

## 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

**Owner** DAHMS, ROBERT E **Sale Price** \$2,133,000  
**Co-Owner** MOLAK, MARIA **Certificate**  
**Address** 4005 VIA MANZANA **Book & Page** 9616/2275  
SAN CLEMENTE, CA 92673 **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

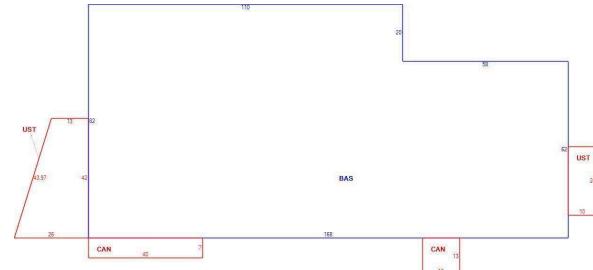
Building Attributes	
Field	Description
Style:	Drug Store
Model	Commercial
Grade	Average +20
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Pre-finish Metal
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas
Heating Type	Forced Air-Duct
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
% Comm Wall	

### Building Photo



(<https://images.vgsi.com/photos/MilfordNHPhotos/100/00/16/83.JPG>)

### Building Layout



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

Building Sub-Areas (sq ft)		Legend	
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					Legend
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

**Use Code** 3220  
**Description** STORE/SHOP MDL-94  
**Zone** C  
**Neighborhood** C05  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 1.23  
**Frontage**  
**Depth**  
**Assessed Value** \$146,800  
**Appraised Value** \$146,800

### Outbuildings

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	