

THE E 83 FT OF THE N 330 FT OF  
 LOT 6 & THE W 67 FT OF THE N  
 330 FT OF LOT 5, LAKE HARRIS

CFT DEVELOPMENTS LLC  
 1683 WALNUT GROVE AVE  
 ROSEMEAD, CA 91770

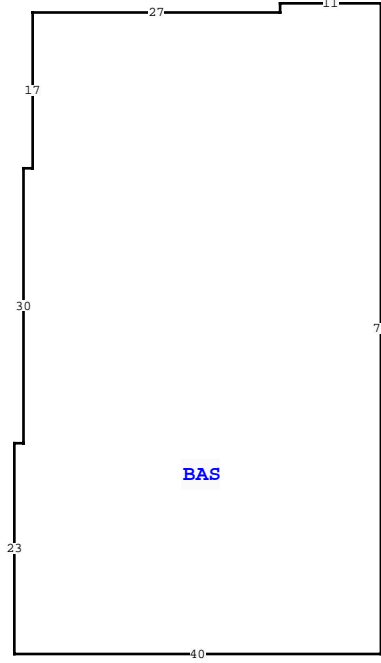
2026

35-3S-16-02579-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		14	100
Frame	02	WOOD FRAME	100
Story Height		18	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,747	100	
TOTALS	2,747		365,338

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	RES F/FOOD	0%	- 0									
					Heated Area: 2747			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			365,338
TOTAL MARKET OB/XF VALUE			81,983
TOTAL LAND VALUE - MARKET			794,528
TOTAL MARKET VALUE			1,241,849
SOH/AGL Deduction			0
ASSESSED VALUE			1,241,849
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,241,849
TOTAL JUST VALUE			1,241,849
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,196,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0465	COMMERCIAL	2,737	12/12/2014
14-0460	DEMOLISH	25	12/08/2014
3926	REMODEL	150	09/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1075	10/20/2014	WD	Q	I	03	900,000
GRANTOR: SUHAG INC						
GRANTEE: CFT DEVELOPMENTS LL						
1053/0806	7/27/2005	WD	Q	I		1,200,000
GRANTOR: TEERTH INC						
GRANTEE: SUHAG INC						

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	29,635.00	UT	1.60	1.60	100	2015	2015	3	100	47,416	
2	0166	CONC,PAVMT	0	0	0	6,780.00	UT	2.00	2.00	100	2015	2015	3	100	13,560	
3	0164	CONC BIN	0	0	10	200.00	UT	11.00	11.00	100	2015	2015	3	100	2,200	
4	0253	LIGHTING	0	0	0	4.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	6,000	
5	0295	SPKLR SYS	0	0	0	2,747.00	UT	1.75	1.75	100	2015	2015	3	100	4,807	
6	0119	MASONRY WA	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,000	
TOTALS													81,983			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W11 S1 W27 S17 W1 S30 W1 S23 E40 N71S.	

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	2100	C	RESTAURANT	0		CG	150.00	330.00	49,658.00	SF		1.00	1.00	1.00	16.00	16.00	794,528								