

# NORTHRIDGE CHRONICLE

Issue One

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**OUR GOAL** is to keep our neighbors in **NORTHRIDGE (THE HAPPENING PLACE)** informed about what is happening to real estate in our neighborhood, things related to real estate around the world, plus some interesting things affecting our everyday living.

**Do you know** how many families live in **NORTHRIDGE**? What the average % of price increase in 1993 was in **NORTHRIDGE**? How many lots are in the process of being developed right now? How many lots are still available to purchase for building on right now? How many homes are for sale in **NORTHRIDGE**? We are here to give you these answers and any others that you may have regarding real estate, call any one of us any time.

## BUILDING PERMITS

### Residential Permits

	1993	1992	1991
CITY			
Ames	140	164	100
Gilbert	6	0	0
Huxley	10	8	7
Nevada	13	14	11
Story County	44	46	34
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Ames			
Duplex	5	3	4
Multi-family	17	17	10

## REAL ESTATE WATCH

### Story/Boone County Residential Sales

#### SINGLE-FAMILY HOME SALES

	No. of Sales		Avg Price*	
City	1992	199	1992	1993
Story City	59	43	\$68,366	\$67,891
Huxley	30	28	64,130	83,021
Gilbert	10	11	64,050	70,232
Nevada	123	108	52,183	58,585
Story County	373	307	53,216	49,784
Boone County	224	253	41,211	40,468
Ames	543	569	73,332	86,599
County Totals	1,362	1,319	59,498*	65,226*

\*Avg Price (total all sale prices divided by number of sales)

**Total # sales down from 1992 -4%**  
**Average price up from 1992 +9.6%**

## New Items Available in Nearly Every Field \*The Dallas Morning News

**Scotch-Brite Never Scratch Wool Soap Pads:** Top of the line on the environment front. This new cleaning product from 3M is made from recycled plastic beverage bottles with packaging made from recycled paper. (Four- and eight-count packages will retail for 75 cents and \$1.25, respectively.)

**Do-It-Yourself Walkways and Decks:** Create a walkway or roll out a deck over any level surface in just minutes with a kit from Mister Boardwalk. Kits include everything necessary to build one 5-foot section. Wood is treated for durability (\$30; call 908-892-5800)

**The Vanishing Breed Backpack Series:** Kids always seem to be at the environmental forefront. Now, thanks to Rubbermaid, backpacks aimed at the student market bear the images of endangered species of animals, such as giant pandas and Asian lions. Backpacks are constructed from durable nylon and plastic, and have plenty of room for books and lunch. (\$15; available after April 1; for locations, call 216-264-6464.)

**Flavor-select coffee makers:** For coffee sophisticates, new models from companies such as Krups, Braun and Melitta offer brewing selections that range from regular to espresso strength. Look for models that shut off automatically. (Prices start at \$30.)

## Tidbits from the Housing Indicators

-In **Chile**, 42 percent of mortgages are three months or more in arrears.

-Only 9 percent of homes in **Amsterdam, The Netherlands**, are owned by their occupants.

-Squatter housing makes up 44 percent of the housing stock in **Pakistan**.

-Only 38 percent of **New Delhi** homes are connected to water.

-Slightly more than one-quarter of **Washington, D.C.** residents changed residences in 1989, less than 2 percent of **Algerians** did.

-Nearly 15 percent of the **Egyptian** housing stock is unoccupied.

-It takes 30 months to build a typical home in **Hong Kong** but only three months in the **Philippines**.

## **PEST ALERT**

**\*By Dennis Ferraro - Douglas County Extension Educator**

This week's common pest problem: - Cleaning up after rodents. Last year's cool, moist summer weather was favorable for small rodents to reproduce, resulting in large numbers of the pests now. The extra moisture also promoted the growth of food items.

A very cold winter has resulted in larger than normal numbers of rodents moving into structures. House mice and field mice (deer mice, white-footed mice and voles) are among the indoor migrants.

House mice make up the majority of rodent infestations in homes. Field mice prefer to stay away from human habitats, but a severe winter may cause them to take refuge in houses.

Mice can cause significant contamination inside structures. The average mouse will leave more than 70 droppings per day and more than an ounce of urine in the same time period. Both field and house mice are sources of bacteria and diseases.

Preventing rodent infestation is the desired treatment. However, this is not possible in many cases. Once the animals have been controlled and barred from the house, cleaning up soiled areas is important.

When removing dead rodents or their droppings or nesting materials, always wear latex gloves and a dust mask. Avoid disturbing rodent droppings; never sweep or collect dry excrement.

Always use a moist cloth or mop to prevent bacterial spores and viruses from becoming airborne. Humans can breathe in the bacteria and viruses in the air.

Collected contaminants should be placed in plastic bags, sealed and discarded with household garbage. Contaminated areas should be cleaned with a household disinfectant, such as chlorine bleach or ammonia. Never mix cleaning products.

Any contaminated food items, including pet foods, and items such as paper dishes and napkins should be discarded.

## **NORTHRIDGE - to be the**

**CENTER** of the Ames Homebuilders' **Spring Parade** of homes again this year. Fifteen homes are scheduled to be in the parade, to date. Six homes will be in **NORTHRIDGE**, four will be out of town and the other five will be in various subdivisions in town. This year's parade is scheduled **to take place from May 18 thru May 22.**

## **HOME INSPECTIONS - GOOD IDEA**

Andree Brooks of The New York Times reports that most buyers should have a home inspected before buying it. But it doesn't necessarily follow that they will use the professional service wisely or get the most out of it.

In the Ames area inspections cost about \$250.00 and can fill a variety of needs. The most obvious is the chance to find out in advance if there are any flaws and then go back to the seller and negotiate a better price based on the inspector's report.

A lesser-known but equally important benefit is that the home inspector can provide information about the property's idiosyncrasies, explain in detail how it operates and evaluate whether any proposed alterations are feasible.

Another benefit is that the written report can serve as a guide to forthcoming repairs or improvements by providing a list of what needs to be done immediately and what can wait a while.

Gaining the most from this service may require planning. Among other things, it will help in finding out what questions should be asked and what services should be requested.

Leafing through a book or two on home inspections is an excellent way to start. Try "The Complete Book of Home Inspection," by Norman Becker (Tab-McGraw Hill, 1993, \$12.95), and "Home Buyer's Inspection Guide," by James Mardoma (Betterway Publications, 1991, \$11.95). Both authors are veteran home inspectors.

Your **NORTHRIDGE** Real Estate Specialists are pleased to provide this publication for your enjoyment and information. Your comments and questions are always welcome. Call any time.

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