

+OWNERSHIP 1016091 2024 1/04/2024
 CHU HUA

PROPERTY DESCRIPTION
 3801 COMMERCE DR
 PARTRADE

TAX SUBDIVISIONS
 VANCE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 451704607398
 RECORD NUMBER: 28009
 ROUTE 4201000
 LISTER: LNLEGLISH 5012023
 CARD NO 1
 REVIEW:

11245 TERRA VISTA APT B
 RANCHO CUCAMONGA CA 91730
 DEED: 1939 595

3801 COMMERCE DR

+-128--+ TOPO STREET UTILITY ZONING 19.690 ACRES NBHD
 3 1 2009
 0 3
 D 0

+-----+323-----+
 : :
 : :
 : :
 2 2
 8 8
 3 3
 : :
 : +C40
 A : 1
 +--128-8+----187----+ 1
 0 0 B 0
 +-602 +604+7+
 +--110-1

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	19.69AC	15000	1.00	1.00	1.00	15000 295350

LAND VALUE: 295350

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	93CSITEIMPR	2* 1				2	1.00	.01	50000

OTHER VALUE: 50000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	TILT-UP	HEATPUMP	METAL	1.00STHT	
SLAB	TILT-UP	HEATPUMP		16'WALL	
	TILT-UP	HEATPUMP		BDRM	

IND - IMP D AYB 1990 EYB 1988 WI
 DIMENSIONS: A-DU283DR323DD283DL187DU6DL8DD6DL128 B-MR323DD40DL60DU40DR60 C-MR323MU64DR40DD110DL7DD11DL11DW7DS7DD
 11DL11DD7DL110DU42DL60DU40DR106DD40DR60DU104 D-MU64MR323MD64ML323MU283DU130DR128DD130DL128

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	98 SPINKLER	91361	1.00	4.00	.4018	1.00	1.607	91361	1.00	146817				
A	54 INDUSTRI	91361	1.00	36.22	.8690	1.38	43.435	91361	1.00	3968265				
	5410 HEATPUMP			7.79			7.790	91361		711702				
	5420 TILT-UP							91361						
B	98 SPINKLER	2400	1.00	4.00	.8811	1.00	3.524	2400	1.00	8457				
B	47 WAREHOUS	2400	1.00	28.42	.8692	1.04	25.690	2400	1.00	61656				
	4710 HEATPUMP			7.79			7.790	2400		18696				
	4720 TILT-UP			1.88			1.880	2400		4512				
C	98 SPINKLER	13778	1.00	4.00	.6635	1.00	2.654	13778	1.00	36566				
C	30 OFC-AVG	13777	1.00	103.66	.7073	1.09	79.916	13778	1.00	1101082				
	3010 HEATPUMP							13777						
	3020 TILT-UP							13777						
D	91 LOAD RMP	16640	1.00	5.00	1.0000		5.000	16640	1.00	83200				
			HSF:	107539.00			%COMP: 100			6140953	.86	5281219	-.50-.11=	2350143
							STRUCTURE VALUE:			49.10	OGRCN/HSF	21.85	FMV/HSF	2350143

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	295350	295350	100%	WD		15000LV/AC
OTHERFEAT	50000	50000	100%	12102021		
STRUCTURE	2350143	2350143	100%	1939-595		TV/HSF
TOTAL	2695493	2695493	100%	1950000	0138%	SP/HSF

APPRAISED-VALUE: 2695493