

DUBA TIMOTHY & MEGAN A
2825 CHALAR ST
SAN DIEGO, CA 92123

37-2N-28-1320-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur

1608

WD FR STUC 100
IRREGULAR 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

030511140304

COMP SHNGL 100
DRYWALL 100
CLAY TILE 50
CARPET 50
CENTRAL 100
AIR DUCTED 100

Bedrooms Bathrooms Frame

4 100
4.5 100
WOOD FRAME 100

Stories Units Occupancy

1. 100
0 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4015.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BASBASDCKFOPFOPPTO

4842,931230552128248126100100101030305

4842,9312330438746

69,300419,6663,29443,5275,44110,596859

TOTALS

4,699

3,860

552,683

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100199819983812,835

20845KOOL DECK000623138.00SF7.257.2510019981998375750

30810CONCRETE A00002,466.00SF6.506.501001998199837512,022

41126CB/STC 8"000149126.00SF8.008.0010019981998375756

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CSFR MARSH0PUD0.000.001.00LT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,860106.6500159.98617,523199820020010.5089.50

1 SFR CUST - 0% - 0Heated Area: 3415HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 7Tax Dist:

BUILDING MARKET VALUE552,683

TOTAL MARKET OB/XF VALUE16,363

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE919,046

SOH/AGL Deduction135,010

ASSESSED VALUE784,036

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE784,036

TOTAL JUST VALUE919,046

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE712,760

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CDPRICE

2414/114912/07/2020WDQI01685,000

GRANTOR: WATSON JOHN P

GRANTEE: DUBA TIMOTHY & MEGA

1538/081311/30/2007WDQI720,000

GRANTOR: HIPPLER ROBERT R & DO

GRANTEE: WATSON JOHN P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 N15 W15 FOP=[YR=1998] N4 DCK=[YR=1998] U10 L8 W15 L8 D10 E31 \$ W31 S8E31 N4 \$S4 W31 N4 W19 S59 PTO=[YR=1998] W2 S14 E9 FGR=[YR=1998] S8 E23 N24 W23 S16\$ N14 W7 \$ E7 N2 E23 N18 E7 FOP=[YR=1998] S4 E14 N4 W1 N6 W12 S6 W1 \$ E1 N6 E12 S6 E15 N5 E2 N19 \$ PTR= E15 BAS=[YR=1998] E22 S22 W22 N22 \$ W15 \$.