

C/O THOMSON REUTERS LAND USE & VALUE 7874A21 Value

5556 5545 578 Class 4 CARLSBAD CA 92018 DB- WB- PB-

MAIN ST .578 AC
 1/01/2024 176200
 431800
 608000

IMPROVEMENT DESCRIPTION

Exterior
 Found. CONCRETE
 Walls VINYL
 Roof Type GABLE
 Roofing COMP SHG
Interior
 No. Rms. 9
 Bd. Roms. 0
 No. Baths 0
 No. 1/2 Bath 1
 Walls PLASTER
 Floors HARDWOOD
 Heat HEAT PUMP
 Fireplace 1 S-I Gas FP:
 Flue S-M
 Basement % Fin. Rate
 Garage NONE Car Port NONE No. Cars
 BLT. In Garage
Site
 R/W PUBLIC Water PUB-I Gas N
 Ease PAVED Sewer PUB-I Elect. Y
 Terr. ON Utility Value
 Char. LEVEL

Structural Value
 Structural Element
 Bldg. 4773.0 * .00
 Basem't
 Fin. Basem't
 Plumb
 Heat
 A/C
 F.P.
 Flue
 Blt. In
 Interior Impr.
 Additions
 A-B01 2160.0 * 120.00
 C-FACT DEP 30
 B-POR 36.0 * 18.00
 C-FACT DEP 30
 C-B01 216.0 * 120.00
 C-FACT DEP 30
 D-B01 2397.0 * 120.00
 C-FACT DEP 30
 F-POR 64.0 * 18.00
 C-FACT DEP 30

Front Depth Area Unit Depth Factor Rate Adj. %
 25178 S 7.00
 Value Sketch Total Land Value 176200

Sec	Type	Sr	Description	Area
AB01	C	2	E10.0S10.0E01.0S28.0GW13.0BW22.0	2160
B01	C	1	N05.0CN23.0DE24.0N10.0	36
CB01	C	1	S04.0W09.0N04.0E09.0	216
DB01	C	1	W12.0N18.0E12.0S18.0	2397
FPOR	C	1	N16.0FN34.0E18.0S03.0E06.0N12.0	64
GBSMTC	1		E27.0S45.0W27.0S14.0W24.0	490
			W04.0N16.0E04.0S16.0	

OTHER IMPROVEMENTS

Description	Size	Cor	Rate
PAVEMENT	10000.05	A	3.0
SIGN		A	1500

FRONTS ON MAIN ST
 WELLS FARGO ADVISORS
 Subtotal
 Factor
 Phys Depr. %
 Func Depr. %
 Econ Depr. %
 Total Depr.
 Nb. Adj. %
 Total Bldg. Val.
 Comp. %
 Other Imp.
 Imp. Adj.
 Total Imp. Val.
 Total Land
 Total Prop. Val.

NAME WACHOVIA SECURITIES LLC

LANCASTER

MAP# 23A 21 24

ACCT 5556 R# 5545 DWT# 1

MAP#	23A 21	24	OTHER IMPROVEMENTS AND BUILDING ADDITIONS	COND	RATE	DEPR	TOT VALUE
CODE	DESCRIPTION	SIZE					
G-BSMT			BUILDING ADDITIONS		490.0*	12.00	5880
C FACT						30	1764-

