>work"</i>	405 E Cypress St	\$415,000

841 S Lemon St	\$460,000
501 N Lemon St	\$539,900
508 W Chestnut St	\$372,000
542 S Indiana St	\$360,000
554 S Citron St	\$399,000
851 N Citron St	\$413,000
709 S Citron St	\$425,000

Community News Bites



Crop 'Till You Drop Scrap-booking Party

Tuesday, April 13, 2004
9:00 a.m. to 3:00 p.m.
For more information please contact Stephanie Rubio, Creative Memories Consultant at 714-772-6943 or stephanierubio@sbcglobal.net (Stephanie and her family live on Lemon Street)

Save Time. Save Money. Save a Historic Home.

Have you noticed the historic homes in your neighborhood sporting plaques out front? Chances are they are "Mills Act" houses. The Mills Act is a program that designates qualified historical properties for a property tax reduction, and recognition with a plaque. By lowering taxes, the program gives these owners extra financial resources to restore, rehabilitate, preserve, and maintain the historical and architectural character of their properties.

naturally, is to do the research yourself. The Neighborhood Preservation Office at City Hall has information on free "how-to" survey classes, which are available periodically.

Many successful Mills Act recipients have turned to local Architectural Historian (and Colony resident) Cynthia Ward for professional, well-researched surveys on their properties. With her extensive experience, Cynthia can provide a finished survey in a fraction of the time it takes most owners just to learn the process. As a member of the Society of Architectural Historians, Cynthia can also help with National Register listings and preservation plans to help you restore that historic home.

If you live in the Anaheim Colony Historic District in a home built in 1949 or earlier, you may qualify for the Mills Act. You'll need to research your home and write a State of California Primary Record (a "historic survey") to submit to the City. There are several ways to do this survey. One way,

Call Cynthia at (714) 292-0042 or e-mail her at Cynthia_Ward@sbcglobal.net.



"Central" Anaheim Neighborhood Council Meeting

(Yes, "Central" is us)
April 28, 2004

Downtown Community Center
7:00 p.m.

This is a meeting held four times a year to voice your concerns.