

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	# Roofs	Floor	Int.	Size, etc.
3'-0" FEUCE					22-5/8"	@ 1/32"	= .892
SHEED							N.Y.

COMPUTATIONS

26X20 = 520
19X10 = 190
B.F. 1130
EXTRA PLUMB 1075 451

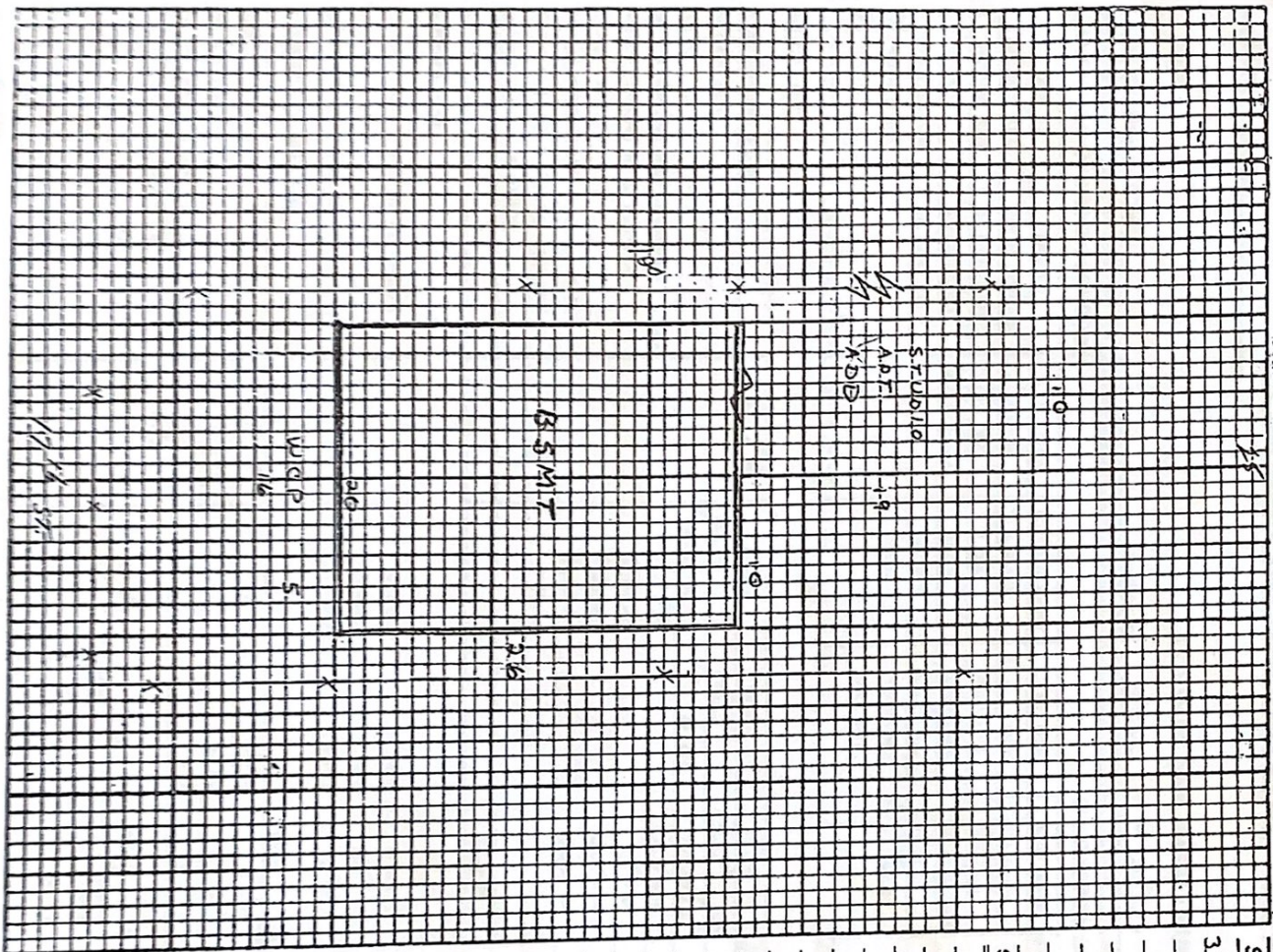
710.2
666

1.3.2 '0

Bentley BF by H. H. H. H.

Remarks:

- ① ADD BOX 3.0, PLEASE INCLUDE IN AREA OF HOUSE. BATH & KITCHENS CLASS A.D. CONDITION WARENTS 30% GOOD. 5-16-66 Drows
- ② No Entry ~~8/16/68~~ (3)
- ③ " " 8/5 2/7/73



ACCOUNT NO.

COMMERCIAL-INDUSTRIAL APPRAISAL RECORD

535-383-08
PARCEL NO. 12-126-14

NAME OF PROPERTY

ASSESSOR, SAN DIEGO COUNTY

ADDRESS 254-17 8 Ave -

SHEET OF

CHARACTER OF NEIGHBORHOOD

USE	TREND	UTILITIES	TOPOGRAPHY	LAND USE	LAND IMP.	BUILDING USE	CONSTRUCTION DATA	IMPROVED
SINGLE RES.	DEVELOPING	SEWER	LEVEL	ZONE	PAVING	HOTEL		
☒ INCOME RES.	☒ STATIONARY	☒ WATER	☒ LOW	☒ PROPER	☒ ALLEY	☒ MOTEL		
☒ RETAIL	☒ DECLINING	☒ ELECTRICITY	☒ HIGH	☒ MARGINAL	☒ SIDEWALKS	☒ STORE		
☒ WHOLESALE	☒ BLIGHTED		☒ SLOPE	☒ SUB-MARGINAL	☒ CURBS	☒ OFFICE		
☒ INDUSTRIAL			☒ FILL	☒ PARKING	☒ CORN LIGHTS	☒ SHOP		
☒ MIXED				☒ VACANT		☒ WAREHOUSE		
☒ RIBBON						☒ FACTORY		
	% DEVELOPED	R.R. SPUR					AREA	

SUMMARY

ASSESSMENT YEAR	1956	1961	1966	1973	1977
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DATE	1956	1961	1966	1973	1977
IMPROVEMENT REPLACEMENT COST		13-16-61	11-10-66	12-07-73	12-3-76
IMPROVEMENT R. C. L. N. D.		CP33	6833	6833	
LAND VALUE		2392	1500	1500	
TOTAL PROPERTY R. C. L. N. D.		5592	3500	6500	
CAPITALIZED EARNING ABILITY		5700		8000	
INDICATED SALE PRICE			6-13	6-13	6-13

APPRAISAL

TOTAL REAL PROPERTY VALUE		5200	5000	4000	9000	13000
LAND VALUE		3200	3200	3500	6500	10000
IMPROVEMENT VALUE		2000	1800	500	2500	3000

ASSESSED VALUES

LAND	350	830	870			
IMPROVEMENTS	330	450	120			
TOTAL REAL PROPERTY		1280	990			
PERSONAL PROPERTY	0/1					
BASE	UNITS	1	3	3	3	
POSTED						
CHECKED						
REVIEWED						

A-2 (10-57) 10M

535-383-05
06/21/78 LAND
6,900

PROP-13
IMPS
2,700

DATE	I.R.S.	INDIC B
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[illegible]

RENTALS

ST. NO.	FRONT	DEPTH	TENANCY	19	19	19	19	19	19	19	19	REMARKS
			Beam (lower) 8.10"	30"								Beam 400-400 inches, No good
			Upper 500th	30"								Rollers Over all 3 units. 4th
			Band 500th	30"								3-12-61
				90								
				100								
				1000								

CAPITALIZED EARNING ABILITY

	1960-61	19	19	19	19	19	19	
FAIR RENT	1/18							1080
LAND VALUE	1080							1080
IMP. R.C.N.								
FORMULA	1080×1.0							
C.E.A.								

LAND VALUE COMPUTATION

[illegible]