

C DIV: BEG NW COR, RUN E  
 202.31 FT, S 27.08 FT, W  
 202.02 FT, N 26.88 FT TO POB.

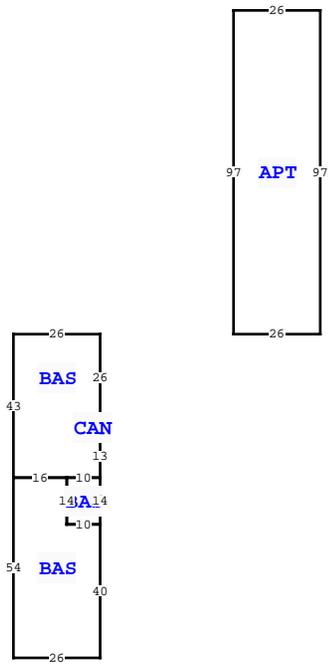
HILLSBORO CENTER LLC  
 1511 BURRELL CT  
 SAN JOSE, CA 95126

2026

00-00-00-12633-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Interior Floor	00	N/A 0
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1200MXD RES/OFF/STO	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,522	100
BAS	140	100
BAS	1,098	100
BAS	1,264	100
CAN	20	30
TOTALS	5,044	
		5,030
		503,161

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SHOP/APT	0%	- 0									Heated Area: 5024 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	503,161	
TOTAL MARKET OB/XF VALUE	2,717	
TOTAL LAND VALUE - MARKET	47,722	
TOTAL MARKET VALUE	553,600	
SOH/AGL Deduction	298,016	
ASSESSED VALUE	255,584	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	255,584	
TOTAL JUST VALUE	553,600	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	549,669	

SALE:3:1: 3 PARCELS - 1 DEED  
 SALE:2:1: NELL'S DINER  
 SALE:1:1: RETURNING PROPERTY TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0292	REMODEL	0	06/11/2020
19-0640	REMODEL	884	11/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1505	9/13/2019	WD	Q	I	01	155,000
GRANTOR: TERESA SHERROD						
GRANTEE: HILLSBORO CENTER LL						
1121/1150	5/18/2007	WD	Q	I	06	34,900
GRANTOR: SHERROD & COLEMAN						
GRANTEE: TERESA SHERROD						

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	95	26		2,470.00	UT	1.10				2,717	

120 NW HILLSBORO ST, LAKE CITY

BLD DATE  
 XF DATE  
 INC DATE

LGL DATE  
 LAND DATE  
 AG DATE

04/09/2024 MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
APT=[ORIG=40,0] E26 N97 W26 S97 \$													
BAS=[ORIG=-10,43] W16 S54 E26 N40 W10 N14 \$													
BAS=[ORIG=0,0] W26 S43 E16 E10 N13 W5 N4 E5 N26 \$													
BAS=[ORIG=0,57] N14 W10 S14 E10 \$													
CAN=[ORIG=0,30] N4 W5 S4 E5 \$													
PTR=[ORIG=0,0] E40 W40 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1200	C	STORE COMB	0		*C-CBD	26.00	97.00	5,454.00	SF		1.00	1.00	1.25	7.00	8.75	47,722							