

**PINTO LAKE ESTATES MOBILE HOME PARK  
(ALL AGE-LEASED SPACE)**

**ADDRESS** 789 Green Valley Road, Watsonville, CA 95076  
**MANAGER** John and Mary Copenharve **HOURS** full time  
**TELEPHONE** 724-3333  
**APN** 050-041-50 **CENSUS TRACT** 1225.98  
**PANEL** 060353 0385B, 4/15/86 **FLOOD ZONE** C  
**OWNERSHIP**  Fee  Leased **YEARS REMAINING IF LEASED**  
**REMAINING ECONOMIC LIFE OF PARK** 45-50  
**POTENTIAL FOR REDEVELOPMENT** not likely  
**TOPOGRAPHY** mostly level  
**DRAINAGE** appears adequate  
**VIEW INFLUENCE** no views

**PUBLIC UTILITIES**

Electric  Gas  Water  Sewer  Underground

**OTHER UTILITIES**

**PARK CONDITION**  Good  Average  Fair  Poor

**YEAR BUILT** 1973 **RATING** **RESIDENTS** 0% Adult 100% Family  
**GOOD**

**DENSITY** 177 Spaces 17+- Acres 10.5+- Spaces Per Acre

**COACH MIX** 42 Singles, 24% 132 Doubles, 74% 3 Triples, 2%

**VACANCIES** 0 Spaces, 0% 0 Coaches, 0%

**SPACE RENTAL RANGE** \$310.00 To \$425.00 Per Month

**COACH VALUE RANGE** \$77,500 To \$231,000

**PREDOMINANT COACH VALUE** \$115,000 to \$190,000

**COACH AGE RANGE** 1 To 37 Years **PREDOMINANT COACH AGE** 23-30  
Years

**PREDOMINANT CONDITION AND QUALITY OF COACHES** Mostly fair to average  
quality coaches in average to good condition.

**NUMBER OF UNITS IN PARK NOW FOR SALE** 9 active listings+dealer sales

<input checked="" type="checkbox"/> Fenced	<input type="checkbox"/> Security Gate	<input checked="" type="checkbox"/> Paved Streets
<input type="checkbox"/> Curbs	<input type="checkbox"/> Gutters	<input type="checkbox"/> Sidewalks
<input checked="" type="checkbox"/> Street Lights	<input checked="" type="checkbox"/> Cable TV	<input checked="" type="checkbox"/> Laundry Facility
<input checked="" type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Swimming Pool/Spa	<input type="checkbox"/> Sauna
<input type="checkbox"/> Tennis Courts	<input type="checkbox"/> Shuffleboard	<input type="checkbox"/> R.V. Storage
<input checked="" type="checkbox"/> Green Belts	<input checked="" type="checkbox"/> Other* BBQ, Pond.	

**ADEQUACY OF FACILITIES:**  Good  Average  Fair  Poor

**COMMENTS** The file was updated 6/23/2005. This is an all age park. It comes under the County of Santa Cruz Mobile Home Rent Control. This park is located between the Zayante and the Corralitos Earthquake fault complexes. No adverse impact upon market value is noted for being located near these fault complexes. This park has good facilities, it is maintained in generally good condition, but has 33% single wide coaches. I conceded a good rating.

© 1998 David F. Beccaria