

Property at 00023 SUNSET TRAIL

25

Prop ID 4210023

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Administrative Information

Owner name: FAULL JEANNINE I TR
 Second name:
 Address: 1400 GOLDEN RAIN
 City/state: WALNUT CREEK CA Zip: 94595

Location Information

Map: 037 Clerk map:
 Lot: 4210023 Neigh.: SL Zone: R15 Vol: 531 Page: 88

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	05-Oct-2005
Resident Land	.29	56,000			Sale price:	294,000
Resident Dwelling	1.00	70,900			Sale valid:	Y
Resident Outbldg	1.00	12,210			Values	
					Mkt value :	
					Cost value:	198,730
Summary			Utilities		Sales ratios	
Total assessments		139,110	Water	Well	Cost/sale :	.6760
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		139,110	Gas	None	Assmt/sale:	.4732

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.290	80,000				80,000	56,000
Primary Site		12,632						
.2900 acres				Total land value			80,000	56,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material		Unknown	Story Height 1.0	
Roof Type		Unknown		
Foundation		Unknown	Total Rooms	6
Interior Walls		Unknown	Garage cars	1
Floors		Unknown	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	01	Fully Finished	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	11	Basement 1 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	2
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 1936	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	720	106,520
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	3,600
Attic	Fully Finished		Attic size: 720	18,163
Additions				7,900
Other Features	WB Stks		Unfin 3,500	8,500
Sub-Total				144,683
Grade	C	Factor 1.0000		144,680
CDU		C&D Factor 1.00		144,680
Depreciation		30 %		101,280
Computed cost value @ 70%				70,900

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	77	5,200
L Living Area	FRFF Frame first floor	28	2,300
L Living Area	BSMT Basement addition	28	400
Total additions			7,900

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C18 1 story frame			432	80.75		C	34,884	50	17,440
Value at 70%		12,210	Value at 100%						17,440

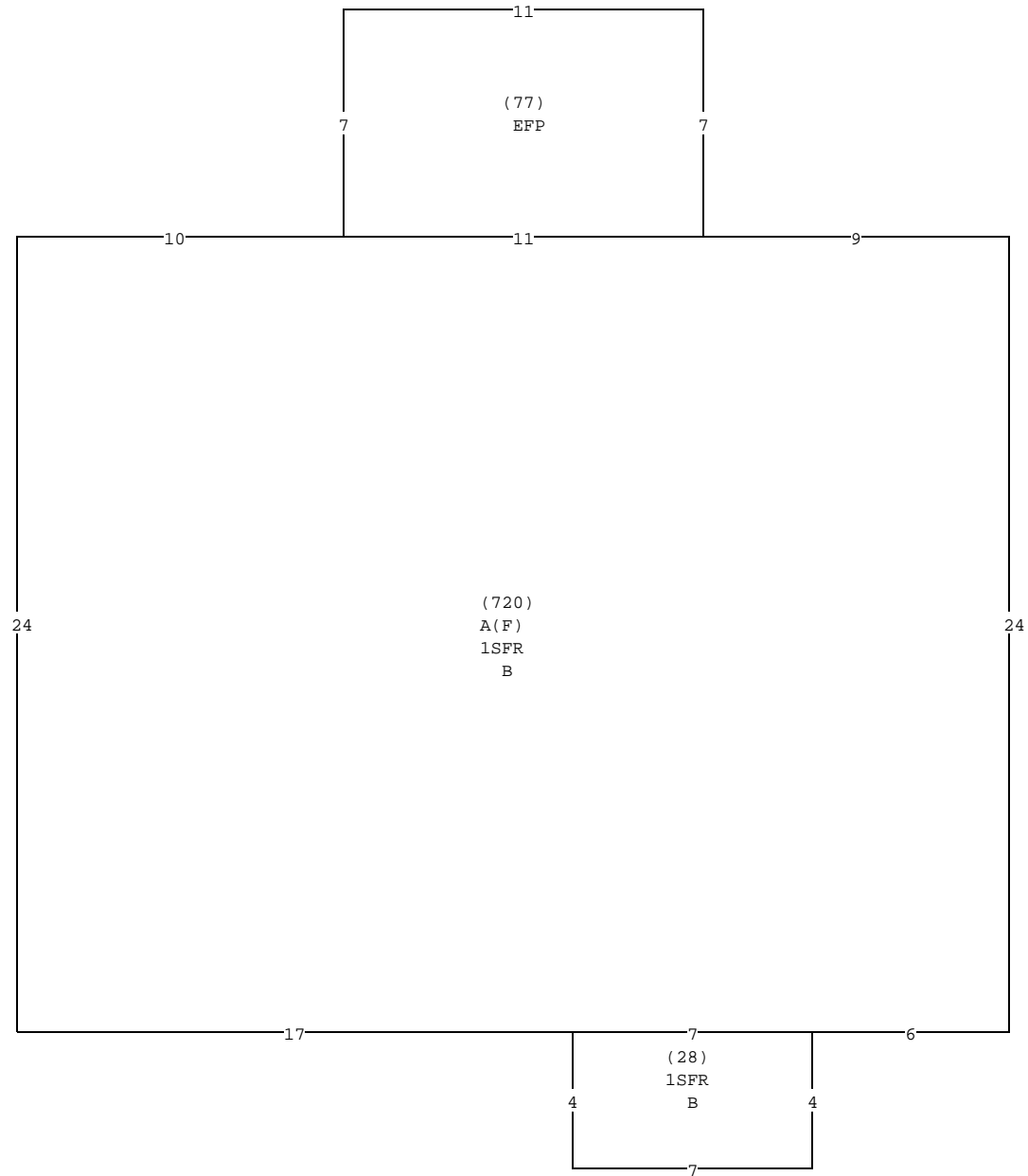
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Notes: JEANNINE I FAULL TRUST