

Heavy Comm.

COMMERCIAL BUILDING RECORD

No Change

lot ±: 70227

PARCEL

53-15-03

ADDRESS

321 E. Main St.

SHEET

2 OF 3

SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	FRONT	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL													
		Light	X Wood Frame	F L R B	X Flat	Wiring	Heating	Cooling	ROOMS	FLOORS				FLOOR FINISH		TRIM	INTERIOR FINISH				
		Sub-Standard			Unfinished	Recessed	K.T.	X Conduit	Forced	Clean'g	B	1	2	3	Type	Top	Material	Grade	TRIM	Walls	Ceilings
04c																					
ARCHITECTURE		X Standard	Concrete		S.C. Brick	Transom:	Bx.	Cable	Gravity	Humid.	Store										
		Heavy	Brick		Br.				Wall Unit												
Stories		Special	Reinforced		Terra Cotta	Plate Glass in	Few	Cheap	Floor Unit												
TYPE			Pilasters	XXXX	Stucco	Sheet Glass in	X Avg.	X Med.	Zone Unit		Shop	1					conc.			SR	SR
USE DESIGN		FOUNDATION	Ct. Bond Beam		Siding	Metal	Wood	Many	Good	Central"	Office	1					w/u			SR/PT	SR/BL Accu
Apartment		X Concrete	Curtain Walls	X	Rock Trim	Bulkhead:					Lobby										
Garage		Brick	Partitions:		ROOF				PLUMBING	Steam	Hall										
Hotel		Reinforced		X Flat					Poor	Good	Lavatory										
Market			X Wall "x		Trusses	Back Trim:					stg.	1					conc.			unf	unf.
Office		Light	Heavy		Party Wall				Fixtures	Oil Burner	Liv'ng										
X Store		X			Steel Deck				Water Heater	M-B.T.U.	Dining										
Theatre			Conc. Floor		Composition	Lighting			Gas	Electric	Bed										
			Sub Floor		Tile	Trim	Drop Ceiling		Water Softener		Kitchen										

CONSTRUCTION RECORD				EFFEC.	APPR.	NORMAL % GOOD				RATING (E,G,A,F,P)				BATH & LAVATORY DETAIL															
Permit		Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-manship	Fl.	No.	FINISH		FIXTURES				SHOWER					
No.	For																	Floors	Walls	Wc.	La.	Tub	Ur.	Type	Grade	St.	O.T.	G.D.	Finish
14903	IGN	2000	12/06/63	1948	1965	17	28	45-75	80								1	2											
B.960241	Sign	4000	6-3-96		1995	47	8	OR 45	40																				
9800087	workshop	53080	3/5/98																										
9996043	Remodel + AC	6000	10/21/99																										

SPECIAL FEATURES

Refrigeration:

Elevators:

Sprinklers:

COMPUTATION

Appraiser & Date		Unit Cost		Cost		Unit Cost		Cost		Unit Cost		Cost		Unit Cost		Cost		Unit Cost		Cost	
22167		600 9 June 65		6 4/21/95		DOP 4/2/02															
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Store	784	652	11840	34.06	61850	60.71	110250														
Addition (2)	450	430	1750	22.70	10350	60.71	27680														
Front	22	4500	990	115.00	2530	incl. in C.F.															
Fence 6' c/h	240			11.40	2740	12.40	2980														
FW	500			2.50	1250	3.00	1500														
AC (office area)	414			4.50	1860	incl. in C.F.															
						X 1.02															
						X 1.10															
						.95AA															
TOTAL			14530		76550		159780														
NORMAL % GOOD			90		50		45														
R.C.L.N.D.			11,620		38280		71900														

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Fence	CONC.	6' c/c	w/3 strands wire		240 LF		

COMPUTATIONS

Stone	D4c	652
22 x 80 = 1760	WH	0
	SW	0
Addition	AA	- 0
22 x 18 = 396		- 0
5 x 12 = 60		
456	Store D4c	34.06
	w/H adj.	0
		34.06

Remarks:

4-21-95 Co Bldg. in fair cond. at time of 2/95 sale. Buyer stuccoed ext. of old addition, painted and re-carpeted office area, poured a new concrete slab over existing one in shop area to raise elevation to same as offices and to repair cracks. Adding drywall on interior walls of addition and removed bath fixtures in one bath.

WA 5-14-97. Bldg. print. B 9600241 DTD. 6-3-96 for Signs, value 4,000. Completed 6-25-96. Referred to Audit.

5/24/01 JN Per #B9900433 Remodel RM & Add AG. Owner said property foreclosed on. Now Bank owned. Work never done. Pulled permit

DP 4/26/02 Used mt S Sec 13 pg 14 Avg retail 47.32 x 1.283 FP x 1.00 = 60.71

SKETCH/AREA TABLE ADDENDUM

Parcel No 053-151-003-000

SUBJECT

Property Address 321 E Main St

City El Centro

County Imperial

State CA

Zip 92243

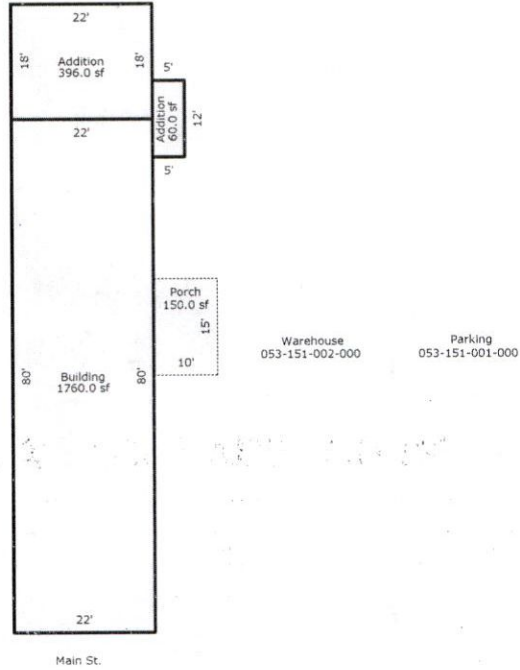
Owner Landeros Marco T & Lopez Roberto Jt

Client

Appraiser Name NR

Inspection Date 06/23/2020

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Building	1.00	1760.00	204.0	
	Addition	1.00	396.00	80.0	
	Addition	1.00	60.00	34.0	2216.00
P/P	Porch	1.00	150.00	50.0	150.00

Net BUILDING Area

(rounded w/ factors)

2216

Comment Table 1

Comment Table 2

Comment Table 3