

Property Address: 310 JILL AVE

DTE Code: 415



27-004600.0000

JEFFERSON TWP-CELINA CORP
CELINA SD
05-36-376-002

LEGAL INFORMATION

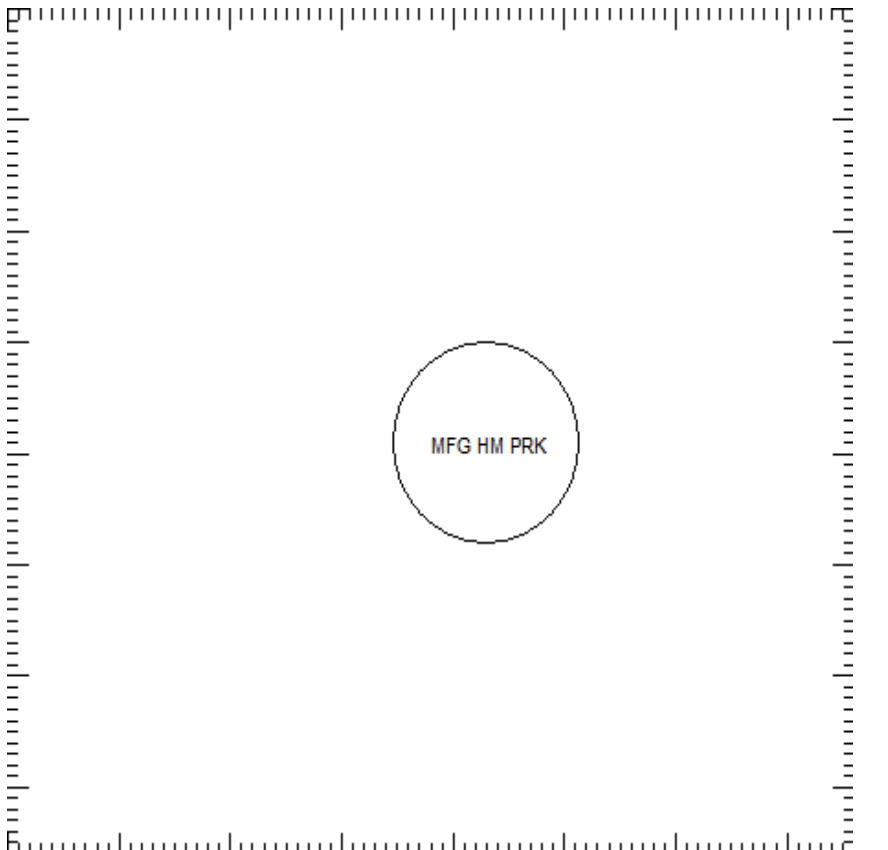
S 1/2 S W

Acres:6.0900

RTS: 002-05-36
AZ QUALHOUSING LLC
AZ QUALHOUSING LLC
13038 ALORA PL
SAN DIEGO, CA 92130

| | |
|------------------------|-----|
| Neighborhood CSTR20 | |
| Map: | |
| Block: | |
| Card: | |
| Bk: | Pg: |

COMMENT
TY2022:Net Gen=\$7,239.62, Other Assessment=\$0.00
DE17 DESKTOP RVW CHGS: adj pricing
DE17 INFORMAL RVW CHGS: Adj pricing
DE23 CHG BLDG CODE, CHG UNIT #; DESKTOP RVW



| Sales Data | | | | | | Date |
|------------|---------|------------|-----|-------------------------------------|------------|----------|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | 02/23/23 |
| 11/12/2019 | 650,000 | WDC : 774 | 415 | <input checked="" type="checkbox"/> | Pricer: | |
| | 0 | : 0 | 415 | <input type="checkbox"/> | Reviewer: | |
| | | | | <input type="checkbox"/> | Final: | |
| | | | | <input type="checkbox"/> | Call Back: | |
| | | | | <input type="checkbox"/> | Visit: | |

| VALUATION SUMMARY | | | | |
|-------------------|--------------|---------|---------|---------|
| VALUE YEAR | 2023 | 2020 | 2018 | 2017 |
| REASON FOR CHANGE | RAPP | RAPP | RAPP | RAPP |
| ESTIMATED | 90,380 | 114,000 | 114,000 | 114,000 |
| MARKET VALUE | 407,920 | 270,000 | 270,000 | 314,800 |
| | <u>TOTAL</u> | 498,300 | 384,000 | 428,800 |
| ASSESSED | 31,630 | 39,900 | 39,900 | 39,900 |
| VALUE | 142,770 | 94,500 | 94,500 | 110,180 |
| | <u>TOTAL</u> | 174,400 | 134,400 | 150,080 |

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | ZONING |
|---|---|--|--|
| <input checked="" type="checkbox"/> PAVED | <input checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> AG-RES |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input checked="" type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> INDUSTRIAL |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | |

| INFLUENCE FACTORS | | |
|-------------------|-------------|----------------|
| A. NO ROAD | E. SZ/SHAPE | I. WATER FRONT |
| B. TOPGRHY | F. RESTRICT | J. OTHER/CDU |
| C. Ex Front | G. WOOD LT | |
| D. QUANTITY | H. VACANCY | |

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|--------------------|--------|------|---|-----|--------|-------|--------|
| 1:Primary | A:6.09 | 28,000 | | | | 90,380 | 0 | |
| Totals: | Total Acres 6.0900 | | | | | 90,380 | 0 | 90,380 |

| CLASS/QUALITY RANK | | EX WALL | ROOFING | WINDOW | DOORS | FOUNDATION | FRAMING |
|-----------------------------|------------------|-----------|-----------|-----------|-----------|------------|------------|
| A) FP STRUCT. STEEL FRAME | 1. BASIC | STONE | GABLE/HIP | STORE FRT | OVERHEAD | SLAB | PRE ENG |
| B) R.C. FRAME | 2. FAIR | BRICK | SHED/FLAT | CASEMENT | | CRAWL | STEEL |
| C) MASONRY BEARING WALLS | 3. AVE | CON BLK | CON DECK | DBLH | | PILE/COL | REINF CONC |
| D) WD OR STEEL FR EX. WALLS | 4. GOOD | WD/MTL | MTL DECK | SLIDE BY | | REINFOR | CB/MASON |
| S) METAL M) MILL P) POLE | 5. EXCEL | ENAM STL | WD DECK | CANOPY | | STEEL | FRAME |
| TOTAL AREA | PERIMETER | ALUM/VYL | METAL | LIGHTED | STEEL INS | BRICK | POLE |
| # STORIES | STORY HT | CON PANEL | ASPH | SOFFITS | WOOD | STONE | TILT UP |
| AGE | SPRINKLER | PLATE GLS | RUBBER | C S W | MTL | CON BLK | SANDWICH |
| | | STUCCO | BUILT UP | FACADE | GLASS | FRAME | STANDARD |
| | | INSULATED | INSULATED | | STANDARD | STANDARD | |

| H.V.A.C. | | FLOORS | | | | | PARTITIONS | | | | | INTERIOR FINISH | | | | | |
|-----------------|--|--------|---|---|---|---|----------------|----------------|---|---|-------------|-----------------|--------------|--------------|---|---|--|
| | | B | 1 | 2 | 3 | U | B | 1 | 2 | 3 | U | B | 1 | 2 | 3 | U | |
| Electric | <input type="checkbox"/> Electric Wall | | | | | | MASONRY | | | | | UNFINISHED | | | | | |
| Forced Air Unit | <input type="checkbox"/> Hot Water | | | | | | WD STUD | | | | | FINISH OPEN | | | | | |
| Hot Water, Rad | <input type="checkbox"/> Space/ Wall Furnace | | | | | | MTL STUD | | | | | FINISH DIV | | | | | |
| Steam | <input type="checkbox"/> Warm & Cld Air | | | | | | CEILINGS | B | 1 | 2 | 3 | U | PANEL | | | | |
| Ventilation | <input type="checkbox"/> Heat Pump | | | | | | ACCUT/PANEL | | | | | | PLASTER / DW | | | | |
| Package Unit | <input type="checkbox"/> Ind TW Heat Pump | | | | | | PLASTER/DW | | | | | | BLOCK | | | | |
| Hot & Cld Water | <input type="checkbox"/> Evaporated Cool | | | | | | SUSP/OPEN | | | | | | GLAZED TILE | | | | |
| Floor Furnace | <input type="checkbox"/> Co-Ray-Vac | | | | | | STANDARD | | | | | | STANDARD | | | | |
| Complete HVAC | <input type="checkbox"/> No Heat | | | | | | PLUMBING | LIGHTING | | | | | | | | | |
| Refrig. Cooling | <input type="checkbox"/> Standard | | | | | | NO PLUMBING | EXTRA FIXTURES | | | FLUORESCENT | | | METAL HALIDE | | | |
| | | | | | | | 2 FIXTURE BATH | STANDARD | | | SODIUM VAP | | | STANDARD | | | |
| | | | | | | | 3 FIXTURE BATH | | | | | | MERCURY VAP | | | | |

YARD ITEMS

| ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | \$/UNIT | UNADJUSTED \$ | PHY | FC | EC | MARKET VALUE |
|------------------------------------|-------|----|-------------|----|------|-------|------|-----|-----|-----|-----------|---------------|-----|----|----|--------------|
| A 415.008:MH Park 212.50 to 237.49 | | | | 1 | | 33 | 1993 | | A | A | 15,100.00 | 498,300 | 0 | 0 | 0 | 498,300 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|------------|---------|
| AMENITY TOTAL | | | | | | | | | | | | | | | 0 | |
| LESS LAND: 90,380 | | | | | | | | | | | | | | | TOTAL IMPR | 407,920 |

COMMENTS

| |
|--|
| |
|--|

Property Address: 310 JILL AVE

DTE Code: 415



27-004600.0000

JEFFERSON TWP-CELINA CORP
 CELINA SD
 05-36-376-002

LEGAL INFORMATION

S 1/2 S W Acres:6.0900

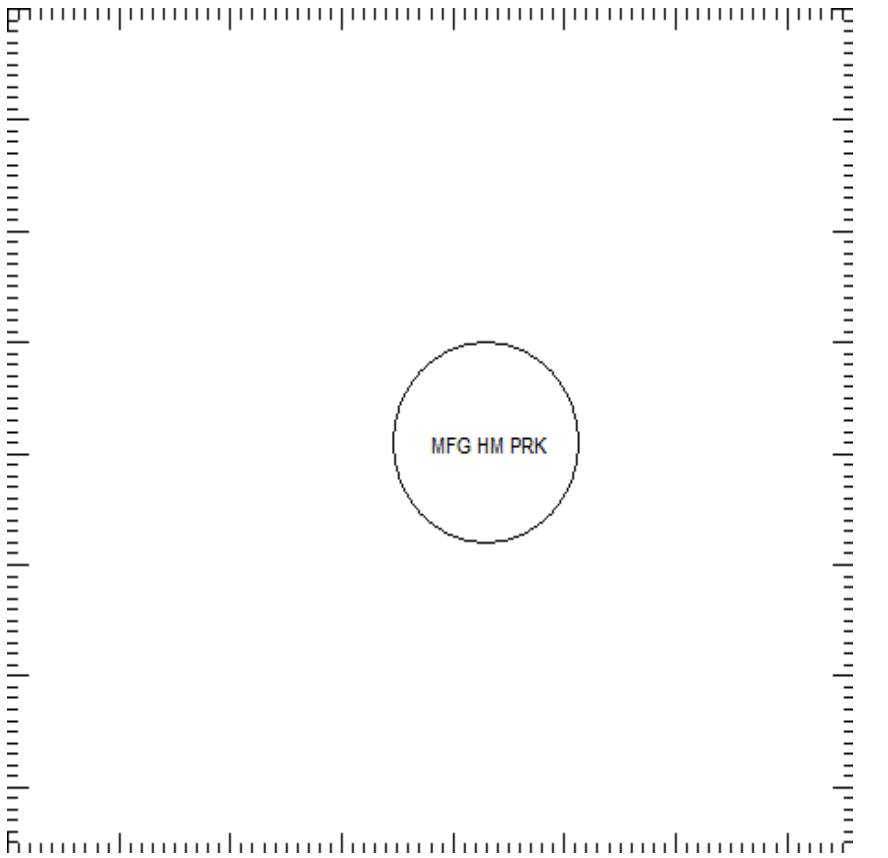
RTS: 002-05-36
AZ QUALHOUSING LLC
 AZ QUALHOUSING LLC
 13038 ALORA PL
 SAN DIEGO, CA 92130

| | |
|------------------------|-----|
| Neighborhood CSTR20 | |
| Map: | |
| Block: | |
| Card: | |
| Bk: | Pg: |

COMMENT

| Sales Data | | | | | | Date |
|------------|---------|------------|-----|-------------------------------------|------------|----------|
| Date | Amount | Deed:Conv# | Use | Valid | Lister: | 02/23/23 |
| 11/12/2019 | 650,000 | WDC : 774 | 415 | <input checked="" type="checkbox"/> | Pricer: | |
| | 0 | : 0 | 415 | <input type="checkbox"/> | Reviewer: | |
| | | | | <input type="checkbox"/> | Final: | |
| | | | | <input type="checkbox"/> | Call Back: | |
| | | | | <input type="checkbox"/> | Visit: | |

| VALUATION SUMMARY | | | |
|-------------------|-------|---------|--|
| VALUE YEAR | | 2017 | |
| REASON FOR CHANGE | | MISC | |
| ESTIMATED | LAND | 109,250 | |
| MARKET VALUE | IMPR | 290,750 | |
| | TOTAL | 400,000 | |
| ASSESSED | LAND | 38,240 | |
| VALUE | IMPR | 101,760 | |
| | TOTAL | 140,000 | |



| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | ZONING |
|---|---|--|--|
| <input checked="" type="checkbox"/> PAVED | <input checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> AG-RES |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input checked="" type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> INDUSTRIAL |
| <input type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | |

| INFLUENCE FACTORS | | |
|-------------------|-------------|----------------|
| A. NO ROAD | E. SZ/SHAPE | I. WATER FRONT |
| B. TOPGRHY | F. RESTRICT | J. OTHER/CDU |
| C. Ex Front | G. WOOD LT | |
| D. QUANTITY | H. VACANCY | |

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|-----------|--------------------|---|------|---|-----|--------|-------|--------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Totals: | Total Acres 6.0900 | | | | | 90,380 | 0 | 90,380 |

| CLASS/QUALITY RANK | | | EX WALL | ROOFING | WINDOW | DOORS | FOUNDATION | FRAMING | | | | | | | | | | | | |
|-----------------------------|--------------------------|---------------------|--------------------------|----------------|-----------|----------|------------|----------------|-----|-------------|-----------------|---------------|-----|----|----|--------------|---------|--|--|--|
| A) FP STRUCT. STEEL FRAME | 1. BASIC | STONE | GABLE/HIP | STORE FRT | OVERHEAD | SLAB | PRE ENG | | | | | | | | | | | | | |
| B) R.C. FRAME | 2. FAIR | BRICK | SHED/FLAT | CASEMENT | | CRAWL | STEEL | | | | | | | | | | | | | |
| C) MASONRY BEARING WALLS | 3. AVE | CON BLK | CON DECK | DBLH | | PILE/COL | REINF CONC | | | | | | | | | | | | | |
| D) WD OR STEEL FR EX. WALLS | 4. GOOD | WD/MTL | MTL DECK | SLIDE BY | | REINFOR | CB/MASON | | | | | | | | | | | | | |
| S) METAL M) MILL P) POLE | 5. EXCEL | ENAM STL | WD DECK | CANOPY | | STEEL | FRAME | | | | | | | | | | | | | |
| TOTAL AREA | PERIMETER | ALUM/VYL | METAL | LIGHTED | STEEL INS | BRICK | POLE | | | | | | | | | | | | | |
| # STORIES | STORY HT | CON PANEL | ASPH | SOFFITS | WOOD | STONE | TILT UP | | | | | | | | | | | | | |
| AGE | SPRINKLER | PLATE GLS | RUBBER | C S W | MTL | CON BLK | SANDWICH | | | | | | | | | | | | | |
| | | STUCCO | BUILT UP | FACADE | GLASS | FRAME | STANDARD | | | | | | | | | | | | | |
| | | INSULATED | INSULATED | | STANDARD | STANDARD | | | | | | | | | | | | | | |
| H.V.A.C. | | | FLOORS | | | | PARTITIONS | | | | INTERIOR FINISH | | | | | | | | | |
| Electric | <input type="checkbox"/> | Electric Wall | <input type="checkbox"/> | CONCRETE | B | 1 | 2 | 3 | U | MASONRY | B | 1 | 2 | 3 | U | UNFINISHED | | | | |
| Forced Air Unit | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | WOOD | | | | | | WD STUD | | | | | | FINISH OPEN | | | | |
| Hot Water, Rad | <input type="checkbox"/> | Space/ Wall Furnace | <input type="checkbox"/> | TILE A Q V T | | | | | | MTL STUD | | | | | | FINISH DIV | | | | |
| Steam | <input type="checkbox"/> | Warm & Cld Air | <input type="checkbox"/> | CARPET | | | | | | CEILINGS | B | 1 | 2 | 3 | U | PANEL | | | | |
| Ventilation | <input type="checkbox"/> | Heat Pump | <input type="checkbox"/> | ASPHALT | | | | | | ACCUT/PANEL | | | | | | PLASTER / DW | | | | |
| Package Unit | <input type="checkbox"/> | Ind TW Heat Pump | <input type="checkbox"/> | GRAVEL | | | | | | PLASTER/DW | | | | | | BLOCK | | | | |
| Hot & Cld Water | <input type="checkbox"/> | Evaporated Cool | <input type="checkbox"/> | DIRT | | | | | | SUSP/OPEN | | | | | | GLAZED TILE | | | | |
| Floor Furnace | <input type="checkbox"/> | Co-Ray-Vac | <input type="checkbox"/> | STANDARD | | | | | | STANDARD | | | | | | STANDARD | | | | |
| Complete HVAC | <input type="checkbox"/> | No Heat | <input type="checkbox"/> | PLUMBING | | | | LIGHTING | | | | | | | | | | | | |
| Refrig. Cooling | <input type="checkbox"/> | Standard | <input type="checkbox"/> | NO PLUMBING | | | | EXTRA FIXTURES | | | | FLUORESCENT | | | | METAL HALIDE | | | | |
| | | | | 2 FIXTURE BATH | | | | STANDARD | | | | SODIUM VAP | | | | STANDARD | | | | |
| | | | | 3 FIXTURE BATH | | | | | | | | MERCURY VAP | | | | | | | | |
| YARD ITEMS | | | | | | | | | | | | | | | | | | | | |
| ITEM | CONST | HT | SIZE X SIZE | FL | AREA | UNITS | AGE | REM | CND | GRD | \$/UNIT | UNADJUSTED \$ | PHY | FC | EC | MARKET VALUE | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| AMENITY TOTAL | | | | | | | | | | | | | | | | 0 | | | | |
| LESS LAND: 90,380 | | | | | | | | | | | | | | | | TOTAL IMPR | 407,920 | | | |
| COMMENTS | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |