058-041-015-000

COMMERCIAL BUILDING RECORD

Union Bank Bldg. #3 ADDRESS 128 E. COLE RD

PARCEL 58-041-10 13

SHEET ____ OF ____ SHE

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR (F L R B)	FRONT	LIGHTING	AIR CONDITION
(E) D 6.5A	Light	✓ WD Frame		Flat	Wiring	✓ Heating ✓ Cooling
	Sub-Standard		Unfinished	Recessed	K.T. Conduit	✓ Forced Clean'g
ARCHITECTURE	Standard	Concrete	S.C. Brick	Transom:	Bx. ✓ Cable	Gravity Humid.
'D' AVG	Heavy	Brick	Br.		Fixtures	Wall Unit
1 Stories	Special	Reinforced	Terra Cotta	Plate Glass in	Few Cheap	Floor Unit
TYPE		Pilasters	✓✓✓✓ Stucco	Sheet Glass in	Avg. Med.	Zone Unit
USE / DESIGN	FOUNDATION	Ct. Bond Beam	Siding	Metal Wood	✓ Many ✓ Good	✓ Central
Apartment	✓ Concrete	Curtain Walls		Bulkhead:		
Garage	Brick	Partitions	ROOF		PLUMBING	Steam
Hotel	✓ Reinforced		✓ Flat		Poor ✓ Good	Hot Water
Market		Wall "x 12'	Trusses	Back Trim:		
Office	Light Heavy	Party Wall			5 Fixtures	Oil Burner
Store			Steel Deck		Water Heater	M-B.T.U.
Theatre		✓ Conc Floor	Composition	Lighting	Gas Electric	
✓ BANK ✓		Sub Floor	Tile Trim	✓ Drop Ceiling 16'	Water Softener	

ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	3	Typ.	Top.	FLOOR FINISH Material	Grade	TRIM	INTERIOR Walls	C
Store											
Conf Rm		X									
Coupon Booth		X									
Stg.		X									
Office											
Lobby		X									
Hall											
Lavatory		2									
Vault		X									
~~ATM Rm~~		X									
~~Lounge~~		X									
~~Bad~~											
Kitchen											

CONSTRUCTION RECORD

Permit No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remain'g Life	Table	%	RATING (E,G,A,F,P) Cond	Arch. Attr.	Func. Plan	Con-form	Storage Cupb'd	Space Closet	Work-m'nship
95-112	NEW BANK	750,000	4-13-95	1995	1996	0	70	OR 70	100	G	G	G	G			G
95-276	Temp Flag Pole		4-19-95													
95-369	SIGN	20,250	6-22-95													
97-031	rep. Exist Signs	9,000	1/29/97													
17478	Demo	$1500	8/4/17													
17661	TI	$68000	11/22/17													
18327	R/R	$15,000	7/19/18													

BATH & LAVATORY DETAIL

Fl.	No.	FINISH Floors	Walls	FIXTURES Wc.	La.	Tub	Ur.	Type	Grade	SHOW. St.	O.T.	G.D.	F.
1	1	MEN		1	1								
1	1	WOMEN		2	1								
1	1			1	1								

SPECIAL FEATURES

Refrigeration:

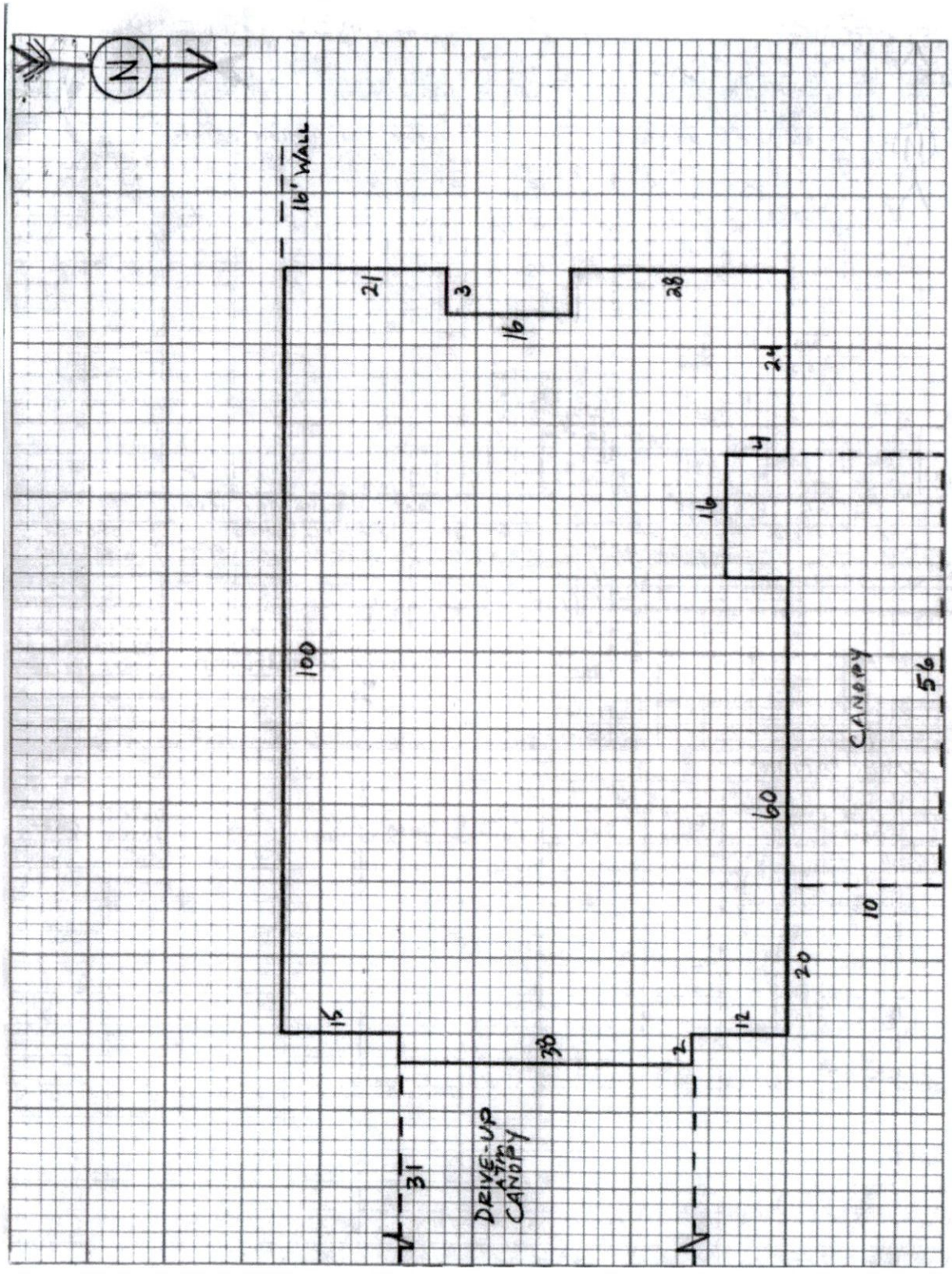
Elevators:

Sprinklers:

COMPUTATION

AH 532.26 P10 USE SBE 4/E HFS 15.17 Q'

Appraiser & Date		TA 1-12-96		HF 5-13-98				NR 2/26/18									
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	C
BANK	6464	97.77	632,000	84.79	548080			102.83	664700								
AC	6464	10.00	64,640	incl in S/F				Incl. in cost									
CANOPY 624 & 614		15.00	9210	15.08	9260			32.62	20350								
(E) 3½" Fix. VAULT DOOR	UNIT	30,000	30000	UNIT	26,000 *	FIXT		Removed									
ALARM SYSTEM Fix	UNIT	12000	12000	UNIT	(E) 12000			Removed									
SIGN Fix.	UNIT	HIST	20250	Assessed by Aud.t				Removed									
ASP FW																	
ATM CANOPY	1178	15.00	17670	15.08	17760			48.92	57650								
				* AAX 1.06 < 1.14													
		NO AA 95% x	20,250 765,733	x 1.01 x 1.14													
TOTAL			747,700		707,410				742,700								
NORMAL % GOOD			100	(E)	100				75%								



MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc

COMPUTATIONS

BANK

100 x 65	=	6500
2 x 38	=	76
(16 x 4)	=	(64)
(3 x 16)	=	(48)
		6464

Bank Base C/F 77.65
F/P Adj 0
Story Ht Adj x1.092
Adj C/F = 84.79

CANOPY'S

56 x 10	=	560
16 x 4	=	64
		614

ATM CANOPY

31 x 38	=	1178

Remarks: 1-12-96 VAULT, WINDOWS & PARTITIONS ARE INCL IN BANK C/F. HIST COST BANK 758,099.98
HIST COST SIGN 20,250.00
TOTAL HIST $ 778,350

NR 5/23/18. Permit #17478, No value change.