

Condominium

**RESIDENTIAL**

# 106 W ROSSI ST

SALINAS, CA 93901

**\$272,054** TopHap Estimate · \$426 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1**

BEDS

**1.5**

BATHS

**639 ft<sup>2</sup>**

LIVING AREA

**315 ft<sup>2</sup>**

LOT SIZE

**1983**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$272K**

\$251K low

\$293K high

Last Sale

**\$130,000 · May 26, 2021**

Est. Owner Equity

**\$142,054**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$2,920 (2025) |
| Assessed Value    | \$242,896      |
| Previous Assessed | \$238,134      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Condominium        |
| Style         | Condo/Apartment    |
| County        | MONTEREY           |
| Lot (acres)   | 0.70               |
| Construction  | Wood (Unspecified) |
| Fireplace     | Yes                |
| Pool          | No                 |

## CLIMATE RISK

**61**  
FLOOD

**50**  
WILDFIRE

**18**  
HEAT

**19**  
STORM

**3**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| May 21, 2021 | Resale            | Grant Deed          | \$130,000 | \$203  | \$130K |
| Aug 12, 2013 | Resale            | Grant Deed          | \$78,000  | \$122  |        |
| Jul 25, 2005 | Resale            | Grant Deed          | \$273,000 | \$427  | \$218K |
| Aug 6, 2002  | Resale            | Grant Deed          | \$153,000 | \$239  | \$112K |
| Nov 30, 2000 | Resale            | Grant Deed          | \$125,000 | \$196  | \$55K  |
| Jul 7, 2000  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jul 7, 2000  | Recorded document | Trustees Deed       |           |        |        |
| Jul 7, 1992  | Resale            | Grant Deed          | \$81,500  | \$128  | \$73K  |
| May 16, 1990 | Resale            | Grant Deed          | \$70,000  | \$110  | \$70K  |
| Jul 7, 1989  | Non-arms-length   | Grant Deed          | \$437,000 | \$684  |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Washington Middle School          | Middle     | 7–8    | 1.0 mi   |
| University Park Elementary School | Elementary | KG–6   | 1.5 mi   |
| North Salinas High School         | High       | 9–12   | 1.8 mi   |

District: Salinas City Elementary School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 93901

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>135</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>26,975</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>79%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|