

# 3730 Brookside Drive, Martinez CA 94553

3 bed 1 bath 1,222 square feet. .25 Acer Lot

[Email: Jason Wheeler for more details](mailto:jason@jasonwheeler.biz)



Jason Wheeler

925-285-2172

[jason@jasonwheeler.biz](mailto:jason@jasonwheeler.biz)



"The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification."



## 3730 Brookside Drive, Martinez CA 94553

3 Bed 1 Bath 1,222 sq Feet .27 Acre

Staging seen here is not currently in home. Vacant and move in ready. 2 free standing units in back yard for shop, office, gym, extra room, or storage.

[CLICK HERE FOR MAP](#) Call or [Email Jason Wheeler](#) 925-285-2172









































Your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.

## 3730 Brookside Drive, Martinez, CA 94553

**C2 FINANCIAL CORPORATION**  
**Jason Wheeler**  
 Sr. Loan Consultant  
 925-285-2172



Mortgage Information	Scenario	Scenario	Scenario	Scenario
Purchase Price	\$549,000	\$549,000	\$549,000	\$549,000
Down Payment	20 %	10 %	5 %	3.5 %
Loan Program 1st Mortgage	30 YR 20% Conv	30 YR 10% LPMI	30 YR 5% LPMI	FHA 30 YR 3/5%
Loan Amount	\$439,200	\$494,100	\$521,550	\$537,732
Interest Rate	4.125 %	4.5 %	4.625 %	3.875 %
APR	4.239 %	4.606 %	4.729 %	4.767 %
APR May Increase After Consummation	No	No	No	No
Interest Only	No	No	No	No
Term (years)	30	30	30	30
<b>Monthly Payment</b>				
1st Mortgage	\$2,128.58	\$2,503.53	\$2,681.49	\$2,528.61
Property Taxes & Insurance	\$655.13	\$655.13	\$655.13	\$655.13
Mortgage Insurance	\$0.00	\$0.00	\$0.00	\$353.19
<b>Total</b>	<b>\$2,783.71</b>	<b>\$3,158.66</b>	<b>\$3,336.62</b>	<b>\$3,536.93</b>
<b>Funds Needed to Close</b>				
Down Payment	\$109,800.00	\$54,900.00	\$27,450.00	\$19,215.00
Loan Fees	\$1,690.00	\$1,690.00	\$1,690.00	\$1,690.00
Title Fees	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Prepaid Items & Reserves	\$4,380.64	\$4,452.83	\$4,529.26	\$4,559.35
Financed Closing Costs	\$0.00	\$0.00	\$0.00	(\$7,946.78)
<b>Total</b>	<b>\$119,370.64</b>	<b>\$64,542.83</b>	<b>\$37,169.26</b>	<b>\$21,017.57</b>

**C2 Financial**  
 Jason Wheeler  
 Loan Officer  
 NMLS ID # 242672  
 25 Crescent Dr #513  
 Pleasant Hill, CA 94523  
 (925) 285-2172  
 jason@jasonwheeler.biz



Rates effective as of 3/5/2017 and subject to change. APR may vary. Not all borrowers qualify for all programs, must meet underwriting guidelines and are subject to credit review and approval. This does not constitute a commitment to lend. For mortgage loans other than fixed loans, it is possible that the borrower's payment may increase substantially after consummation. The disclosed closing costs are estimates. Actual closing costs and the portion paid by Seller may vary. The information contained is subject to change without notice. Member FDIC. Equal Housing Lender.





PROPERTY REPORT

# 3730 Brookside Dr, Martinez, CA 94553



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Presented by

**Jason Wheeler**

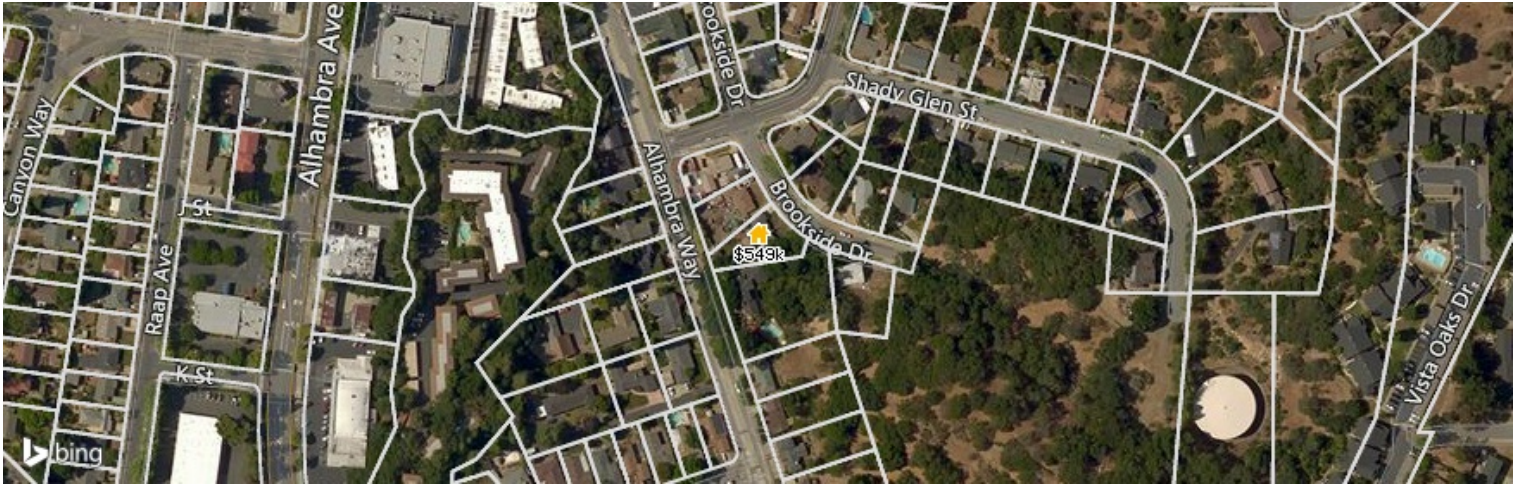
California Real Estate License: 01458438

Work: (925) 285-2172 | Fax: (925) 226-4927

Cal State Realty Services  
25 Crescent Drive A #513  
Pleasant Hill, CA 94523



# 3730 Brookside Dr, Martinez, CA 94553



Legend: 🏠 Subject Property

**FOR SALE**

Active: 2/23/2017

List Price

**\$549,000**

List Date: 2/23/2017  
Days in RPR: 15

Current Estimated Value

**\$546,680**

Last RVM® Update: 2/14/2017

RVM® Est. Range: \$486,546 – \$606,814

RVM® Confidence: ★★★★★☆

📈 RVM® Change - Last 1 Month: \$880

📈 RVM® Change - Last 12 Months: 5.54%

Your Comp Analysis

**\$551,898**

Last Edited: 3/10/2017

\$452 Price per Sq. Ft.

Your Comp Analysis Range

**\$460,042 – \$704,162**

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Home Facts

## Public Remarks

Discover how good life can be at this Alhambra Oaks charmer. Ready for move in and turn key, this 3 bed 1 bath has been updated throughout within the last 5 years. Two free standing units with operating electrical. 2 Great spaces for shop, gym, office, or extra room and storage.

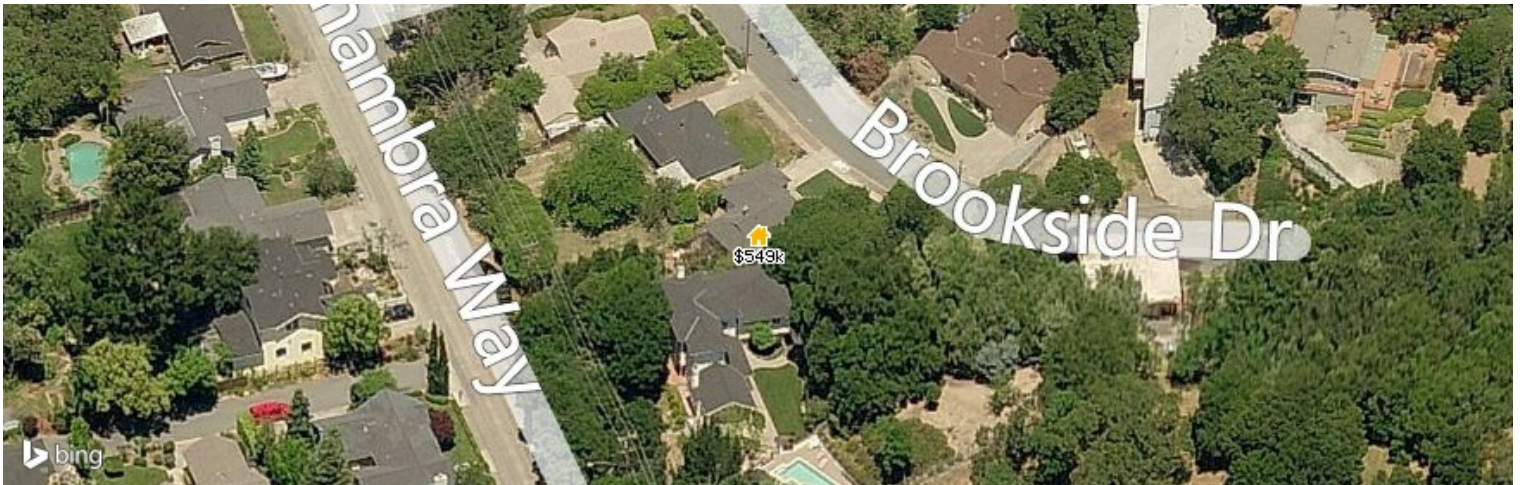
Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Detached	-
Bedrooms	2	3	-
Total Baths	1	1	-
Full Baths	1	1	-
Living Area (sq ft)	1,222	1,222	-
Lot Size	0.27 acres	0.27 acres	-
Lot Dimensions	11925 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	1	-
Pool	-	None	-
Year Built	1950	1950	-
Total Rooms	5	5	-
Roofing	-	Composition Shingle	-
Heating	-	Forced Air	-
Cooling	-	Ceiling Fans, Central Air Conditioning	-
Fireplaces	-	2	-
Basement	B	-	-
Exterior Walls	-	Stucco	-
Number of Stories	1 story with basement	One Story	-

## Homeowner Facts

Owner Name (Public)	Pratt, Curtiss S; Pratt, Kelly
Mailing Address	3730 Brookside Dr Martinez CA 94553-3905
Vesting	CR,HW
Owner Occupied	Yes



# Extended Home Facts



Legend: 🏠 Subject Property

## Interior Features

<b>Cooling</b>	Ceiling Fans, Central Air Conditioning
<b>Fireplace</b>	Living Room, Master Bedroom
<b>Floor</b>	Laminate
<b>Heating</b>	Forced Air
<b>Kitchen</b>	Counter - Stone
<b>Laundry</b>	Dryer, Washer
<b>General</b>	Dryer, Garage Door Opener
<b>Room Details</b>	Bonus/Plus Room, Dining Area

## Interior Details

<b>Lower/Basement</b>	328 sq ft
<b>1st Floor Finished</b>	1222 sq ft
<b>Garage</b>	328 sq ft

## Exterior Features

<b>Roof</b>	Composition Shingle
<b>Pool</b>	None
<b>Parking</b>	Attached Garage, Garage Parking
<b>Sewer</b>	Public Sewer
<b>Levels</b>	One Story
<b>Special</b>	None
<b>General</b>	Back Yard, Fenced, Front Yard, Patio Enclosed
<b>Lot Size Features</b>	Court

## Exterior Details

<b>Site Influence</b>	NO VIEW
<b>Lot Size - Square Feet</b>	11925 sq ft
<b>Lot Size - Acres</b>	0.274 ac

## Location Details

<b>Subdivision</b>	Alhambra Oaks
<b>Area Description</b>	Martinez
<b>Walkability Score (out of 5)</b>	Overall: 2   Amenity: 2   Leisure: 2.3

## Schools (based on location)

<b>Elementary School</b>	John Muir Elementary School
<b>Middle School</b>	Martinez Junior High School
<b>High School</b>	Alhambra Senior High School
<b>School District</b>	Martinez Unified School District

## Property Photos





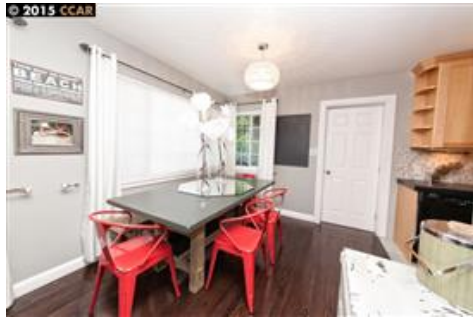




# Historical Photos











# Comparative Analysis

**1 Confirm the Property Facts**  
*Your realtor confirmed the property facts for this property so they could be used in selecting homes.*



**2 Average of Comps**  
*Comps form the foundation of this analysis. Your agent has selected key comps for you to review.*

**\$522,558**  
 Range: \$460,042 – \$586,802  
 (or \$428 per sq. ft.)

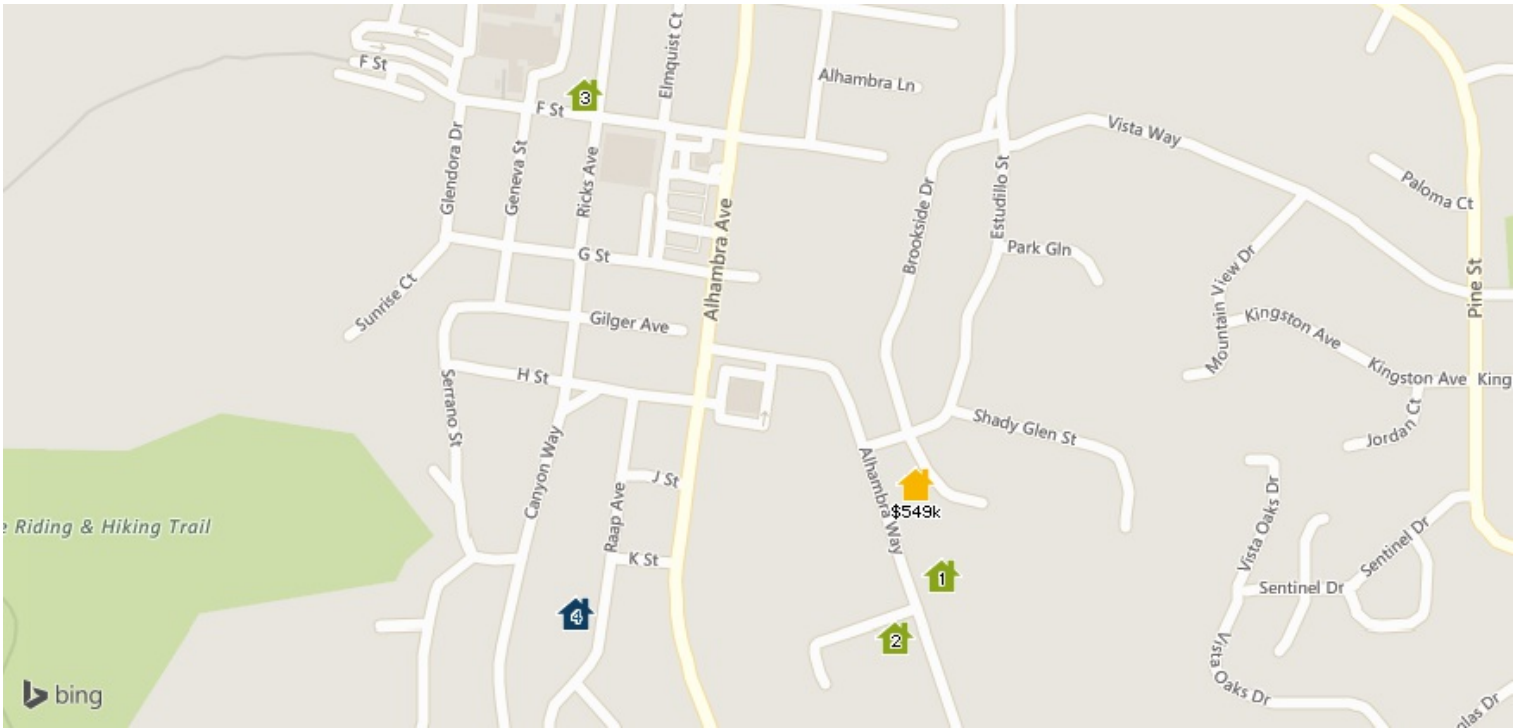
**3 Adjustments**  
*Your agent has some insight into how your home relates to these comps that have adjusted the result.*

**+\$29,340**

**4 Adjusted Value**

**\$551,898**  
 Range: \$460,042 – \$704,162  
 (or \$452 per sq. ft.)  
 Last Updated: 3/10/2017

# Comps and Adjustments



LEGEND: Subject Property Pending Active Distressed Recent Sale Off Market

## This Property



FOR SALE	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
3730 Brookside Dr Martinez, CA 94553	-	15 days	2/23/2017 List Date	\$549,000 List Price	\$449	1,222 sq ft	0.27 acres	3	1	1950

## Listings

PENDING	Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
PENDING	3828 Raap Ave Martinez, CA 94553	.24 Mi. W	39 days	1/30/2017 List Date	\$577,500 List Price	\$376	1,534 sq ft	7,125 sq ft	4	2	1951	Same →

## Recently Sold

RECENTLY SOLD	Address	Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built	Comp vs Subject
RECENTLY SOLD	3831 Alhambra Way Martinez, CA 94553	.06 Mi. S	55 days	2/15/2017 Sold Date	\$485,000 Sold Price	\$480	1,010 sq ft	0.3 acres	3	2	1948	Worse ↓





**RECENTLY SOLD**

.1 Mi. S 72 days 12/20/2016 \$636,600 \$417 1,527 sq ft 6,000 sq ft 3 2 1956 Same ➔  
Sold Date Sold Price

644 Linden Ln  
Martinez, CA 94553



**RECENTLY SOLD**

.35 Mi. NW 142 days 12/14/2016 \$440,000 \$437 1,007 sq ft 4,450 sq ft 3 1 1944 Same ➔  
Sold Date Sold Price

241 F St  
Martinez, CA 94553

# Property History

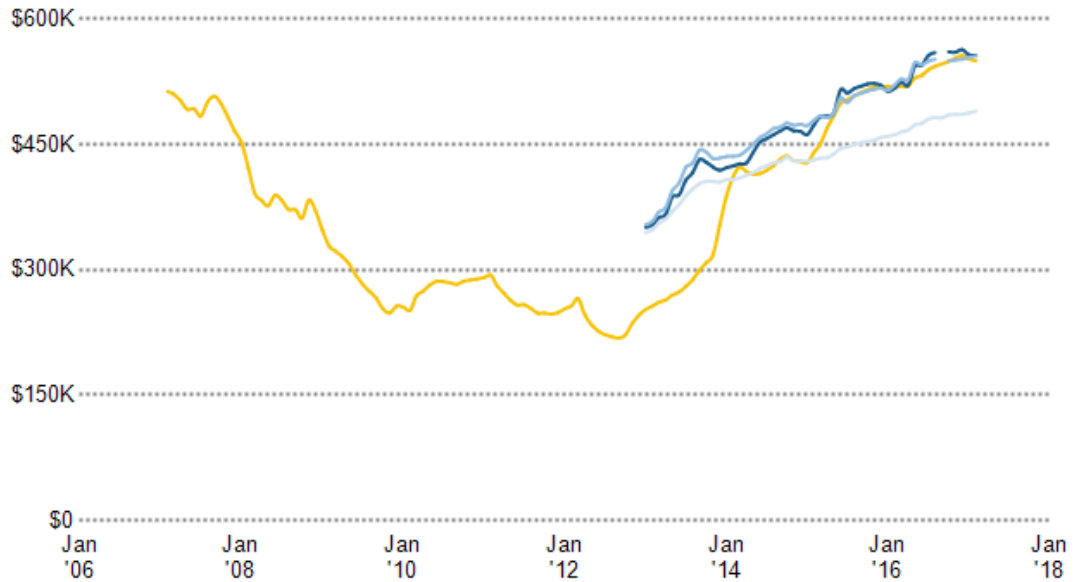
## Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 94553
- Contra Costa County
- California



## Sales History

Sales Date	Sales Amount	Price per sq. ft.
4/3/2015	\$531,000	\$435
10/31/2012	\$267,500	\$219
10/29/2002	\$300,000	\$245

## Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$188,836	\$350,261	\$539,097	\$6,538
2015	\$44,365	\$229,716	\$274,081	\$3,652
2014	\$43,496	\$225,217	\$268,713	\$3,652
2013	\$43,300	\$224,200	\$267,500	\$3,536
2012	\$74,097	\$140,403	\$214,500	\$2,872
2011	\$82,042	\$155,458	\$237,500	\$3,034
2009	\$87,397	\$165,603	\$253,000	—
2008	\$116,383	\$220,527	\$336,910	—
2007	\$108,101	\$216,203	\$324,304	—
2006	\$105,982	\$211,964	\$317,946	—
2005	\$103,904	\$207,808	\$311,712	—

## Legal Description

Parcel Number: 376-192-007-7      Zoning: —      Census Tract: 060133190.006001      Abbreviated Description: LOT:174 ALHAMBRA OAKS #2 LOT 174      City/Municipality/Township: Martinez, CA 94553



## Mortgage Records

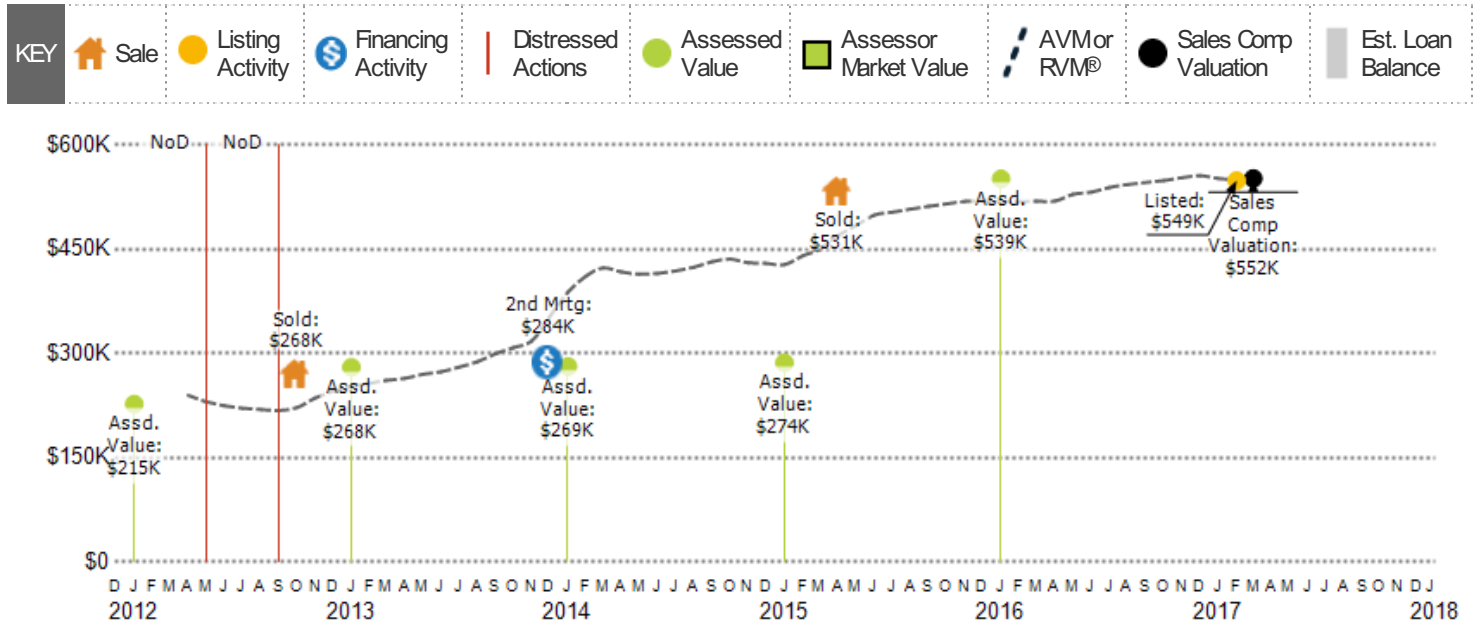
Recording Date	12/18/2013	4/29/2005	5/21/2004	6/26/2003
<b>Borrower Name</b>	NAOMI M LEWIS, ALEX MAURICIO	KRISTOFFER FAVAREILLE	KRISTOFFER FAVAREILLE	KRISTOFFER FAVAREILLE
<b>Vesting Type</b>	Joint Tenants	–	–	–
<b>Lender Name</b>	INTERBANK MORTGAGE CO	WELLS FARGO BANK NA	WASHINGTON MUTUAL BANK FA	FREMONT BANK
<b>Lender Type</b>	Mortgage company	Bank	Bank	Bank
<b>Loan Amount</b>	\$284,000	\$317,000	\$280,000	\$221,000
<b>Document Number</b>	2013-289989	2005-152190	2004-193272	2003-304104
<b>Loan Type</b>	New Conventional	Fannie Mae/Freddie Mac	Unknown	Unknown
<b>Contract Date</b>	12/11/2013	4/20/2005	5/10/2004	6/17/2003
<b>TD Due Date</b>	1/1/2029	5/1/2035	6/1/2034	7/1/2033
<b>Finance Type</b>	–	–	Adjustable Rate	–
<b>Interest Rate</b>	–	–	4.12%	–

## Deed Records

<b>Recording Date</b>	4/3/2015
<b>Document Type</b>	Grant Deed
<b>Sales Price</b>	\$531,000
<b>Sales Price Code</b>	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
<b>Buyer Name</b>	CURTISS S PRATT, KELLY PRATT
<b>Buyer ID</b>	Husband and Wife
<b>Seller Name</b>	NAOMI M LEWIS, ALEX MAURICIO
<b>Seller ID</b>	Husband and Wife
<b>Document #</b>	2015-062227
<b>City Transfer Tax</b>	–
<b>County Transfer Tax</b>	\$584
<b>Total Transfer Tax</b>	–
<b>Contract Date</b>	3/31/2015
<b>Inter-family Transfer</b>	–

## Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

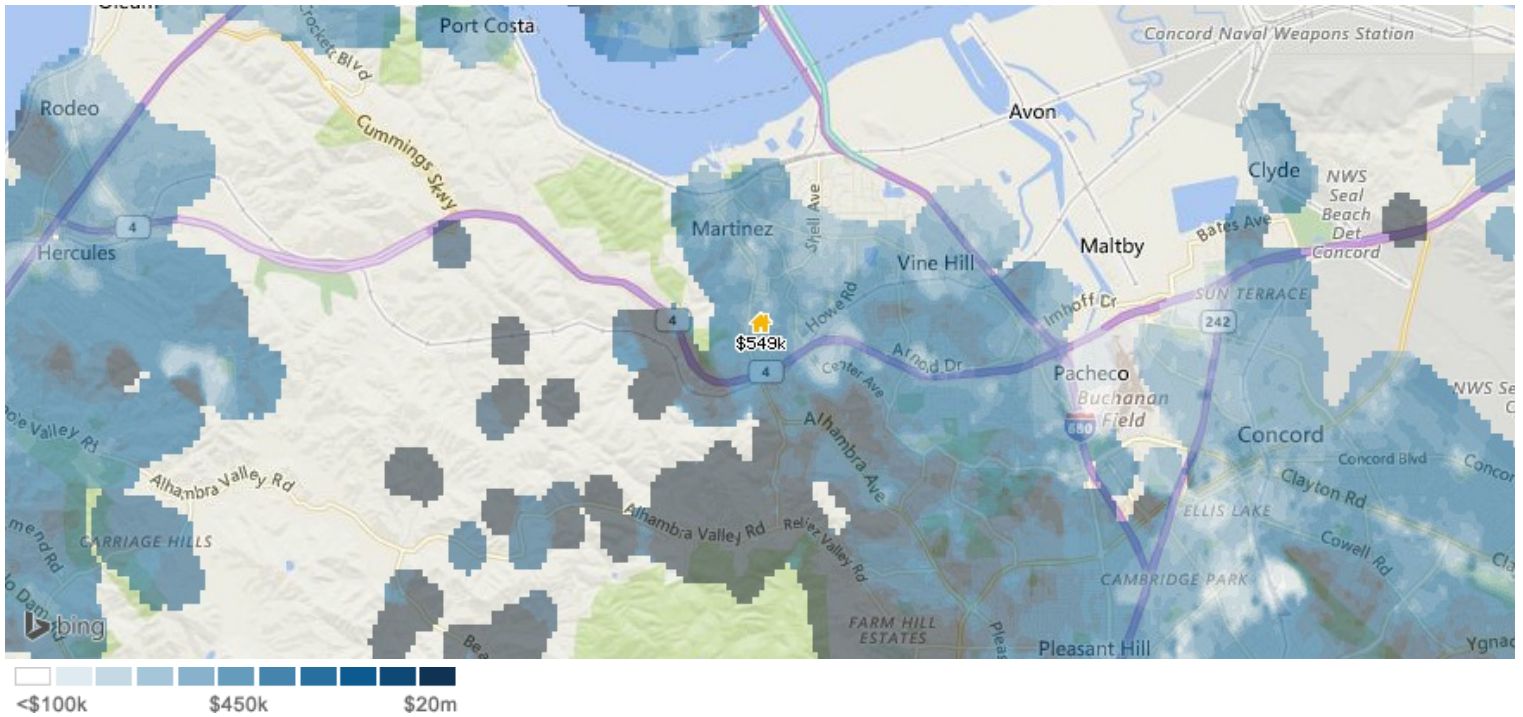
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

## Price Change History

Change Date	Description	New List Price	% Change
2/23/2017	-	\$549,000	-

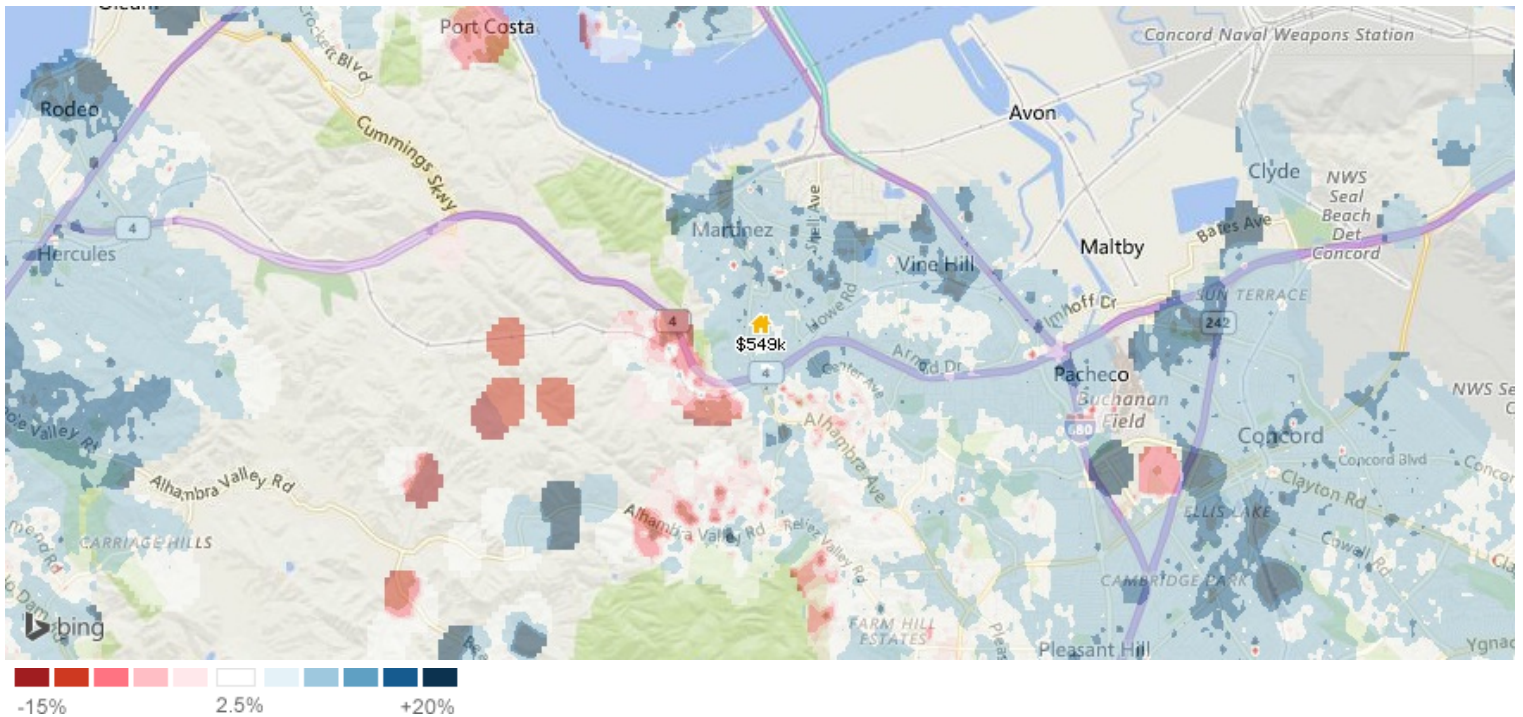


Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

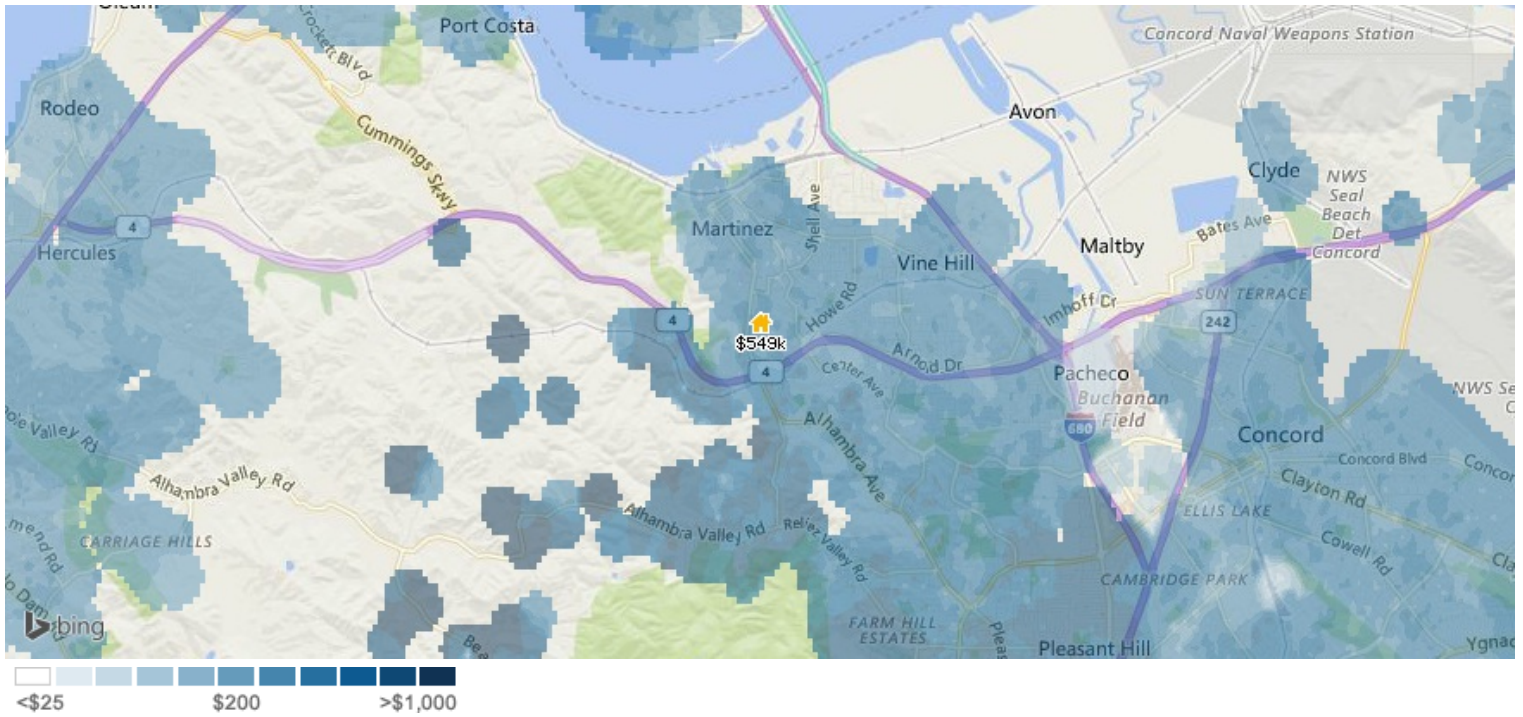
12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.



### Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### Flood Zone

**This property is in Flood Zone: X (unshaded), Low Risk**

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.



# Neighborhood: Housing Stats and Charts

	94553	Contra Costa County	California	USA
<b>Median Estimated Home Value</b>	\$556K	\$556K	\$490K	\$225K
<b>Estimated Home Value 12-Month Change</b>	+7.6%	+6.6%	+6.1%	—
<b>Median List Price</b>	\$590K	\$530K	\$450K	\$85.9K
<b>List Price 1-Month Change</b>	-0.7%	+0.1%	—	-2.4%
<b>List Price 12-Month Change</b>	+7.3%	+9.2%	+8.4%	+1.2%
<b>Median Home Age</b>	48	42	44	45
<b>Own</b>	66%	65%	54%	64%
<b>Rent</b>	34%	35%	46%	36%
<b>\$ Value of All Buildings for which Permits Were Issued</b>	—	\$304M	\$9.12B	\$102B
<b>% Change in Permits for All Buildings</b>	—	-15%	+2%	+2%
<b>% Change in \$ Value for All Buildings</b>	—	+7%	+18%	+7%

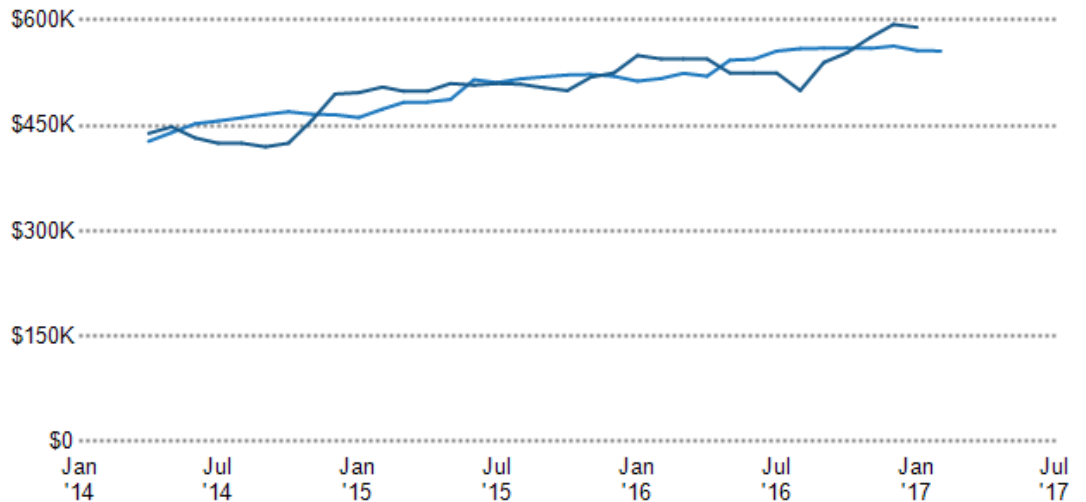
## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



## Median Sales Price vs. Sales Volume

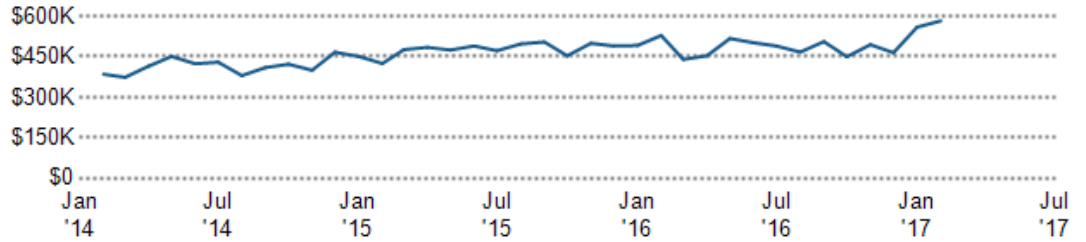
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

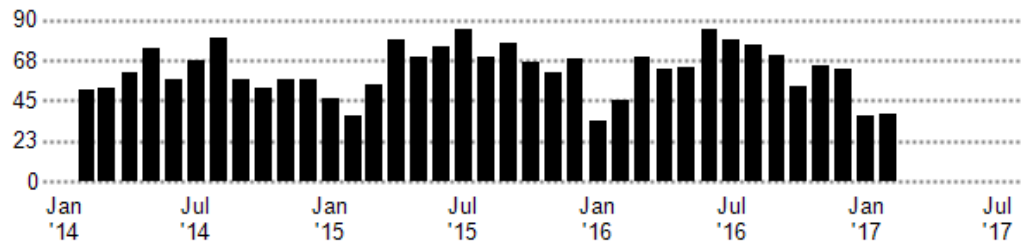
Update Frequency: Monthly

■ Median Sales Price  
■ Sales Volume

Median Sales Price



Sales Volume



## Median Listing Price vs. Listing Volume

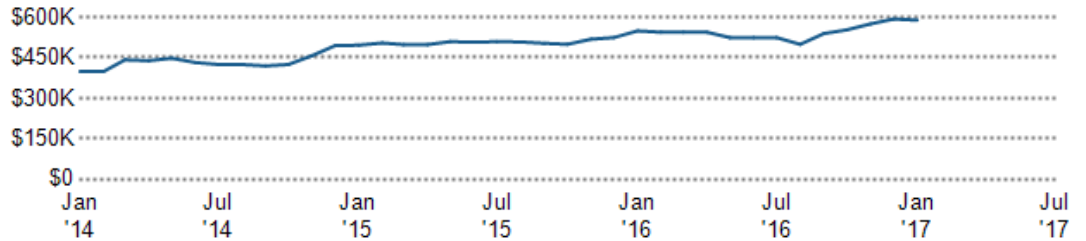
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

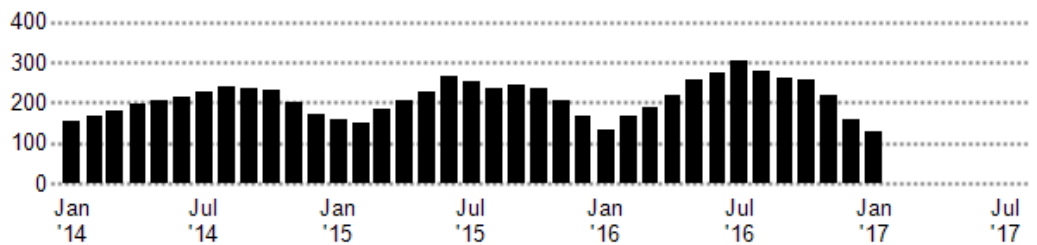
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

Median List Price



Listing Volume



## Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type





## Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings



## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps



## Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House  
■ Comps

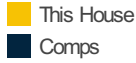


## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



### This House

\$447 **1**

### Comps

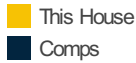
> \$195 **14**

## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly



### This House

\$547K **1**

### Comps

> \$350K **14**

## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



### This House

67 yrs **1**

### Comps

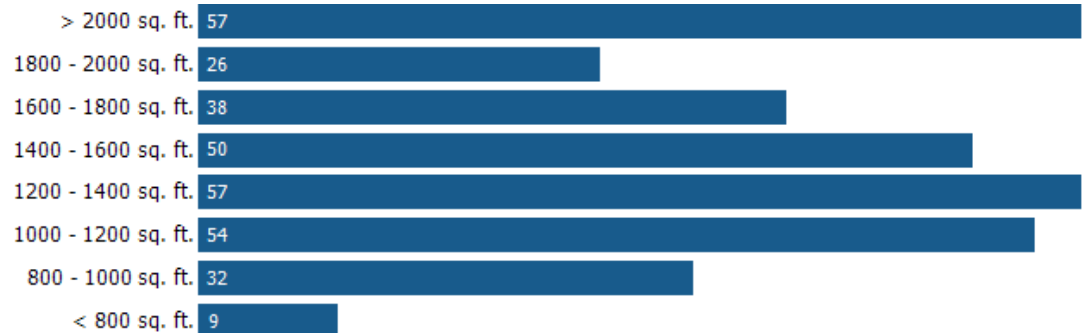
> 50 yrs **14**

## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



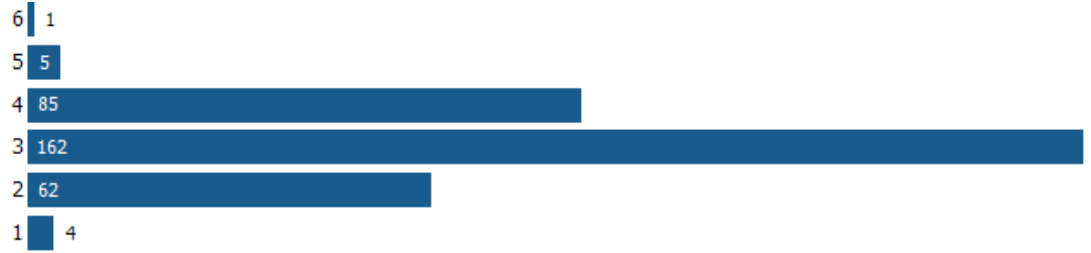


## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



■ Sales Count by Bedroom

# Neighborhood: People Stats and Charts

	94553	Contra Costa County	California	USA
<b>Population</b>	47.6K	1.1M	38.4M	317M
<b>Population Density per Sq Mi</b>	777	1.53K	247	—
<b>Population Change since 2000</b>	+3.6%	+15.5%	+13.4%	+12.5%
<b>Median Age</b>	42	39	36	38
<b>Male / Female Ratio</b>	49%	49%	50%	49%
<b>High School Graduate</b>	21%	19%	21%	28%
<b>2-Year Degree</b>	36%	31%	30%	29%
<b>Bachelor Degree</b>	23%	25%	20%	19%
<b>Post-graduate Degree</b>	11%	14%	12%	11%

## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94553



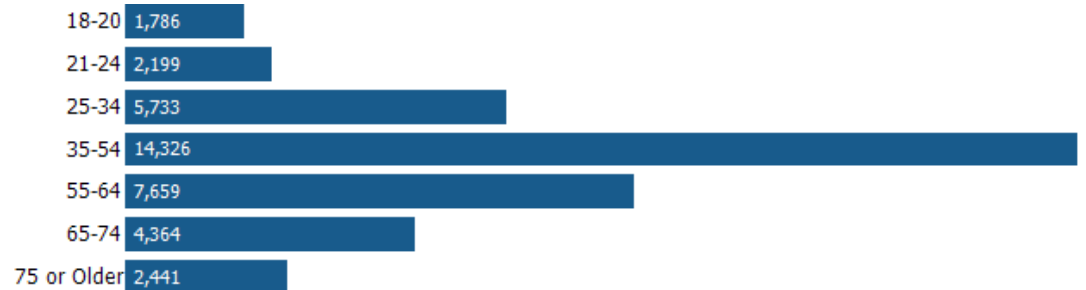
## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94553



## Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 94553





## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 94553



## Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



# Neighborhood: Economic Stats and Charts

	94553	Contra Costa County	California	USA
<b>Income Per Capita</b>	\$38,885	\$39,313	\$30,318	\$28,930
<b>Median Household Income</b>	\$82,652	\$80,185	\$61,818	\$53,889
<b>Unemployment Rate</b>	–	4%	5%	4.7%
<b>Unemployment Number</b>	–	22.1K	964K	7.53M
<b>Employment Number</b>	–	534K	18.2M	152M
<b>Labor Force Number</b>	–	557K	19.2M	160M

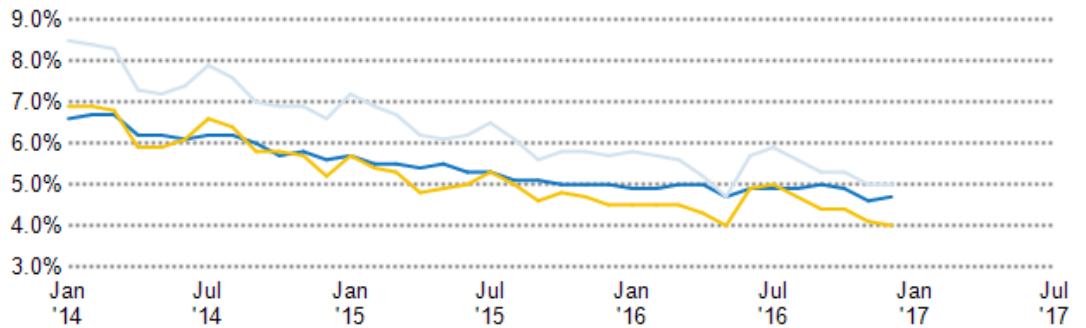
## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Contra Costa County
- California
- USA



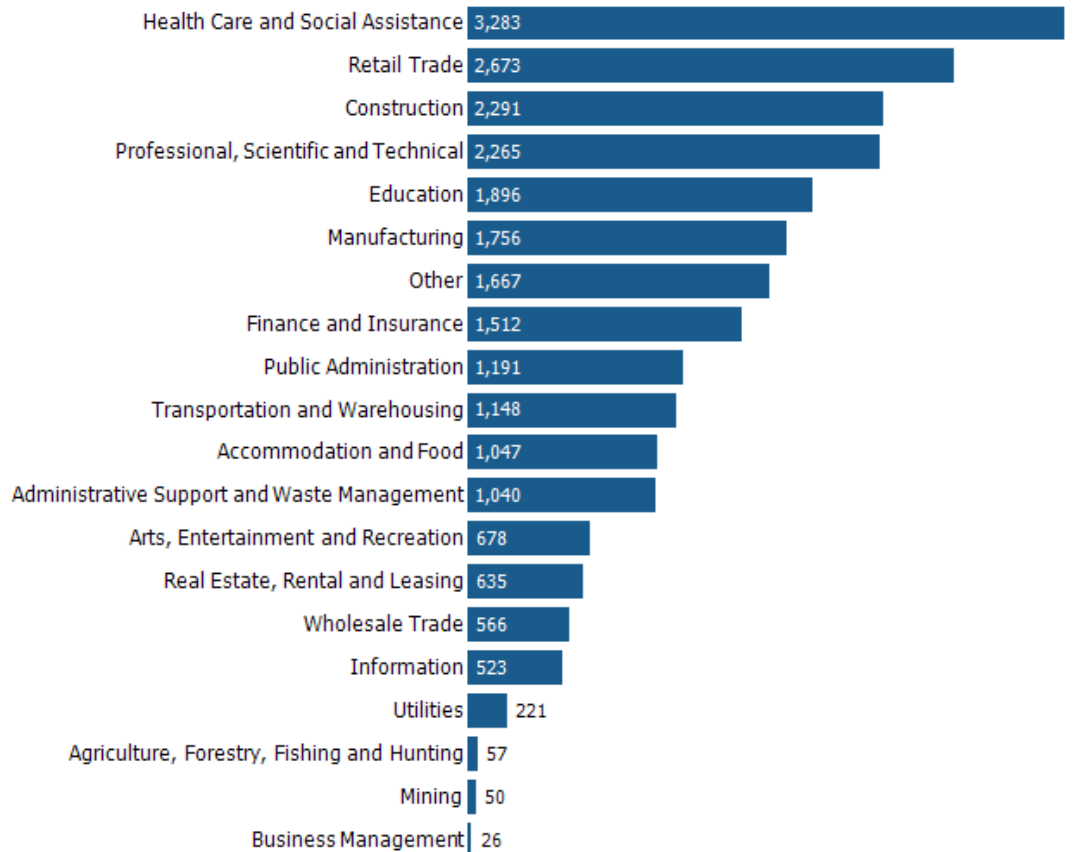
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 94553



# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 94553

	94553	Contra Costa County	California	USA
Elevation (in feet)	410	451	2,807	–
Annual Rainfall (in inches)	22.6	19.07	23.4	–
Annual Snowfall (in inches)	1.02	1.02	19.1	–
Days of Full Sun (per year)	165	165	159	–
Travel Time to Work (in minutes)	–	35	28	26
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1	–	–
Superfund Sites	0	4	144	2,315
Brownfield Sites	No	Yes	Yes	Yes

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

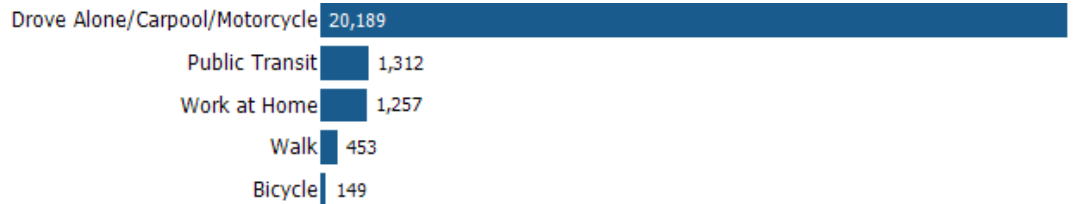


### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually





# School: John Muir Elementary School

## School Details

**Name**  
John Muir Elementary School

**Address**  
205 Vista Way  
Martinez, CA 94553

**Phone**  
(925) 335-5850

**School District**  
Martinez Unified School District

**Grades Served**  
K-5

## GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

John Muir Elementary School

**7** out of 10

Martinez

**N/A** out of 10

## School Facts

This School

Total Enrollment	<b>434</b>
Students in Free or Reduced Price Lunch Program	<b>45%</b>

## Grade 3 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

This School

## Grade 4 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

This School

## Grade 5 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

## Grade 5 California Standards Test



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

## Grade All California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

# Community Ratings for this School

Based on 11 Reviews



**Rating: 5** ★★★★★

Posted: 8/18/2014 by parent

We LOVE JME! The teachers and staff are wonderful and friendly. We had the best principal around the last two years. This year we are getting a new principal and I've been told she is very good too! The parents are very involved at this school and there are many wonderful activities. The music and P.E. program are awesome! As a parent I feel very confident with my children's education here at this school. Everyone is very close knit yet very welcoming to new families. The parents are not all uppity and hoity toity, just regular nice folk. I would highly recommend JME.

**Rating: 5** ★★★★★

Posted: 10/24/2013 by parent

I have an affinity toward John Muir Elementary school because it was the school I attended and I really loved my educators and principal. Putting aside my childhood experience and entering the school as a parent with specific expectations and unknown expectations, I am impressed with the teachers, community support and the principal. Our experienced Kindergarten teacher has mastered her teaching craft. She guides her 30 children through an entire learning experience by her consistency in keeping the children focused, organized, well mannered, creatively thinking, academically thinking, and good old fashion playing. Although the class size is large, I am pleasantly surprised that para-educators and family volunteers come in to help throughout the day and during specific learning periods. I have noticed many parents are enthusiastically involved with the school projects and fundraisers as well, which directly affects students positively. The principal is present, pleasant and easy to talk with. I was more excited than my Kindergarten to start school and I'm glad I wasn't let down. It's important for me to feel comfortable and I feel right at home with the school.

**Rating: 5** ★★★★★

Posted: 10/11/2012 by parent

John Muir is a fantastic place to educate my 3 children. Due to the reviews being from several years ago, I felt it important to add a more recent and correct account of JME. The teachers are top-notch, some of the best around. I feel comfortable with any of my daughters being placed in any classroom. We have an amazing new principal who is bringing new ideas and technology to the forefront. PE and music are covered by a dynamic pair of instructors. Although it is rated only a 6 out of 10, it is a misleading score in what is provided for our students. We moved recently and found a house in the same area mainly because we wanted our children to remain at JME.

**Rating: 5** ★★★★★

Posted: 7/29/2009 by parent

great school, caring, resourceful. My son loves the children and the teachers. Well structured and lots of parent involvement. We enjoy all the school activities and different things our child is influenced by.

**Rating: 2** ★★☆☆☆

Posted: 6/6/2009 by parent

My son attended K thru 2nd grade in the past couple of years. The first couple of years were good. I was satisfied with his teachers. 2nd grade was a nightmare. He had two teachers covering his class. This created a lot of confusion and gaps in communication. He started having behavioral problems because he was so bored. I worked very hard to try to get him into a GATE program. This program was not available at this school. I asked if the teachers could give him something to do that would challenge him more. They did not want to spend the extra time or energy to do this. I had several meetings with the principle. She was very flippant and talked over me the whole time. She also snapped at the receptionist several times while I was there. I felt sorry for the people who have to work with her.

**Rating: 3** ★★★☆☆

Posted: 4/9/2009 by parent

-

**Rating: 5** ★★★★★

Posted: 4/5/2009 by other

Except for the funding shortage common to all public schools in California, this is a great school with a strong principal and mostly dedicated teachers.

**Rating: 5** ★★★★★

Posted: 11/29/2007 by parent

-



Rating: 4 

Posted: 10/2/2007 by parent

I am very pleased with my family's overall experience with John Muir Elementary. We have an outstanding principal who exudes strength and competency in the leadership of our school. She is highly efficient in utilizing all resources available to our school and she has shown dedication to enhancing the quality of our children's education. John Muir Elementary has quality teachers who are dedicated to providing opportunities for your child to learn.

Rating: 3 

Posted: 10/1/2007 by parent

Quality seems to be low all the way around. In some of the academic programs, many children do not benefit from the programs as they are unable to accommodate all levels and all children. Safety is not taken serious enough. Many of the teachers are excellent, but hope you don't get one of the bad ones or your child will suffer for it. Unwilling to change teachers if re-curing problems.

Rating: 5 

Posted: 5/15/2007 by parent

The school is very friendly and when the parents get involved there is more than enough for them to do. I believe the problems start at home.

# School: Martinez Junior High School

## School Details

**Name**  
Martinez Junior High School

**Address**  
1600 Court Street  
Martinez, CA 94553

**Phone**  
(925) 335-5820

**School District**  
Martinez Unified School District

**Grades Served**  
6-8

## GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Martinez Junior High School  
**7** out of 10

Martinez  
**N/A** out of 10

School Facts	This School
Total Enrollment	<b>978</b>
Students in Free or Reduced Price Lunch Program	<b>32%</b>

## Grade 6 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

This School

## Grade 7 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

This School

## Grade 8 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

## Grade 8 California Standards Test



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

## Grade All California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

# Community Ratings for this School

Based on 19 Reviews





**Rating: 5** ★★★★★

Posted: 3/24/2015 by parent

I moved my daughter from Concord to Martinez at the end of her 5th grade year to get her into this school. I couldn't have asked for a better transition. She immediately made good friends and the kids that I know are very nice, well behaved and great students. My daughter loves her teachers and staff and doesn't have many complaints. I've been very pleased with this school and the teachers. They are very helpful and respond promptly via email to concerns regarding assignments. The staff genuinely care about the students. I know I made the right decision to bring her to this district!

**Rating: 5** ★★★★★

Posted: 4/28/2014 by parent

My daughter is a graduating senior at Alhambra HS, who also attended MJHS. We are very satisfied with the education she's received at both schools. The science program at MJHS is particularly outstanding and comprehensive, providing a solid base for students who desire to pursue future studies in science. Thanks to the substantial preparation both schools provided my daughter, I'm proud to say, she'll be majoring in Biology this coming Fall!!

**Rating: 3** ★★★☆☆

Posted: 3/10/2014 by other

This is a very good school but there is a lot of bullying and middle school children who are mistreating and we need to have add more extra after school programs and keep are kids from bullying and doing drugs maybe the grades would improve more then they all ready have but we need to tell them that this is unacceptable and push thrm teacher need to be more involved

**Rating: 5** ★★★★★

Posted: 8/6/2012 by parent

MJHS is probably the best school i could put my kids into but the dress code is a bit over the top like the "no holes in pants" but other than the dress code good school.

**Rating: 5** ★★★★★

Posted: 5/30/2012 by other

I am a student here at MJHS and I LOVE it. Though it might have a bad reputation, it's a fabulous school. At MJHS, there are some just FABULOUS teachers, not to mention the principal. She tells you how it is and runs an extremely organized and efficient school. MJHS offers both advanced and support classed in the subjects of Math and English Language Arts. It offers many extracurricular programs, such as basketball, wrestling, golf, track and field, Earth club, student government, and the annual school play and talent show. The campus is beautiful and well groomed, and, while it does have a computer lab and smart boards in every room, the school is not taken over by technology like many schools are these days. I think that it is the best and most well-funded school in the district. I love this school!

**Rating: 1** ★☆☆☆☆

Posted: 2/1/2011 by parent

On the surface the MUSD staff act like they have your child's best interest in mind, but after 5 years in Spec. Ed. my child still has not/ is not receiving any of the support, or modifications that they themselves say they will provide! When I did inquire about things, I was greeted with 'carbon copy' answers, followed by my child being treated harsher than before. Yeah, they sound like they're competent and innovative, but the truth is they are completely useless, if not harmful to your child's development. Never have I seen such lousy instructional performances and I should know, I have been involved with Spec.Ed for over 25 years. Most of all I feel awful for placing my child into their care. Don't make the same mistake I did—find another place for your child! Somewhere that understands the importance of providing a positive learning environment. MUSD is NOT that place!

**Rating: 1** ★☆☆☆☆

Posted: 12/15/2009 by parent

The counselors at this school are amazing and they generally care about the children. I wish I could say the same for the rest of the staff at this school; there seems to be a consensus that all is well in this school district but that is far from true. There is a reason why this school has had falling test scores for the last two years, our child was at this school, and needed special accommodations. The teachers like to play games with those accommodations and we had the same experience at John Muir el. ; so instead of playing more games with the system we are sending our child to private school. We should have done this years ago; Martinez is a great city just don't trust the schools to educate your child.

**Rating: 5** ★★★★★

Posted: 7/25/2009 by student

**Rating:** 5 

Posted: 3/13/2009 by student

Mjhs is a really great school the teachers there really care about your education and going to college in a few years i recomend this school for your child to go to.

**Rating:** 4 

Posted: 2/23/2009 by parent

Martinez Junior High is a great school. i really feel like my daughter is getting the education she needs to succeed in life.

**Rating:** 3 

Posted: 9/22/2008 by parent

-

**Rating:** 4 

Posted: 6/1/2008 by parent

This is an excellent school with a good level of parent involvement. Beautiful campus.

**Rating:** 5 

Posted: 11/3/2007 by student

-

**Rating:** 5 

Posted: 10/19/2007 by parent

-

**Rating:** 5 

Posted: 7/30/2007 by student

The Martinez Junior High School is an excellent school! We have great sports programs which the girls and boys basketball teams did fairly well (the class of 2007) and the other grades did well too. Also the girls 8th grade team this past year did very good going 10-0 and bringing home the league tournament first place trophy. The teachers are great but the dress code here is very strict. But it is a beautiful environment and I was very lucky to attend there.

**Rating:** 4 

Posted: 7/9/2007 by student

Martinez jr. High school is like any other school. The education staff there may be some of the best I've seen, but by the cost of it being practically the only public middle school in the area, so many kids struggle because they can't get the special attention they need from teachers.

**Rating:** 4 

Posted: 3/16/2007 by parent

-

**Rating:** 5 

Posted: 12/14/2006 by parent

My son has thrived at MJHS during his three year attendance there. Teachers are excellent and the curriculum is strong

**Rating:** 4 

Posted: 12/8/2006 by parent

On one of the most beautiful middle school campus sites in the Bay Area is MJHS. With a new principal and vice principal on board the changes have been amazing. The teachers truly care about the children. They are taking steps to help our kids academically by leveling students and enrolling them in more than one period of math or english. Parents are quick to jump in and help out whenever needed. My children have truly thrived in this environment.

# School: Alhambra Senior High School

## School Details

**Name**  
Alhambra Senior High School

**Address**  
150 E Street  
Martinez, CA 94553

**Phone**  
(925) 335-5810

**School District**  
Martinez Unified School District

**Grades Served**  
9-12

## GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Alhambra Senior High School

**8** out of 10 

Martinez

**N/A** out of 10 

## School Facts

This School

Total Enrollment	<b>1181</b>
Students in Free or Reduced Price Lunch Program	<b>23%</b>

## Grade 10 California High School Exit Exam



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

## Grade 10 California Standards Test



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School



### Grade 11 California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

### Grade All California Assessment of Student Performance and Progress



The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually

 This School

## Community Ratings for this School

Based on 14 Reviews

4 out of 5 

**Rating: 5** 

Posted: 5/15/2014 by student

Alhambra is a great school. There isn't trouble unless you go looking for it. The lunch is horrible though, the pizza tastes like glue... However there many great teachers on campus (I'll admit a handful of not so great ones), and everyone is very welcoming. This is easily the best school in the area. Although sometimes teachers and ASB go overboard with school pride, there are many opportunities for leadership, sports (we aren't really a "sports" school) and there are clubs galore. It is a rather large school though, with upwards of 3,000 students, however if you need help, counselors are sure you will get it.

**Rating: 4** 

Posted: 6/24/2013 by parent

Alhambra high school is a great school! My daughter just finished her sophomore year and is excelling in her classes and has always been able to get in AP classes and honor classes with no problems. School is beautiful & teachers are wonderful. Some more helpful than others but no school is perfect. CST are high and Alhambra high school has a great rating. I went to Alhambra myself in the late 80's when the school wasn't rated well. The school district has really but a lot of work into building Alhambra into the school it is today!

**Rating: 4** ★★★★★

Posted: 8/13/2012 by parent

Alhambra High School is a great school. It has provided my daughter with many educational opportunities that were not available through LAUSD. She has been with the Alhambra school district since fourth grade when I transferred her over. She has improved dramatically since and has excelled in areas she was once backed-up in. Overall, it has been a pleasant and pleasing experience for her and for us as parents to see that she's come so far. I recommend Alhambra High to other parents.

**Rating: 5** ★★★★★

Posted: 10/8/2009 by parent

Great atmosphere, loyal alumni, concerned staff.

**Rating: 1** ★☆☆☆☆

Posted: 3/30/2009 by parent

—

**Rating: 5** ★★★★★

Posted: 11/29/2008 by student

I love this school!!!! I look forward to going, not only to see the close young population of Martinez, but also because my teachers turn the curriculum into something to look forward to! I couldn't imagine a school I'd rather go to.

**Rating: 5** ★★★★★

Posted: 8/13/2008 by student

This school is one of the best schools in the area, and is located in a scenic area.

**Rating: 4** ★★★★★

Posted: 5/21/2008 by student

I went to alhambra for 4 years, and it's a great school. People complain about how the classes are spread out, but after you first few months there you get the layout figured out pretty quickly, and you're able to get there with enough time, and if not then maybe you needed to cut down on visiting with your friends. As for the teachers, they're great, they do everything they can to help you, if you want it. And then there are some that don't care, but they're pretty few. It's a mixed school, with a wide diversity of students. Also it's a pretty quiet school, you still do have some problems from time to time, but not many. The test scores don't necessarily reflect the quality of education there, due to the fact that after a while as a student you get fed up with all the standardized testing.

**Rating: 5** ★★★★★

Posted: 3/10/2008 by parent

—

**Rating: 4** ★★★★★

Posted: 11/18/2007 by parent

I am a parent of a Sophomore. I just want to say how wonderful the teachers are. My son is so motivated by them. They really try and help my son do his best. I can't say enough about them. The counselors work hard for your child. The office staff is wonderful too! Keep up the good work!

**Rating: 5** ★★★★★

Posted: 11/17/2007 by other

—

**Rating: 5** ★★★★★

Posted: 9/4/2007 by parent

—

**Rating: 4** ★★★★★

Posted: 12/8/2006 by parent

Alhambra High School has had a bad rap for too many years. It is a beautiful school with a fantastic principal and caring staff. The curriculum is second to none and they continue to try and reach the diverse population at their specific levels and make them as successful as they possibly can.

**Rating: 5** ★★★★★

Posted: 9/29/2006 by parent

Alhambra is a very good school. I just went to open house a couple of days ago, and all of my daughters teachers are great! I made all of the bells too. High school campuses are fairly large, and classes are never grouped together. Back in the 70's when I was in hs, my pe class and my history class were on either end of the campus. That's why they give you 10 minutes between classes to get there. It's unfortunate that some parents have a chip on their shoulder and must bring a school down because their child might not be living up to their expectations. My daughter is thriving and is a straight A student. She loves alhambra because she participates and gets involved in the community. I give alhambra straight A's....