

Agent Full

261 Durazno Way, Portola Valley, California 94028

Listing



MLS #: ML81888521
Beds: 3
Baths (F/P): 3 (3/0)
Apprx.Bldg: 2,430 SqFt (Realist*)
Apprx Lot: 22,950 SqFt (Realist*)
Apprx Acr: 0.527 Acres
Age/Yr Blt: 68/1954 (Realist*)
Parcel#: 077-123-260
DOM: 0
LA: [Timothy Pupach](#)
LA Ph: (408) 971-9445
Walk Score: 2
Recent:
04/25/2022 : NEW

[Market Trends & Stats from Aculist 3 Free](#)

[SYMBIUM ADU options](#)

261 Durazno Way, Portola Valley 94028

County: San Mateo
Area: 264 - Ladera
Class: Res. Single Family / Detached
Land Use: SFR
Comm: 2%
L.Type/Service: Exclusive Agency,
Special Info: Not Applicable
Ownership:
Fin Terms:
Public:

Status: **Active**
Orig Price: \$5,300,000
List Price: **\$5,300,000**
Sale Price:
\$/SqFt: \$2,181.07
Zoning: R

Dates
Original: 04/25/2022
List: 04/25/2022
Sale:
COE:
Expires: 07/29/2022
Off Mrkt:
Incorp: No
City Limit:
Possession:

Amazing opportunity to purchase an existing home on one lot and build a new home at the end of a private driveway. The large lots are at the end of a quiet and serene cul-de-sac located in the sought after and rarely available Ladera neighborhood. The existing home is light and bright, oversized two car garage, beautiful grounds and full of potential. The properties have a Portola Valley address and are located in unincorporated San Mateo County with acclaimed Las Lomitas schools. Beautiful surroundings and views from different parts of the properties. Optional membership at Ladera Recreation Center for swimming, tennis, fitness and activities. Stores and restaurants at Ladera Shopping Center at the bottom of the hill, including the excellent Bianchini's Market. Quick access to Hwy. 280 and Stanford University. Both properties must be sold together. APNs 077-123-260 is 22,950 sf and 077-123-270 is 29,838 sf for total of 1.21 acres.

Private: Properties must be sold together. Perfect for 1 large compound or 2 sizable lots. Rare find in Ladera. Please use CAR forms for offers. Showing by appointment only. Property is occupied by owners, no lock box. Please call Tim at 408-656-9841.

Showing & Location

Showing Information

Occupied By: Owner
Show Contact: Tim Pupach
Occupant Nm:
Phone: (408) 656-9841
Instructions: Appointment Only, Call Listing Agent, Do Not Disturb Occupants, Do Not Go Direct, No Sign

Owner: Fichtner David
Show type: Call Agent
Occupant Ph:
Add Instruct:

Gt.Code:

Map
X Street: La Mesa
Directions: Ladera neighborhood

School
Elem: / Las Lomitas Elementary
Middle:
High: **Menlo-Atherton High** / Sequoia Union High

Prop Faces:
Building #:
Features

Accessibility:
Bathroom:
Bedroom:
Communication:
Construct Type:
Cooling: Central AC
Dining Rm: Dining Area in Living Room
Energy Sav:
Ext. Amenities:
Family Room: Separate Family Room
Fence:
Fireplace: Living Room, Primary Bedroom
Flooring:
Foundation: Concrete Slab
Heating: Central Forced Air

Horse: No
Interior:
Kitchen:
Laundry:
Lot Desc: Views -
Other Rooms:
Pool YN: No
Pool / Spa:
Prop Condition:
Roof: Foam
Security:
Soil Condition:
Stories:
Style:
View:

Garage/Parking

Garage: 3
Carport:
Open Parking:
Features: Electric Car Hookup, Gate/Door Opener, Off-Street Parking

Structure(s)

Type:
O.S. Desc:
O.S. Size:

Utilities

Sewer: Sewer - Public
Electricity: Public

Water: Public

Distribution

Consumer Site: Yes VOW-AVM: Yes
Address Format: Show Full Address VOW-Comment: Yes

Documents and Disclosures

Green Rated: TIC Agree:
POS Ord.: Trnsf Tx:
Hazard: NHDS Report
Other: Property Inspection, Subject to 1031 Tax Exchange, Termite Report
Disclosures URL:

Contact Information

LA: Timothy Pupach LA Ph: (408) 971-9445 LA Fx: (408) 971-9444
LA Lic#: 01388908 LA Em: tim@pupachlaw.com
LO: Timothy Pupach Properties (Off.Lic#01388908) LO Ph: (408) 971-9445 LO Fx: (408) 971-9444

History

School Information Source: Lighbox & Greatschools

Click Arrow for School Information

Additional Photos

Disclaimer: The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2022 MLSListings Inc.
*Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.

Tax

Owner Information

Owner Name: Fichtner David Owner Name 2: Bent Woodis Lynn
Tax Billing Address: 261 Durazno Way Tax Billing City & State: Portola Valley Ca
Tax Billing Zip: 94028 Tax Billing Zip+4: 7410
Owner Occupied: 0

Location Information

School District: Sequoia Un Community College District: SAN MATEO JUNIOR
Elementary School District: LAS LOMITAS Census Tract: 613200
Property Carrier Route: C053 Market Area: 264

Estimated Value

RealAVM™: \$2,686,000 RealAVM™ Range High: \$3,035,180
RealAVM™ Range Low: \$2,336,820 Value As Of: 04/15/2022
Confidence Score: 62 Forecast Standard Deviation: 13

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN: 077-123-260 % Improved: 68
Tax Area: 061014
Legal Description: 0.527 AC MOL PAR 1 PARCEL MAP VOL 72/15-16
Exemptions: Homestead

Assessment & Taxes

Assessment Year 2021 2020 2019
Assessed Value - Total \$698,477 \$691,316 \$677,763
Assessed Value - Land \$223,360 \$221,070 \$216,736
Assessed Value - Improved \$475,117 \$470,246 \$461,027
YOY Assessed Change (\$) \$7,161 \$13,553
YOY Assessed Change (%) 1% 2%
Tax Year 2021 2020 2019
Total Tax \$8,909.76 \$8,708.06 \$8,906.40
Change (\$) \$202 -\$198
Change (%) 2% -2%

Characteristics

Land Use County: 1 Family Residence-01 Lot Acres: 0.527
Lot Area: 22,950 Year Built: 1954
Building Sq Ft: 2,430 Total Rooms: 9.000
Bedrooms: 5 Total Baths: 3
Full Baths: 3.000 Heat Type: Central
Cooling Type: None Parking Type: Garage
Garage Capacity: 2

Photos





History

Listing History from MLS
 MLS#: [ML81888521](#)
 Active

[261 Durazno Way Portola Valley 94028](#)

PropType: 1

Change Date	Field Name	Old Value	New Value	Current Pric	Broker Cod	List / Sell Office
04/25/2022	Status		A (\$5,300,000)	\$5,300,000	TPP.1	Timothy Pupach Properties

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Doc. #	Document
10/26/93		\$589,000		Fichtner David	Wood M Darroll & Janet E Trs	182394	Grant Deed
12/29/83		\$353,500		Wood Darroll M	Crisp Michael	143148	Deed (Reg

Parcel Map

