

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

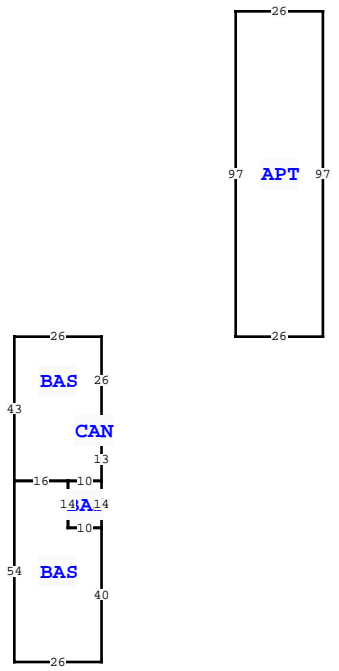
HILLSBORO CENTER LLC
 1511 BURRELL CT
 SAN JOSE, CA 95126

2026

00-00-00-12633-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
APT	2,522	100	
BAS	140	100	
BAS	1,098	100	
BAS	1,264	100	
CAN	20	30	
TOTALS	5,044		

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	54,540	
TOTAL MARKET VALUE	560,418	
SOH/AGL Deduction	304,834	
ASSESSED VALUE	255,584	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	255,584	
TOTAL JUST VALUE	560,418	
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	
1	0260	PAVEMENT-A	0	0	95	26	2,470.00	UT 1.10	1.10	100	2002	2002	3
TOTAL OB/XF 2,717													

BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/11/2026 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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	1200	C	STORE COMB	0		*C-CBD26.00	97.00	97.00	5,454.00	SF		1.00
TOTAL ADJ 1.25												
UNIT PRICE 8.00												
ADJ UNIT PRICE 10.00												
LAND VALUE 54,540												