

LOT 217
IN OR 2097/1329
HERON ISLES PHASE 1 REPLAT

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2024

37-3N-28-0740-0217-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	1,753	178,613
FGR	420	55	231	23,536
FOP	42	30	13	1,325
FOP	140	30	42	4,279
TOTALS	2,355		2,039	207,754

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	5	14	70.00	SF	6.50
2	0810	CONCRETE A	0	0	38	16	608.00	SF	6.50
3	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,039	116.6396	110.81	225,942	2006	2006	0	0	0	8.05	91.95

1 SINGLE FAM - 0% - 0

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	5	14	70.00	SF	6.50	6.50	100	2006	2006	3	87	396	
2	0810	CONCRETE A	0	0	38	16	608.00	SF	6.50	6.50	100	2006	2006	3	87	3,438	
3	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	2006	2006	3	87	560	

TOTAL OB/XF												4,394	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00			

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				207,754	
TOTAL MARKET OB/XF VALUE				4,394	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				267,148	
SOH/AGL Deduction				33,859	
ASSESSED VALUE				233,289	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				233,289	
TOTAL JUST VALUE				267,148	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				257,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18468	CO ISSUED	156,156	09/01/2006
E18115	ELEC OTHER	2,000	09/01/2006
M12093	MECH OTHER	0	09/01/2006
R09676	REPAIR/RRF	3,000	09/01/2006
B18468	NEW CONSTR	156,156	09/01/2006
P11524	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/1329	1/19/2017	CT	U	I	18	123,300
GRANTOR: CLERK OF COURTS						
GRANTEE: AH4R PROPERTIES LLC						
1458/1307	11/13/2006	WD	Q	I		213,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CARDONA MAMERTO & T						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] N52 W11 FOP=[YR=2006] W14 S10 E14 N10S\$10 W14 N10 W15 S47 FGR=[YR=2006] S21 E20 N21 W20\$ E22 FOP=[YR=2006] E7 N6 W7 S6\$N6 E7 S11 E11\$.									