# **15 MONT VERNON ST**

Location 15 MONT VERNON ST Mblu 26/1///

Owner DAHMS, ROBERT E Assessment \$1,491,000

**Appraisal** \$1,491,000 **PID** 1787

**Building Count** 1

### **Current Value**

Appraisal						
Valuation Year Improvements Land Total						
2024	\$1,344,200	\$146,800	\$1,491,000			
Assessment						
Valuation Year	Improvements	Land	Total			
2024	\$1,344,200	\$146,800	\$1,491,000			

#### **Owner of Record**

Address

Owner DAHMS, ROBERT E Sale Price \$2,133,000

Co-Owner MOLAK, MARIA Certificate

4005 VIA MANZANA Book & Page 9616/2275 SAN CLEMENTE, CA 92673 Sale Date 05/16/2022

Sale Date 05/16/2022

Instrument 00

### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DAHMS, ROBERT E	\$2,133,000		9616/2275	00	05/16/2022
PARSONS & SONS LBR CO	\$0	1	1672/0273		01/01/1961

# **Building Information**

# **Building 1: Section 1**

 Year Built:
 1970

 Living Area:
 12,616

 Replacement Cost:
 \$1,533,827

**Building Percent Good:** 80

**Replacement Cost** 

Less Depreciation: \$1,227,100

Building Attributes				
Field Description				
Style:	Drug Store			
Model	Commercial			
Grade	Average +20			
Stories:	1			
Occupancy	1.00			
Exterior Wall 1	Vinyl Siding			
Exterior Wall 2	Pre-finsh Metl			
Roof Structure	Flat			
Roof Cover	Tar & Gravel			
Interior Wall 1	Drywall/Sheet			
Interior Wall 2				
Interior Floor 1	Carpet			
Interior Floor 2	Vinyl/Asphalt			
Heating Fuel	Gas			
Heating Type	Forced Air-Duc			
AC Type	None			
Struct Class				
Bldg Use	STORE/SHOP MDL-94			
Total Rooms				
Total Bedrms				
Total Baths				
data input	VS			
1st Floor Use:				
Heat/AC	NONE			
Frame Type	STEEL			
Baths/Plumbing	AVERAGE			
Ceiling/Wall	SUS-CEIL & WL			
Rooms/Prtns	AVERAGE			
Wall Height	15.00			
% Comn Wall				

# **Building Photo**



(https://images.vgsi.com/photos/MilfordNHPhotos/\00\00\16\83.JPG)

# **Building Layout**



(ParcelSketch.ashx?pid=1787&bid=1913)

	Building Sub-Areas (sq ft)	<u>Legen</u>		
Code	Description	Gross Area	Living Area	
BAS	First Floor	12,616	12,616	
CAN	Canopy	449	0	
UST	Utility, Storage, Unfinished	1,059	0	
		14,124	12,616	

# **Extra Features**

Extra Features					<u>Legend</u>
Code	Description	Size	Value	Bldg #	Comment
SPR	SPRINKLER	13675.00 S.F.	\$27,400	1	
LDL	LOAD LEVELERS	1.00 UNITS	\$8,200	1	
DUW	DRIVE-UP WINDW	1.00 UNITS	\$13,800	1	
A/C	AIR CONDITION	10416.00 S.F.	\$32,500	1	

### Land

#### **Land Use** Land Line Valuation **Use Code** 3220 Size (Acres) 1.23 Description STORE/SHOP MDL-94 Frontage Zone Depth Neighborhood C05 Assessed Value \$146,800 Alt Land Appr No Appraised Value \$146,800

# Outbuildings

Category

Outbuildings					<u>Legend</u>		
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	Comment
PAV	PAVING	01	ASPHALT	20000.00 S.F.	\$30,000	1	
SGN	SIGN	03	W/INT LIGHTS	110.00 S.F.&HGT	\$5,200	1	

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