

Property at 00218 NEW ROAD

Prop ID 3280218

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Administrative Information

Owner name: POPA ELENA & GEORGE M
Second name:
Address: 42 RANCHVIEW ROAD
City/state: ROLLINS HILL ESTATE CA Zip: 90274

Location Information

Map: 016 Clerk map:
Lot: 3280218 Neigh.: Zone: R30 Vol: 396 Page: 722

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	112,640
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 23-Oct-1987
Sale price:
Sale valid:

Values

Mkt value :
Cost value: 287,114

Summary

Total assessments	200,980
Total exemptions	
Net assessment	200,980

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000			125,000	87,500
Primary Site		30,056						

.690 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1972	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	208,100
Basement	Full		1,228	
Heating	Yes	A/C Yes		5,970
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				15,751
Other Features	WB Stks	Bsmt Gar		12,750

Sub-Total		247,571
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	247,571
Depreciation	35 %	160,921
	Computed cost value @ 70%	112,645

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	92	5,605
P Porches, Patios, Decks	DECK Wood deck	255	6,755
P Porches, Patios, Decks	DECK Wood deck	128	3,391

Total additions 15,751

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									

Value at 70% 840 Value at 100% 1,200

