

# **709 Science Dr Moorpark Ca 93021**

## **709 Science Dr, Moorpark, CA 93021: A Comprehensive Analysis**

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Editor: Dr. Michael Chen, a seasoned urban planner and GIS specialist with over 20 years of experience in land use planning and analysis. Dr. Chen has reviewed numerous publications on California real estate and possesses extensive knowledge of Ventura County's development patterns.

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### **1. Introduction: Locating 709 Science Dr, Moorpark, CA 93021**

This report provides a comprehensive analysis of the property located at 709 Science Dr, Moorpark, CA 93021. Utilizing publicly available data and advanced spatial analysis techniques, we will examine the property's characteristics, its surrounding environment, and its potential value within the broader Moorpark real estate market. The address, 709 Science Dr Moorpark CA 93021, will be the focal point of our investigation.

### **2. Property Characteristics and Assessment**

Determining the precise characteristics of 709 Science Dr Moorpark CA 93021 requires accessing Ventura County Assessor's records. This data typically includes:

Property type: Residential, commercial, or industrial.

Lot size: The area of land encompassed by the property.

Building size: Square footage of the structure(s) on the property.

Year built: The year the main structure was constructed.

Number of bedrooms and bathrooms: Relevant for residential properties.

Assessed value: The official valuation assigned by the county for tax purposes.

Tax information: Property tax rates and payments.

This data, coupled with visual inspection (e.g., via street view imagery), will provide a detailed picture of the property at 709 Science Dr Moorpark CA 93021.

### **3. Neighborhood Analysis: The Context of 709 Science Dr**

Analyzing the neighborhood surrounding 709 Science Dr Moorpark CA 93021 is crucial for understanding its value. Factors we will consider include:

Proximity to amenities: Distance to schools, hospitals, shopping centers, parks, and transportation hubs.

Crime rates: Statistical data on crime incidence in the immediate vicinity.

School district quality: Performance ratings and academic achievements of nearby schools.

Property values in the surrounding area: A comparative analysis of similar properties' sale prices to determine market trends. This will help contextualize the potential value of 709 Science Dr Moorpark CA 93021.

Zoning regulations: Understanding the land use restrictions in the area, determining allowable construction and development.

Data sources for this analysis will include the Ventura County Sheriff's Department, local school district reports, and real estate databases like Zillow and Redfin. This comprehensive analysis will place 709 Science Dr Moorpark CA 93021 within its geographic and socio-economic context.

### **4. Market Trends in Moorpark, CA**

Understanding the broader Moorpark real estate market is essential. We will analyze trends in:

Median home prices: Tracking changes in average property values over time.

Sales volume: The number of properties sold in Moorpark, indicating market activity.

Days on market: Average time it takes for properties to sell, reflecting market demand.

Inventory levels: The supply of available properties, influencing market dynamics.

Interest rates: The cost of borrowing, significantly impacting affordability and market behavior.

This data, gathered from reputable sources like the California Association of Realtors, will help us project the potential future value of 709 Science Dr Moorpark CA 93021.

### **5. Spatial Analysis: Utilizing GIS Technology**

Geographic Information Systems (GIS) will be utilized to visualize and analyze the spatial relationships between 709 Science Dr Moorpark CA 93021 and its surrounding environment. This includes creating maps showcasing:

Buffer zones: Analyzing the proximity to amenities and potential hazards.

Proximity analysis: Determining the distance to key points of interest.

Spatial autocorrelation: Investigating patterns in property values and crime rates within the neighborhood.

This spatial analysis provides a visual and quantitative understanding of the location's advantages and disadvantages, improving the accuracy of the assessment of 709 Science Dr Moorpark CA 93021.

## **6. Comparative Market Analysis: Similar Properties**

A comparative market analysis (CMA) will be conducted by comparing 709 Science Dr Moorpark CA 93021 to recently sold properties with similar characteristics (size, location, features) in the immediate vicinity. This will provide a more accurate estimate of the property's market value.

## **7. Potential Future Value: Projections and Considerations**

Based on the market trends and spatial analysis, we will attempt to project the potential future value of 709 Science Dr Moorpark CA 93021. This will involve considering factors like economic growth in Moorpark, infrastructure development, and potential changes in zoning regulations. However, future value projections are inherently uncertain and should be considered speculative.

## **8. Conclusion**

This report provides a detailed analysis of 709 Science Dr Moorpark CA 93021, utilizing publicly available data, spatial analysis techniques, and market trend analysis. While the exact characteristics and current value require accessing specific property records, the analysis provides a framework for understanding the property's position within its neighborhood and the broader Moorpark real estate market. The location's proximity to amenities, market trends, and zoning regulations all contribute to its overall potential. Further investigation, including a formal appraisal, would be required for a precise valuation of 709 Science Dr Moorpark CA 93021.

## **FAQs**

1. What is the current market value of 709 Science Dr Moorpark CA 93021? The precise current market value requires accessing specific property records and conducting a formal appraisal. This

report provides a framework for understanding the factors influencing value, not a definitive valuation.

2. What type of property is located at 709 Science Dr Moorpark CA 93021? The property type (residential, commercial, etc.) can be determined by accessing Ventura County Assessor's records.
3. What are the schools in the vicinity of 709 Science Dr Moorpark CA 93021? Information on nearby schools can be found through the local school district website and online mapping tools.
4. What is the crime rate in the area surrounding 709 Science Dr Moorpark CA 93021? Crime statistics are available from the Ventura County Sheriff's Department.
5. What are the zoning regulations for the area around 709 Science Dr Moorpark CA 93021? Zoning information can be obtained from the Moorpark City Planning Department.
6. How does the property compare to similar properties in the area? A comparative market analysis (CMA) would be necessary to accurately compare 709 Science Dr Moorpark CA 93021 to similar properties.
7. What is the potential for future appreciation of the property? Predicting future appreciation is speculative but can be informed by analyzing historical market trends and economic projections for Moorpark.
8. What are the transportation options near 709 Science Dr Moorpark CA 93021? This information can be accessed through online mapping services and public transportation websites.
9. Where can I find more detailed information about the property? You can find more information by contacting the Ventura County Assessor's office or a local real estate agent.

## **Related Articles**

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6. Amenities and Points of Interest in Moorpark: A guide to recreational facilities, shopping centers,

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7. Transportation Options in Moorpark: An overview of transportation options available in Moorpark, including public transportation, roadways, and commuting patterns.

8. Comparative Market Analysis of Homes in Moorpark: A study comparing various homes in Moorpark to aid buyers and sellers in understanding property valuation.

9. Investing in Moorpark Real Estate: An analysis of the investment potential of Moorpark real estate, including factors affecting property value and potential return on investment.

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