



Property Record Card

Montezuma Assessor

CHAPTER TWO LIVING TRUST

5319 S. SHERBOURNE DR
LOS ANGELES, CA 90056

Account: R009133

Medicine Man
Tax Area: 11001 - DISTRICT 11001
Acres: 0.150

Parcel: 5611-261-25-010

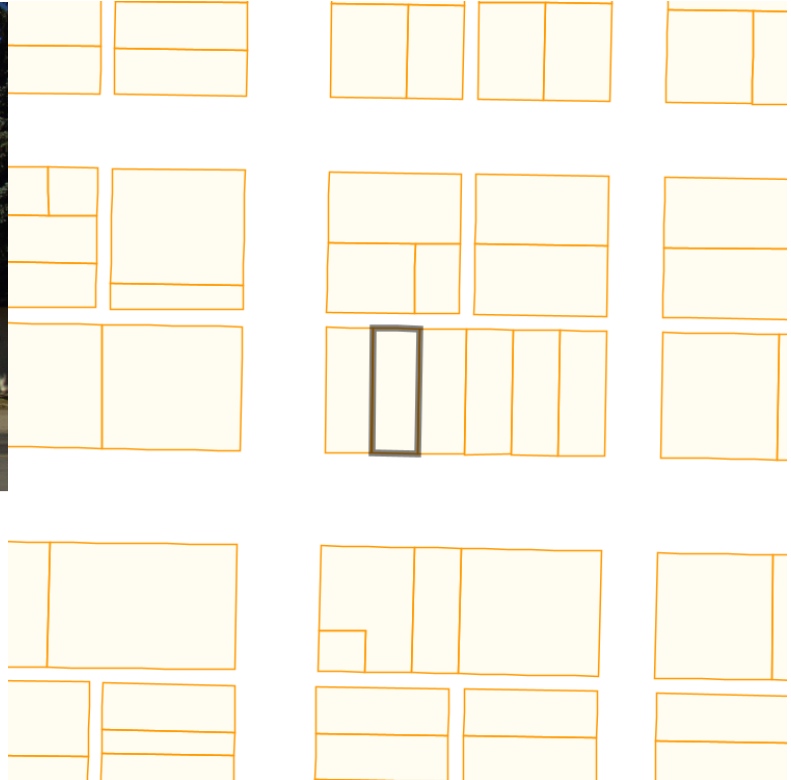
Situs Address:
310 E MAIN ST
CORTEZ, 81321

Value Summary

Value By:	Market	Override
Land (1)	\$94,743	N/A
XFOB (1)	\$2,400	N/A
Commercial/Ag (1)	\$318,321	N/A
Commercial/Ag (2)	\$60,982	N/A
Total	\$476,446	\$476,446

Legal Description

Subdivision: FR COFFINS ADD Lot: 9 -10 Block: 6 B637 P20 B642 P41



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
576675	05/06/2011	WDJT	UI	Y	\$238,500	199.77	\$238,500	199.77	\$238,500	199.77
B696P523	06/10/1994	W	QV	Y	\$80,000	595.56	\$80,000	595.56	\$80,000	595.56

Land Occurrence 1

Property Code	2135 - WAREHOUSE/STORAGE-LAND	Measure By	Square Feet
Acres	0.15	SQFT	6534
Units	0	Land Code	900005S - CORTEZ COMM MAIN ACRES
Sewer Type	2 - COMM/PUBLIC		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
ACRES	0.15						
SQFT	6534						



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Land Occurrence 1

Total		6,534.15							
	Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
	\$94,743	14.50							

XFOB Occurrence 1

Property Code	2235 - WAREHOUSE/STORAGE-IMPS.	Actual Year Built	1967
Effective Year Built	1967	Building Number	4
Condition	Average	Life Expectancy	20
Neighborhood	9000 - CORTEZ MAIN S COMM DIST	Quality	Fair
XFOB Code	1045 - COOLING, EVAP		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
XFOB_UNITS	2						
Total	2.00						
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$2,400	1,200.00					

Commercial/Ag Occurrence 1

Property Code	2235 - WAREHOUSE/STORAGE-IMPS.	Actual Year Built	1920
Effective Year Built	1995	Use Code	2000 - COMMERCIAL IMPROVED
Building Type	406 - Storage Warehouse	Architectural Style	406 - Storage Warehouse
Construction Quality	5 - Average	Stories	1 - STORIES 1.0
Roof Structure	2 - Gable	Heating Type	600 - Space Heater
Air Conditioning	600 - Space Heater	Condition	3 - Average
Story Height	8		

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT	5035						
Total	5,035.00						
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$318,321	63.22					

Commercial/Ag Occurrence 2

Property Code	2235 - WAREHOUSE/STORAGE-IMPS.	Actual Year Built	1920
Effective Year Built	1940	Use Code	2000 - COMMERCIAL IMPROVED
Building Type	406 - Storage Warehouse	Architectural Style	406 - Storage Warehouse
Construction Quality	5 - Average	Stories	1 - STORIES 1.0
Heating Type	600 - Space Heater	Air Conditioning	600 - Space Heater
Condition	3 - Average	Story Height	8

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
SQFT	2726						
Total	2,726.00						
	Value	Rate	Rate	Rate	Rate	Rate	Rate
	\$60,982	22.37					

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
2135	WAREHOUSE/STORAGE -LAND	\$94,743	\$24,630	\$94,743	\$24,630	NA	NA



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Abstract Summary

2235	-LAND WAREHOUSE/STORAGE -IMPS.	\$381,703	\$99,240	\$381,703	\$99,240	NA	NA
Total		\$476,446	\$123,870	\$476,446	\$123,870	NA	NA