

COMM AT SW COR OF LOT 9 STONE GA  
 RUN SE 5.95 FT. FOR POB, CONT SE  
 SE 66.27 FT, S 307.73 FT, SW 74.

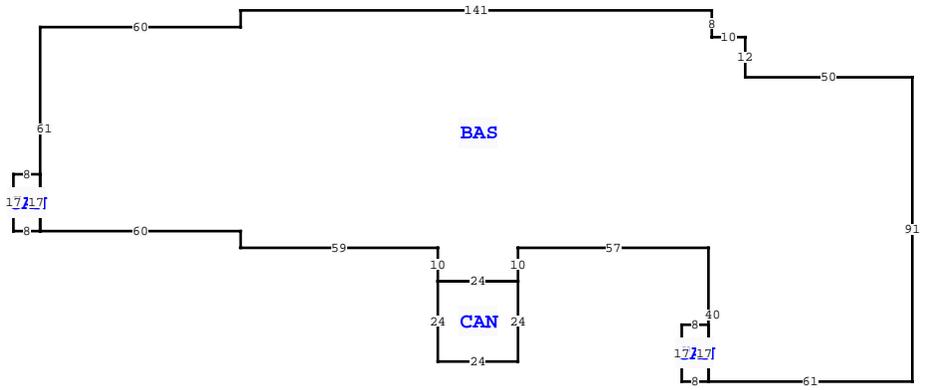
FELT JOHN R  
 3701 VIA PARADISO  
 VISTA, CA 92084

**2026**

34-3S-16-02465-009  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	16	WD FR STUC	50
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	80
Roof Cover	14	PREFIN MT	20
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		18	100
Frame	05	STEEL	100
Story Height		20	100
RMS		0	100
Stories	1.	1.	100
Units		4	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	1900 PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	19,531	100	
CAN	136	30	
CAN	136	30	
CAN	576	30	
TOTALS	20,379		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE MED	0%	- 2023									Heated Area: 19531 HX Base Yr	



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,610,519
TOTAL MARKET OB/XF VALUE			103,381
TOTAL LAND VALUE - MARKET			360,680
TOTAL MARKET VALUE			2,074,580
SOH/AGL Deduction			0
ASSESSED VALUE			2,074,580
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,074,580
TOTAL JUST VALUE			2,074,580
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			2,014,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0602	REMODEL	75	03/18/2015
139	COMMERCIAL	50	04/24/2007
139	COMMERCIAL	5,815	04/24/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/2244	4/21/2022	WD	U	I	37	5,150,000
GRANTOR: MED COMPLEX LLC						
GRANTEE: FELT JOHN R						
1114/0222	3/20/2007	WD	Q	V		750,400
GRANTOR: LITTLE POND FARM LAND						
GRANTEE: MED COMPLEX LLC						

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	0	0	48,948.00	UT	1.85	1.85	90	2007	2007	3	90	81,498	
2	0166	CONC, PAVMT	0	0	0	0	3,093.00	UT	3.00	3.00	100	2007	2007	3	100	9,279	
3	0253	LIGHTING	0	0	0	0	6.00	UT	1,800.00	1,800.00	100	2007	2007	3	100	10,800	
4	0164	CONC BIN	0	0	10	10	100.00	UT	11.00	11.00	100	2014	2014	3	100	1,100	
5	0164	CONC BIN	0	0	8	8	64.00	UT	11.00	11.00	100	2014	2014	3	100	704	

TOTAL OB/XF														103,381										
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	1910	C	MEDIC OFF	0		CG	0.00	0.00	90,170.00	SF		1.00	1.00	1.00	4.00	4.00	360,680							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 N12 W10 N8 W141 S5 W60 S61 CAN= W8 N17 E8 S17\$ E60 S5 E59 S10 CAN= S24 E24 N24 W24\$ E24 N10 E57 S40 CAN= W8 N17 E8 S17\$ E61 N91 \$.	