COMM NW COR OF SW1/4 OF SE1/4,
RUN E 996.28 FT FOR POB, CONT
E 437.79 FT, S 437.79 FT, W

TRINITY CHRISTIAN CENTER OF SANTA ANA INC
2442 MICHELLE DR
TUSTIN, CA 92680

2027

06-4S-16-02788-050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,400
TOTAL MARKET VALUE	48,400
SOH/AGL Deduction	7,405
ASSESSED VALUE	40,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,995
TOTAL JUST VALUE	48,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0753/1172	11/25/1991	WD	U	V	11	22,000

GRANTOR: JOE DUCKETT

GRANTEE: TRINITY CHRISTIAN C

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		00	0.00	0.00	3.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	37,400							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 4.40 Total Land Value: 48,400 Market: 0 Agricultural: 0 Common: 48,400 PRINTED 11/17/2026 BY SYS