

PROPERTY PROFILE



Date: 02/04/2025
Property: 229 W MACDONALD AVE,
RICHMOND, CA 94801-2966
APN: 538-161-013-7
County: CONTRA COSTA



Subject Property Location

Property Address 229 W MACDONALD AVE
City, State & Zip RICHMOND, CA 94801-2966
County CONTRA COSTA COUNTY
Mailing Address 2641 VALE RD, SAN PABLO, CA 94806-3815
Census Tract 3770.00
 Thomas Bros Pg-Grid

Report Date: 02/04/2025
 Order ID: R172937470

Property Use Retail Stores (Personal Services, Photography, Travel)
Parcel Number 538-161-013-7
Latitude 37.935951
Longitude -122.366993

Legal Description Details Subdivision Name: RICHMOND TRACT 17 Tract No: 17 Brief Description: RICHMOND TRACT 17 F

Current Ownership Information *Source of Ownership data: Recorder Information

Primary Owner Name(s)	CHABAD JEWISH CENTER OF RICHMOND,	Sale Price	\$345,000
		Sale Date	
Vesting		Recording Date	12/27/2024
		Recorder Doc #	2024- 137981
		Book/Page	

Latest Full Sale Information

Primary Owner Name(s)	CHABAD JEWISH CENTER OF RICHMOND,	Sale Price	\$345,000
		Sale Date	12/23/2024
Vesting		Recording Date	12/27/2024
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Financing Details at Time of Purchase
 No financing details available

Property Characteristics

	Bedrooms		Year Built	1904	Living Area (SF)	2,001
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	\$172/SF
	Total Rooms	1	Stories/Floors	1 Story	Lot Size (SF/AC)	2,710/.06
	Construction Type		No. of Units	1	Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Commercial	View	View - None	Elevator	
	Land Use	Retail Stores (Personal Services, Photography, Travel)			Zoning	

Assessment & Taxes

	Assessment Year	2024	Tax Year	2024	Tax Exemption	
	Total Assessed Value	\$94,901	Tax Amount	\$2,732.26	Tax Rate Area	8-131
	Land Value	\$50,615	Tax Account ID	538-161-013-7		
	Improvement Value	\$44,286	Tax Status	Delinquent		
	Improvement Ratio	46.67%	Delinquent Tax Year	2024		
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



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Area Sales Analysis					
Total Area Sales/ Count	\$10,693,000/ 20	Median # of Baths	1	Median Lot Size (SF/AC)	4,294 /.1
Price Range - 2 years	\$145,000 - \$1,250,000	Median # of Bedrooms	3	Median Year Built	1942
Age Range	3 - 123	Median Living Area (SF)	1,076	Median Value	\$494,500
Median Age	83	Median Price (\$/SF)	\$446/SF		

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	12/27/2024	\$345,000	\$172	2,001	1			1904	2,710/.06		
1		458 5TH ST	10/10/2024	\$560,000	\$370	1,515	6	3	2.5	1991	2,825/.06		0.2
2		131 3RD ST	10/16/2024	\$420,000	\$446	941	6	3	1	1902	4,560/.1		0.2
3		145 5TH ST	08/20/2024	\$785,000	\$261	3,004	4			1964	5,625/.13		0.21
4		516 BARRETT AVE	08/05/2024	\$390,000	\$271	1,437	7	3	1.5	1922	4,294/.1		0.22
5		127 CHANSLOR AVE	10/22/2024	\$145,000			0				4,294/.1		0.23
6		555 4TH ST	10/31/2024	\$400,000	\$394	1,016	7	3	1	1942	5,400/.12		0.25
7		116 W BARRETT AVE	09/12/2024	\$1,250,000	\$193	6,486	8			1914	5,280/.12		0.26
8		590 5TH ST	10/15/2024	\$480,000	\$475	1,011	6	2	1	1919	2,295/.05		0.33
9		517 OHIO AVE	08/30/2024	\$375,000	\$469	800	0			1940	3,750/.09		0.37
10		124 9TH ST	10/03/2024	\$580,000	\$660	879	6	2	1	1912	5,000/.11		0.41
11		30-32 9TH ST # 32	01/15/2025	\$580,000	\$322	1,800	0			1990	5,000/.11		0.44
12		717 ELM AVE	11/01/2024	\$440,000	\$400	1,100	6	4	2	1972	3,800/.09		0.44
13		721 6TH ST	08/09/2024	\$415,000	\$457	908	5	2	1	1917	2,500/.06		0.52
14		142 12TH ST	08/16/2024	\$440,000	\$476	925	7	3	2	1912	2,825/.06		0.54
15		709 PENNSYLVANIA AVE	11/20/2024	\$650,000	\$360	1,808	7	4	3	2022	2,500/.06		0.54
16		729 7TH ST	08/29/2024	\$525,000	\$513	1,023	6	3	1	1948	5,000/.11		0.55
17		750 5TH ST	01/14/2025	\$589,000	\$545	1,080	5	2	1	1948	5,000/.11		0.55
18		905 FLORIDA AVE	10/11/2024	\$500,000	\$465	1,076	6	3	2	1910	3,800/.09		0.55
19		625 MAINE AVE	10/17/2024	\$489,000	\$563	868	5	3	1	1956	2,500/.06		0.57
20		733 MAINE AVE	11/22/2024	\$680,000	\$282	2,415	3			1959	5,000/.11		0.59



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Report Date: 02/04/2025
 Order ID: R172937472

Property Use Retail Stores (Personal Services, Photography, Travel)
Parcel Number 538-161-013-7

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	12/27/2024	Deed	Grant Deed	\$345,000	2024- 137981	CHABAD JEWISH CENTER OF RICHMOND	AHDOOT, IRINA; FROLOVA, IRINA
2	12/27/2024	Deed	Intra-family Transfer or Dissolution		2024- 137980	AHDOOT, IRINA	AHDOOT, DANIEL
3	06/24/2010	Deed	Trustee's Deed (Certificate of Title)	\$50,000	2010-126204	FROLOVA, IRINA	ARTLOFT REDEVELOPMENT CORPORATION
4	05/20/2010	Pre-Foreclosure	Notice of Sale	\$180,000	2010-101193	ARTLOFT REDEVELOPMENT CORP	
5	01/28/2010	Foreclosure	Notice of Rescission		2010-018812		
6	01/28/2010	Pre-Foreclosure	Notice of Default	\$180,000	2010-018810	ARTLOFT REDEVELOPMENT CORPORATION	
7	01/20/2010	Pre-Foreclosure	Notice of Default	\$180,000	2010-012190	ARTLOFT REDEVELOPMENT CORPORATION	
8	07/23/2008	Mortgage	Commercial Loan	\$180,000	2008-163311	ARTLOFT REDEVELOPMENT CORP	






Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		


Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	2024- 137981	Partial Interest Transferred	
	Sale Date	12/23/2024	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$345,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/27/2024	Property Use	
	Buyer 1	CHABAD JEWISH CENTER OF RICHMOND	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	2641 VALE RD, SAN PABLO, CA 94806-3815
	Seller 1	AHDOOT, IRINA	Seller 1 Entity	Married Woman	Seller Mailing Address	
	Seller 2	FROLOVA, IRINA	Seller 2 Entity	Who Acquired Title As	Legal City/ Muni/ Township	CITY OF RICHMOND
	Legal Recorder's Map Ref	MB C PG 65	Legal Subdivision	RICHMOND TRACT	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	CHICAGO TITLE COMPANY	


Transaction Details (cont.) (2)

Transfer						
	Transaction ID	2	Recorder Doc Number	2024- 137980	Partial Interest Transferred	
	Transfer Date	12/23/2024	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/27/2024	Property Use	
	Buyer 1	AHDOOT, IRINA	Buyer 1 Entity	Married Woman	Buyer Vesting	Surviving Tenant by the Entirety
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	5441 E VIA BUENA VIS, PARADISE VALLEY, AZ 85253-2123
	Seller 1	AHDOOT, DANIEL	Seller 1 Entity	Married Couple	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	CITY OF RICHMOND
	Legal Recorder's Map Ref	MB C PG 65	Legal Subdivision	RICHMOND TRACT	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	CHICAGO TITLE COMPANY	
Transfer						
	Transaction ID	3	Recorder Doc Number	2010-126204	Partial Interest Transferred	
	Sale Date	06/22/2010	Document Type	Deed	Type of Transaction	Forced Sale
	Sale Price	\$50,000	Document Description	Trustee's Deed (Certificate of Title)	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/24/2010	Property Use	
	Buyer 1	FROLOVA, IRINA	Buyer 1 Entity	Beneficiary or Creditor	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	508 EL CAMINO REAL APT 5, BURLINGAME, CA 94010-5140
	Seller 1	ARTLOFT REDEVELOPMENT CORPORATION	Seller 1 Entity	Trustor or Debtor	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	RICHMOND
	Legal Recorder's Map Ref	MAP C PG65	Legal Subdivision	RICHMOND TRACT	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	FIRST AMERICAN TITLE COMPANY	
Foreclosure Sale Scheduled						
	Transaction ID	4	Recorder Doc Number	2010-101193	Original Loan Amount	\$180,000
	TS/Case #		Document Type	Pre-Foreclosure	Origination Document #	2008-163311
	Trustor(s) Name	ARTLOFT REDEVELOPMENT CORP	Document Description	Notice of Sale	Origination Recording Date	07/23/2008
	Trustee / Contact Name		Recording Date	05/20/2010	Unpaid Balance	
	Mailing Address		Auction Place of Sale	725 COURT ST, MARTINEZ	Contract Date	05/17/2010
	Phone Number		Auction Date	06/17/2010	Publish Date	
Foreclosure Cancellation						
	Transaction ID	5	Recorder Doc Number	2010-018812	Original Loan Amount	
	TS/Case #		Document Type	Foreclosure	Origination Document #	
	Trustor(s) Name		Document Description	Notice of Rescission	Origination Recording Date	
	Trustee / Contact Name		Recording Date	01/28/2010	Foreclosure Cancellation Date	01/26/2010
	Mailing Address		Phone Number		Publish Date	
Foreclosure 1st Legal Action						
	Transaction ID	6	Recorder Doc Number	2010-018810	Original Loan Amount	\$180,000
	TS/Case #	201-058093	Document Type	Pre-Foreclosure	Origination Document #	2008-163311
	Trustor(s) Name	ARTLOFT REDEVELOPMENT CORPORATION	Document Description	Notice of Default	Origination Recording Date	07/23/2008
	Trustee / Contact Name	PLM LENDER SERVICES INC	Recording Date	01/28/2010	Beneficiary Name	NOT GIVEN
	Mailing Address	46 N 2ND ST, CAMPBELL, CA 95008	Foreclosure 1st Legal Date		Delinquent Amount	\$197,554
	Phone Number	408-370-4030	Publish Date		Delinquent Amount As of	01/26/2010

Transaction Details (cont.) (3)
Foreclosure 1st Legal Action

	Transaction ID	7	Recorder Doc Number	2010-012190	Original Loan Amount	\$180,000
	TS/Case #	201-058093	Document Type	Pre-Foreclosure	Origination Document #	2008-163311
	Trustor(s) Name	ARTLOFT REDEVELOPMENT CORPORATION	Document Description	Notice of Default	Origination Recording Date	07/23/2008
	Trustee / Contact Name	PLM LENDER SERVICES INC	Recording Date	01/20/2010	Beneficiary Name	NOT GIVEN
	Mailing Address	46 N 2ND ST, CAMPBELL, CA 95008	Foreclosure 1st Legal Date		Delinquent Amount	\$194,051
	Phone Number	408-370-4030	Publish Date		Delinquent Amount As of	01/19/2010

Mortgage

	Transaction ID	8	Recorder Doc Number	2008-163311	Recorder Book/Page	
	Mortgage Date	07/17/2008	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$180,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	07/23/2008	1st Periodic Cap Rate	
	Origination Lender Name	IRINA FROLOVA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	ARTLOFT REDEVELOPMENT CORP	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					



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 Order ID: R172937473

Property Use Retail Stores (Personal Services, Photography, Travel)
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Subject Property					
Address	229 W MACDONALD AVE, RICHMOND, CA 94801			APN	538-161-013-7
Owner	CHABAD JEWISH CENTER OF RICHMOND,			Lot Size (SF/AC)	2,710/.06
Bedrooms	0	Year Built	1904	Living Area (SF)	2,001
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #1					
Address	225 MACDONALD AVE, RICHMOND, CA 94801			APN	538-161-014-5
Owner	CHIEM JONATHAN			Lot Size (SF/AC)	2,710/.06
Bedrooms	0	Year Built	1968	Living Area (SF)	2,000
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #2					
Address	239 W MACDONALD AVE, RICHMOND, CA 94801			APN	538-161-011-1
Owner	CHIEM JONATHAN			Lot Size (SF/AC)	6,000/.14
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #3					
Address	201 MACDONALD AVE, RICHMOND, CA 94801			APN	538-161-021-0
Owner	VAUGHNS BESSIE M (TRE)			Lot Size (SF/AC)	17,363/.4
Bedrooms	0	Year Built	1929	Living Area (SF)	7,209
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #4					
Address	327 3RD ST, RICHMOND, CA 94801			APN	538-161-010-3
Owner	DING, XIAO XI; DING, ANDY ZHENG EN			Lot Size (SF/AC)	3,000/.07
Bedrooms	2	Year Built	1924	Living Area (SF)	1,116
Bathrooms/Partial	1	Garage/No. of Cars	Garage/1	Phones	

Nearby Neighbor #5					
Address	301-303 MACDONALD AVE # 303, RICHMOND, CA 94801			APN	538-162-020-1
Owner	SANCHEZ ARMANDO			Lot Size (SF/AC)	3,523/.08
Bedrooms	0	Year Built	1906	Living Area (SF)	3,864
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #6					
Address	324 2ND ST, RICHMOND, CA 94801			APN	538-161-018-6
Owner	VAUGHNS BESSIE M (TRE)			Lot Size (SF/AC)	6,000/.14
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #7					
Address	331-333 3RD ST # 333, RICHMOND, CA 94801			APN	538-161-020-2
Owner	CLARKE BENJAMIN H			Lot Size (SF/AC)	6,000/.14
Bedrooms	3	Year Built	1924	Living Area (SF)	1,326
Bathrooms/Partial	2	Garage/No. of Cars	Garage/1	Phones	

Nearby Neighbor #8					
Address	301 MACDONALD AVE # 303-303, RICHMOND, CA 94801			APN	538-162-013-6
Owner	SANCHEZ ARMANDO			Lot Size (SF/AC)	2,685/.06
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #9					
Address	313 W MACDONALD AVE, RICHMOND, CA 94801			APN	538-162-012-8
Owner	RICHMOND CITY OF			Lot Size (SF/AC)	2,685/.06
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address	334 2ND ST, RICHMOND, CA 94801			APN	538-161-019-4
Owner	CONTRERAS JOSE LOPEZ			Lot Size (SF/AC)	6,120/.14
Bedrooms	3	Year Built	2002	Living Area (SF)	1,888
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #11					
Address	312 3RD ST, RICHMOND, CA 94801			APN	538-162-021-9
Owner	SANCHEZ ARMANDO			Lot Size (SF/AC)	3,000/.07
Bedrooms	0	Year Built		Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	230-234 MACDONALD AVE # 234, RICHMOND, CA 94801			APN	538-190-005-8
Owner	ETIENNE JACQUES & FABIOLA (TRE)			Lot Size (SF/AC)	6,468/.15
Bedrooms	0	Year Built	1922	Living Area (SF)	3,480
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #13					
Address	320 3RD ST, RICHMOND, CA 94801			APN	538-162-016-9
Owner	ESCOBAR GUMERCINDO J GARCIA; PEREZ BRENDA LETICIA LUIS			Lot Size (SF/AC)	3,000/.07
Bedrooms	3	Year Built	1904	Living Area (SF)	886
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	200-224 MACDONALD AVE # 224, RICHMOND, CA 94801			APN	538-190-030-6
Owner	BAY AREA RESCUE MISSION			Lot Size (SF/AC)	20,517/.47
Bedrooms	0	Year Built		Living Area (SF)	27,834
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #15					
Address	324 3RD ST, RICHMOND, CA 94801			APN	538-162-017-7
Owner	RAMIREZ, JOSE A; MICHEL RAMIREZ, MARIA			Lot Size (SF/AC)	3,000/.07
Bedrooms	2	Year Built	1924	Living Area (SF)	1,080
Bathrooms/Partial	2	Garage/No. of Cars	Garage/1	Phones	



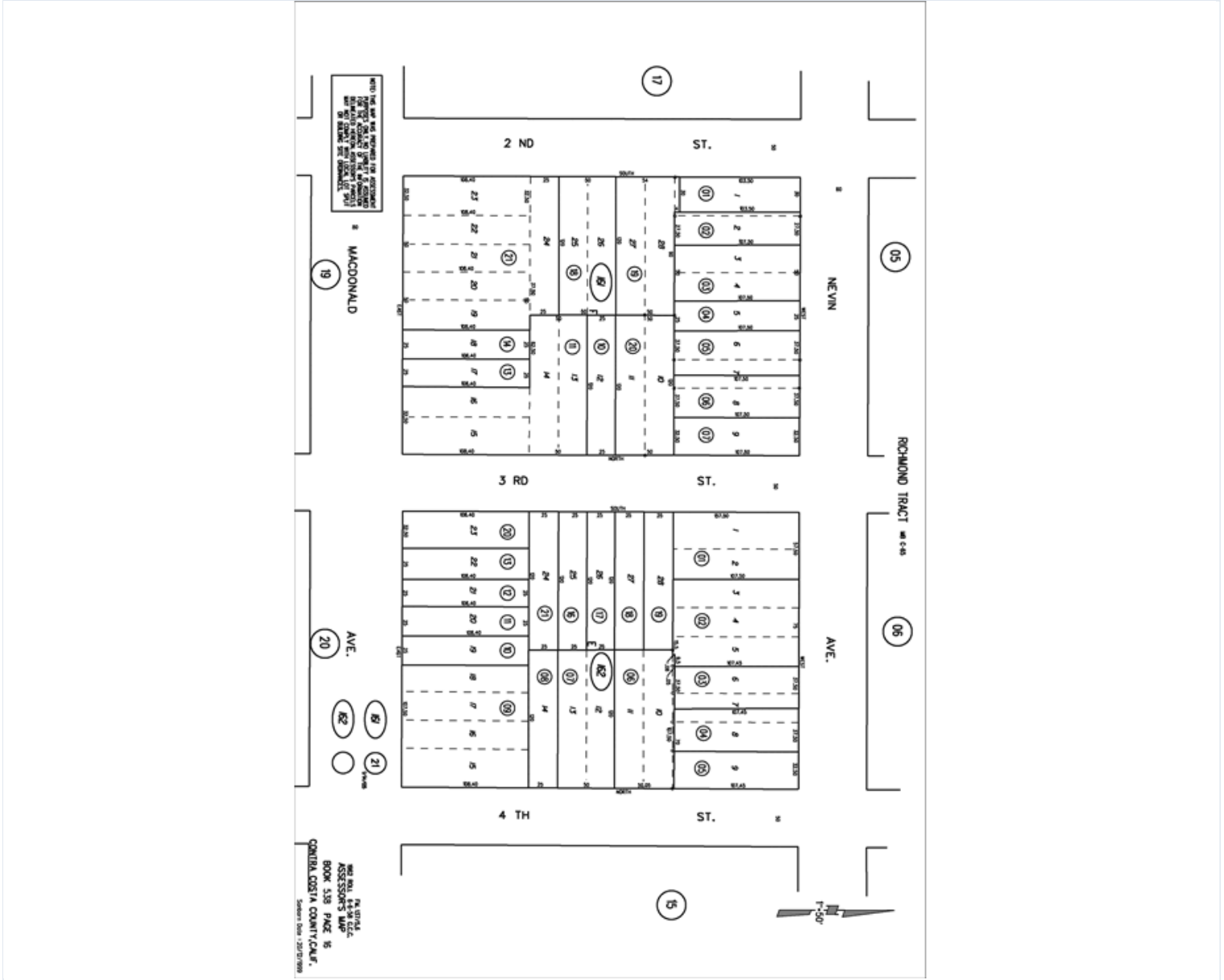
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County CONTRA COSTA COUNTY

Report Date: 02/04/2025

Order ID: R172937475

Parcel Number 538-161-013-7



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