

LOT 18
VILLAGES OF WOODBRIDGE #2
PB 7/229

DIPPOLD THOMAS/SIPES SHEILA
680 MISSION STREET
SAN FRANCISCO, CA 94105

2025

40-2N-28-225V-0002-0180



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	2007	1,882	204,199
FGR	420	55	2007	231	25,064
FOP	64	30	2007	19	2,061
FSP	91	40	2007	36	3,906
FUS	183	100	2007	183	19,856
TOTALS	2,640			2,351	255,086

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,351	118.5800	118.58	278,782	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 0% - 0 Heated Area: 2065 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/25/2025 MLU											

TOTAL OB/XF											
7,060											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			255,086
TOTAL MARKET OB/XF VALUE			7,060
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			347,146
SOH/AGL Deduction			0
ASSESSED VALUE			347,146
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			347,146
TOTAL JUST VALUE			347,146
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0619213	NEW CONSTR	0	12/01/2006
C19213	CO ISSUED	0	12/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2522/0339	12/15/2021	WD	Q	I	01	375,000	
GRANTOR: BRASHEAR CHRISTINA L							
GRANTEE: DIPPOLD THOMAS & SH							
2312/1929	10/04/2019	WD	Q	I	01	264,900	
GRANTOR: LEVERETTE SARAH & EMM							
GRANTEE: BRASHEAR CHRISTINA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W26 S3 FSP=[YR=2007] W13 S7 E13 N7 \$ S7 W13 S50 E11 FOP=[YR=2007] S2 E8FGR=[YR=2007] S5 E20 N21 W20 S16 \$ N8 W8 S6 \$ N6 E8 N8 E20 N46 \$ PTR= E30 FUS=[YR=2007] E13 S15 W8 U5 L5 N10 \$ W30 \$.											