Form 5101SBE





the Decision of the County Board of Equalization
If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us or Fax (775) 684-2020 EMAIL or FAX by 5:00 p.m. March 10, 2025
Mail: State Board of Equalization, 3850 Arrowhead Dr, Carson City, NV, 89706 POSTMARK by 5:00 p.m. March 10, 2025

Please Print or Type: Part A. PROPERTY OW	NER AND PETIT	IONER INF	ORMATIO	N			
NAME OF PROPERTY OWNER AS IT APPE	ARS ON THE TAX ROLL:						
NAME OF PETITIONER (IF DIFFERENT THE	AN PROPERTY OWNER LISTE	D IN PART A):		Т	TITLE		
Rebecca Sha	abat			manag	yer		
MAILING ADDRESS OF PETITIONER (STRE	ET ADDRESS OR P.O. BOXI				EMAIL ADDRESS		D / A
2660 Montess	ENN 37				ALTERNATE PHO	EST A	TES D GMA
Lasvenas	NV	89117	702300		1		
Part B. PROPERTY OW	NER ENTITY DE				1		
Check organization type which				not a natu	ıral person. Na	tural perso	ns may skip Part B.
☐ Sole Proprietorship	☐ Trust				Corporation		
☐ Limited Liability Compar	ıy (LLC) 🗖 Genera	l or Limited	Partnership	☐ Gov	ernment or 0	Governme	ental Agency
☐ Other, please describe:_							
The organization described			_				·
The organization described							
Part C. RELATIONSHIP							
Check box which best describe:	s the relationship of Po Trustee		· · · —			-	ecessary.
Co-owner, partner, man		e or must		icer of C	of Property O	wilei	
		on.		icei oi c	Ompany		
☐ Employee or Officer of I☐ Employee, Officer, or O			seeseessy int	orest or	heneficial in	toract in r	eal property
Other, please describe:		easenoid, po	ossessory in	erest, or	benenciai in	ileresi iii i	ear property
		IEODMATI	ON				
Part D. PROPERTY IDE 1. Enter Physical Addres		IFURINATI	ON				
ADDRESS	STREET/ROAD		ÇITY (IF APPLIC	CABLE)	00	DUNTY	
7660	Montesson	ri st	lasve	gas		Clar	K
2. Enter Applicable APN	or Account Numb	er from ass	essment no	ر tice or t	axbill:		
ASSESSOR'S PARCEL NUMBER (APN)			ACCOUNT NUM	MBER			
163-10-507-	018						
3. Does this appeal involv	e multiple parcels	? Yes □	No 🗹	L	ist multiple parce	els on a sepa	rate, letter-sized sheet.
If yes, enter number of pare	cels:	Mult	iple parcel lis	st is attac	ched. 🗆		
4. Check Property Use Ty	/ne: ☑						
☐ Yacant Land	·	bile Home (I	Not on found	ation)	☐ Mining	Property	
Residential Property		mmercial Pr		ation,	□ Industri		ty
☐ Multi-Family Residential		ricultural Pro			☐ Persona		
☐ Possessory Interest in R							
5. Check Year and Roll Ty		nt being app	ealed: 🗹				
2025-2026 Secured Roll			Unsecured		2 02	24-2025 S	upplemental Roll
☐ 2025-2026 Centrally-ass	essed Roll C	2024-2025	Net Proceed	ds Roll			
Other years being appealed:		Charles Charles		-1111			
Part E. VALUE OF PRO		State Board to	consider appeals	of taxable	value from prior	years.	
Part E. VALUE OF PRO	As established b	v County Boa	rd of Pro	perty Ow	ner: What is th	e value voi	seek? Write N/A on
	Equa	lization	eac	h line for	values which	are not beir	ng appealed.
Property Type Land	Taxable Value	Assesse	d Value	Taxab	le Value	A	ssessed value
Buildings		_			***	1	
Personal Property							
Total	3,007,145	1,052	101 J	-17×	7000	94	5,000
Form 5101SBE Appeal from Decision of	,	·		For Cl	erk Use Only	20	5-106
CBE Last Revised 11 19 2024							

Form 5101SBE

Form 5101SBE Appeal from Decision of CBE Last Revised 11-19-2024

Part F. TYPE OF APPEAL Check box which best describes the authorit	y of the S	tate Board to tal	ke jurisdiction to hear	the appeal.	
NRS 361.360(1); NRS 361.400(2): The v County Board or the failure of the County Board property.					
NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed					
NRS 361A.273(1): This is an appeal of a deferred tax years; the notice of conversion fron County Board. NRS 361.360(1); NAC 361.747(2)(c): The	n the asse	essor was receive	d after July 1 and befor	re December 16 and the app	peal was heard by the
Other reason, please describe.					
Other reason, please describe.					
Part G. ATTACH A BRIEF STATE IN THIS APPEAL.	MENT	OR LETTER	DESCRIBING T	HE ISSUES AND CO	ONTENTIONS
Part H. COUNTY APPEAL INFOR		ase Number:		Date Heard by County:	
Chark	<i></i>	2082	2	2/10/25	_
CAYR		1000	>	2/10/	
		VERIFIC	ATION		
any accompanying statements or documents (1) the person who owns or controls taxable interest, possessory interest, beneficial inter Owner or an affiliate of the Property Owner certify I have authorized each agent named agent named in Part I. Petitioner signature Print Name of Signatory Part I. AUTHORIZATION OF AGI represent the Property Owner/Petitioner in p	est or berand I am therein to	y, or possesses neficial use, purs a acting within to represent the corepresent the complete this sec gs before the St	in its entirety taxable suant to NRS 361.334; he scope of my emple Property Owner as st Markey Title Date tion only if an agent, ate Board, List addition	property, or the lessee or or (2) I am a person employment. If Part I below is ated and I have the autho	user of a leasehold byed by the Property completed, I further writy to appoint each
needed, including printed name, contact info I hereby authorize the agent whose name Equalization and to contest the value and/ authorize the agent listed below to receive hearings and matters including stipulations limited to the appeal of property valuation for	and cor or exem all notice and wi	ntact information ption establisher es and decision thdrawals befor	n appears below to ed for the properties letters related there e the Nevada State	named in Part D(2) of th to; and represent the Pet Board of Equalization. T	is Petition. I further itioner in all related
Authorized Agent Contact Information: NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADD	RESS OR P.	O. BOX)			
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Authorized Agent must check each applicable	sta teme r	nt and sign below	1.	J	
☐I hereby accept appointment as the autho	rized age	nt of the Propert	y Owner in proceeding	gs before the County Boar	d.
□ I verify (or declare) under penalty of per including any accompanying statements or the authorized agent with authority to petitic in the Agent Authorization Form to be separated.	documen on the Sta	ts, is true, corre ite Board subjec	ct, and complete to the	he best of my knowledge	and belief; and I am
Authorized Agent Signature			Γitle		
Print Name of Signatory			Date		

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From: lvluxestates@gmail.com
To: State Board Equalization

Subject: Taxpayer Petition for Appeal Form - Montessouri LLC / Parcel 163-10-507-018

Date: Monday, February 10, 2025 1:14:29 PM

Attachments: BOE.states.pcai.25.pdf

Importance: High

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom this may concern,

Please see attached appeal form and confirm process by reply.

Thank you.

Warm Regards,

Rebecca Shabat 702.300.5895



STATE OF NEVADA STATE BOARD OF EQUALIZATION

JOE LOMBARDO Governor

3850 Arrowhead Drive, 2nd Floor Carson City, Nevada 89706 Telephone (775) 684-2160 Fax (775) 684-2020 SHELLIE HUGHES
Secretary

Taxpayer:

Montessouri LLC Attn: Rebecca Shabat 2660 Montessouri St Las Vegas, NV 89117 Parcel/ID:

APN: 163-10-507-018

CONFIRMATION OF APPEAL

Your appeal has been received by the State Board of Equalization. When making reference to this appeal, please use the SBE Case Number assigned. The case number may be found at the bottom of this letter. Hearings will be held in Carson City and Las Vegas, Nevada.

State Board of Equalization hearings are scheduled from March through October. The parties will be notified, by certified mail, of the date and approximate time of the hearing. If more information about the appeal process is required, please call the Board staff at the numbers listed below. At this time, the precise hearing day has not yet been set.

If someone is representing you in this matter, and you have NOT already submitted an original signed authorization, it must be received by this office before any materials, including hearing notices, are sent to your representative. NRS 361.362 requires that the agent be authorized in writing on a form to be provided. This form must be submitted to the State Board before the hearing and have original signatures of the property owner and the agent. An authorization form can be downloaded from our website at: http://tax.nv.gov/Boards/State_Board_of_Equalization_Forms/

If the appeal involves a matter that is currently in litigation before the courts of Nevada, it is the policy of the State Board to hold the appeal in abeyance pending the resolution of the court litigation unless the parties agree that the court litigation will not be relevant to the appeal before the State Board.

Christina Griffith, Program Officer Department of Taxation 3850 Arrowhead Drive, Second Floor Carson City, NV 89706 Ph: (775) 684-2160 Fax:(775) 684-2020 stateboard@tax.state.nv.us

STATE BOARD OF EQUALIZATION CASE NUMBER: 22 -106

Appellant Authorized Agent:

Assessor/Dept:

MS. BRIANA JOHNSON CLARK COUNTY ASSESSOR 500 SOUTH GRAND CENTRAL PARKWAY 2ND FL LAS VEGAS NV 89155-1401

Respondent Authorized Agent:

COUNTY RECORD



APPEAL FORM # 25-00823

Clark County Board of Equalization

Submit this Petitio	n Form no later than 5	o.m. of the	FOR REVIEVE date due. Most ty	pes of a	appeals must be f	iled no later than Janu	ary 15th. If the appeal invo	olves
Please Print or Type		determinat	ion that agricultural	proper	ty has been conv	erted to a higher use,	a different due date may ap	oply.
Part A. PROPER	TY OWNER/PETITION	ER INFO	RMATION(Agent	s Infori	mation to be con	inpleted in Part H)		
NAME OF PROPERTY	OWNER AS IT APPEARS ON	THE TAX RO	LL					
MONTESSOURI	L L C (IF DIFFERENT FROM PROP	ERTY OWNE	(P)			TITLE		
REBECCA SHABAT MANAGER								
MAILING ADDRESS OF	MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) EMAIL ADDRESS							
2660 MONTESS						LVLUXESTATES		
CITY LAS VEGAS	STATE NV	ZIP CO 8911			E PHONE 00-5895	ALTERNATE PHONE	FAX NUMBER	
	TY OWNER ENTITY D		the state of the s	702-3	00-3693			
				an enti	ity and not a nati	iral nerson. Natural r	persons may skip Part B.	
☐ Sole Proprietors	ship	☐ Trust	roperty owner in		☐ Corporati	on	reroone may emp rerea.	
Limited Liability		☐ Genera	I or Limited Partn	ership	☐ Goverme	nt or Govermental A	gency	
☐ Other, please d	and the same of th							
The organization	described above was for	ormed und	der the laws of the	e State	of NEVADA			
	described above is a no							
	NSHIP OF PETITIONE							
				Owner:			ssary. Please see Instruction	ons.
Self	⊔ Ir ner, Management Mem	ustee of T	rust			Employee of Proper Officer of Company	ty Owner	
	fficer of Management C					Officer of Company		
☐ Employee, Office	cer, or Owner of Lessee	e of leash	old, possessory in	nterest	, or benefical int	erest in real property	1.	
☐ Other, please d						La est a series		
Part D. PROPER	TY IDENTIFICATION I	NFORMA	TION					
	Address of Property							
ADDRESS	STREET/ROAD				CITY (IF APPLICABL		COUNTY	
2660 PURCHASE PRICE:	MONTESSOURI S	iT			SPRING VALL PURCHASE DATE:	EY		<
370000					10/17/07			
2. Enter Applical	ble Assessor Parcel N	lumber o	r Personal Prope	erty Ad	count Number	from assessment	notice or tax bill:	
ASSESSOR'S PARCEL						ACCOUNT NUMBER		-
163-10-507-018								
	eal involve multiple p	arcels?	Yes 🗆 No 🗹				eparate, letter-sized shee	et.
If yes, enter num						parcel list is attached		
Appeals must be	single parcels unless r	nultiple co	ontiguous parcels	act as	a single unit.			
4. Check Proper	ty Type: 🗸							
☐ Vacant Land					bile Home (Not		☐ Mining Propert	
Residential Pr					mmerical Prope		☐ Industrial Prop	
	desidential Property			□Ag	ricultural Proper	ty	☐ Personal Prope	erty
	terest in Real or Person d Roll Type of Asses				704		□ Exemption	
		sment be	eing appealed:					
✓ 25-26 Sec					<u> </u>			
		seek? Wr	ite N/A on each li	ne for v	values which are	not heing annealed	. See NRS 361.025 for t	the
definition of Full		SCCK: VVI	no i wa on caon iii	110 101	varace winer are	, not being appeared	. 000 14/10 001.020 101	,,,,
	Property Type		Ass	essor's	Taxable Value		Owner's Opionion of Valu	Je
Land					The second second	Table 1		
Buildings								80 KBO 0 1 K
Personal Proper	rty		1					
	rest in real property		1					
Exempt Value	, - P		 					
LACTION Value			+					
Total						3,007,145 2,814,44	б	

SBE 6

in the					
mult.					
la La		APPE	AL FORM # 25-00823	3	
F. TYPE OF	APPEAL	- the of the County Bas	rd to take jurisdiction to he	or the appeal.	
eck box which	best describes the auti	nonty of the County Boa	rd to take jurisdiction to her computed taxable value of th	e property.	
					ecation to my property
NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.					
NRS 361.356: My property is assessed at a higher value than another property that has an identical declared as an observation of the proof showing NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed; and have attached the proof showing the owner, the location, the description and the taxable value of the undervalued property.					
NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.					
NRS 361A.28	0: The Assessor has det	ermined my agricultural pr	roperty has been converted to	a higher use and that deferred	taxes are now due.
NRS 361.769	: My property has been a	ssessed as property esca	ping taxation for this year and	/or prior years.	
rt G. WRITE	STATEMENT DESC	RIBING THE FACTS A	ND/OR REASONS FOR Y	OUR APPEAL, M IS NEEDED)	
very other simi	lar properties in the ar	ea got an average 1% of	lecrease in their taxable va	lue from 2024-2025. See be	low:
21 Yonie Ct 8	89117 - from \$1,643.1	54 to \$1,630,840810	9 Dark Hollow PI - from \$9	56,011 to \$933,614	
185 S Monte C	Cristo Way - from \$4.8	94.983 to \$4.663,917	1801 S. Cimarron Rd fr	om \$3,181,426 to \$3,178,79	4
85 Heron Car	von Ct from \$2.584	309 to \$2,570,143325	6 COSTA SMERALDA CII	R - from \$2,480,700 to \$2,45	53,431
TOO TIGITOR OUT			CERTIFICATION	The state of the s	There is a second
				foregoing and all informatio	n bereen including any
tho owns or co	ntrols taxable property	ots, is true, correct, and its ent	irety taxable property, or the	ampleyed by the Property C	ld interest, possessory
tho owns or co	ntrols taxable property	ots, is true, correct, and its ent	irety taxable property, or the	e lessee or user of a leasehol employed by the Property C apleted, I further certify I hav nt the authorized agent name	ld interest, possessory
the owns or conterest, benefic roperty Owner amed therein t	introls taxable property cial interest or beneficial and I am action within o represent the Broper	ots, is true, correct, and its ent	irety taxable property, or thi 361.334; or (2) I am a persor yment. If Part H below is con have the authority to appoi MANAGER	ampleyed by the Property C	ld interest, possessory
ho owns or co terest, benefic roperty Owner amed therein t wner/Petitione	introls taxable property cial interest or beneficial and I am action within o represent the Proper er Signature	ots, is true, correct, and its ent	irety taxable property, or thi 361,334; or (2) I am a persor ment. If Part H below is con have the authority to appoi	ampleyed by the Property C	ld interest, possessory
who owns or co the est, benefic roperty Owner amed therein to what Petitione REBECCA S Print Name of C	introls taxable properly colal interest or beneficial interest of the properly	its, is true, correct, and , or possesses in its ent i	irety taxable property, or this 361.334; or (2) I am a persor ment. If Part H below is conhave the authority to appoint MANAGER Title 1/13/25 Date	employed by the Property C npleted, I further certify I hav nt the authorized agent name	ld interest, possessory owner or an affiliate of the e authorized the agent ed in Part H.
who owns or co terest, benefic roperty Owner amed therein t where the second second art H. AUTHO complete this si the County Boar hereby authori contest the v further authori cearings and m popel of prope	cial interest or beneficial interest in a second or beneficial interest in a second or beneficial interest including stipular interest including stipular interest including of the largest valuation for the tagent valuation for the tagent waluation for the tagent valuation for the tagent valuation for the tagent including stipular includi	the strue, correct, and a consesses in its entity see, pursuant to NRS the scope of my employ to Owner as stated and it owner as stated and it including an attorney, he or further information, ame and contact inform established for the proow to receive all notices attorney and withdrawals it is reall and fiscal year na	irety taxable property, or this 361.334; or (2) I am a persor ment. If Part H below is conhave the authority to appoint MANAGER Title 1/13/25 Date as been appointed to represent a person appears below to file perties named in Part D(2) and decision letters relate appointed to the Clark County Bo.	sent the Property Owner/Petition to the Clark Count of this Petition. d thereto; and represent the and of Equalization. This auti	Id interest, possessory lymer or an affiliate of the e authorized the agent ed in Part H. Itioner in proceedings befor y Board of Equalization ar Petitioner in all related
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owner/Petitione REBECCA S Print Name of C art H. AUTHO complete this si the County Boar hereby authori contest the v further authori earings and m anneal of prope	cial interest or beneficial interest in a second or beneficial interest including stipular interest including stipular interest including of the laterty valuation for the talent Contact Informatical interest or beneficial interest including stipular including	the strue, correct, and a consesses in its entity see, pursuant to NRS the scope of my employ to Owner as stated and it owner as stated and it including an attorney, he or further information, ame and contact inform established for the proow to receive all notices attorney and withdrawals it is reall and fiscal year na	irety taxable property, or this 361.334; or (2) I am a persor ment. If Part H below is conhave the authority to appoint MANAGER Title 1/13/25 Date as been appointed to represent a person appears below to file perties named in Part D(2) and decision letters relate appointed to the Clark County Bo.	sent the Property Owner/Petition to the Clark Count of this Petition. d thereto; and represent the and of Equalization. This auti	Id interest, possessory lymer or an affiliate of the e authorized the agent ed in Part H. Itioner in proceedings befor y Board of Equalization ar
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owner/Petitione REBECCA S Print Name of County Boar hereby authori carries and me per	cial interest or beneficial interest of the property of the property of the property of the agent whose malue and/or exemption is the agent whose matters including stipularity valuation for the talent Contact Information (Company, IF APPLE SENT COMPANY, IF APPLE SENT COMPANY, IF APPLE SENT COMPANY, IF APPLE SENT COMPANY, IF APPLE CONTACT OF THE PROPERTY OF THE	the strue, correct, and on the strue, pursuant to NRS the scope of my employ to Owner as stated and I owner as a contact inform established for the proov to receive all notices attorns and withdrawals the x roll and fiscal year nation:	irety taxable property, or this 361.334; or (2) I am a persor ment. If Part H below is conhave the authority to appoin MANAGER Title 1/13/25 Date as been appointed to represent attion appears below to fille perties named in Part D(2) and decision letters relate perfore the Clark County Bosmed in Part D(5) of this Pet TITLE: EMAIL ADDRESS	nemployed by the Property Conpleted, I further certify I have the authorized agent name seem the Property Owner/Petita petition to the Clark Count of this Petition. It hereto; and represent the ard of Equalization. This autition.	Id interest, possessory lymer or an affiliate of the e authorized the agent ed in Part H. Itioner in proceedings befor y Board of Equalization ar
to owns or co of the st, benefic roperty Owner amed therein to owner Petitione REBECCA Strint Name of Cart H. AUTHO omplete this site County Boar hereby authority of contest the vigurither authority earings and me pipeal of proper outhorized Agrame of AUTHORIZED AGRAMALING ADDRESS.	introls taxable property collainterest or beneficial interest of the property of t	T including an attorney, hor further information. ame and contact information. ame and contact inform established for the pro to to receive all notices ations and withdrawals it x roll and fiscal year nation: ICABLE: ENT (STREET ADDRESS OF	irrety taxable property, or this 361.334; or (2) I am a persor ment. If Part H below is conhave the authority to appoin MANAGER Title 1/13/25 Date as been appointed to represent ation appears below to file perties named in Part D(2) and decision letters relate perfore the Clark County Bomed in Part D(5) of this Pet TITLE: EMAIL ADDRESS R.P.O. BOX) DAYTIME PHONE	sent the Property Owner/Petilia petition to the Clark Count of this Petition. ALTERNATE PHONE	Id interest, possessory lymer or an affiliate of the e authorized the agent ed in Part H. Itioner in proceedings befory Board of Equalization ar Petitioner in all related horization is limited to the
owns or co tripest, benefici- troperty Owner amed therein to the period owner of the example of the county Boar the County Boar thereby authority to contest the vi- further authority carings and me popeal of proper the or authorized Agrame of AUTHORIZED AG MAILING ADDRE	introls taxable property collainterest or beneficial interest of the property of t	T including an attorney, hor further information. ame and contact information. ame and contact inform established for the pro to to receive all notices ations and withdrawals it x roll and fiscal year nation: ICABLE: ENT (STREET ADDRESS OF	irrety taxable property, or this 361.334; or (2) I am a persor ment. If Part H below is conhave the authority to appoin MANAGER Title 1/13/25 Date as been appointed to represent ation appears below to file perties named in Part D(2) and decision letters relate perfore the Clark County Bomed in Part D(5) of this Pet TITLE: EMAIL ADDRESS R.P.O. BOX) DAYTIME PHONE	sent the Property Owner/Petital a petition to the Clark Count of this Petition. d thereto; and represent the ard of Equalization. This autition.	Id interest, possessory lymer or an affiliate of the e authorized the agent ed in Part H. Itioner in proceedings befory Board of Equalization ar Petitioner in all related horization is limited to the

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

CERTIFICATION

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying I certify (or declare) under penalty in the Agent Authorized agent with authority to petition the Clark statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 351.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature

Title

Print Name of Signatory

Date

Date

Clark County Board of Equalization

Agent Authorization Form

If you have questions about this form or the appeal process, please call: 702-455-3891.

Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: M D n tess our; LLC				
NAME OF PERSON GRANTING AUTHORITY TO AGENT(IF DIFFERENT THAN PROPERTY OWNER): TITLE				
Shaul Jerry Shabat Manager				
CVLUX ESTATES OGMAN				STATES EGMAIL
LAS Venus	STATE ZIP CODE	7 702 300 1940	ALTERNATE PHONE	FAX NUMBER
Part B. PROPERTY OWNER IN Check organization type which best descr		ner if not a natural person: [Ճ Natural persons may	skip Part B.
☐ Sole Proprietorship	☐ Trust		Corporation	,.
Limited Liability Company (LLC) 🛘 General or Lim	nitedPartnership 🔲	Government or Government	ernmental Agency
Other, please describe:				
The organization described above was formed under the laws of the State of				
				*
The organization described above			□ No	*
	ERSON GRANT ationship of Petitioner y. Please see instruct. Trustee of Tru member member mement Company	ING AUTHORITY TO to Property Owner: ☑ ions. ist ☐ Employee of F	AGENT TO PROProperty Owner apany	
Part C. RELATIONSHIP OF P Check box which best describes the rela Additional Information may be necessar Self Co-owner, partner, managing r Employee or Officer of Manage Employee, Officer, or Owner of Other, please describe: Part D. PROPERTY SUBJECT Enter APN or Account Number from ass	ERSON GRANT ationship of Petitioner y. Please see instruct Trustee of Tru member ement Company f Lessee of leaseho	ING AUTHORITY TO to Property Owner: Ist Employee of F Officer of Com old, possessory interest,	AGENT TO PROPERTY Owner apany or beneficial interes	
Part C. RELATIONSHIP OF P Check box which best describes the rela Additional Information may be necessar Self Co-owner, partner, managing r Employee or Officer of Manage Content of Manage Other, please describe: Part D. PROPERTY SUBJECT Enter APN or Account Number from ass ASSESSORS PARGEL NUMBER (APN)	ERSON GRANT attonship of Petitioner y. Please see instruct. Trustee of Tru member ement Company f Lessee of leaseho	ING AUTHORITY TO to Property Owner: Ist Employee of F Officer of Com old, possessory interest,	AGENT TO PROPERTY Owner apany or beneficial interes	
Part C. RELATIONSHIP OF P Check box which best describes the rela Additional Information may be necessar Self Co-owner, partner, managing r Employee or Officer of Manage Employee, Officer, or Owner of Other, please describe: Part D. PROPERTY SUBJECT Enter APN or Account Number from ass ASSESSOR'S PARGEL NUMBER (APN) 163-10-50-7	ERSON GRANT ationship of Petitioner Please see instruct Trustee of Tru member memt Company f Lessee of leaseho TO THIS AGEN sessment notice or tax	ING AUTHORITY TO to Property Owner: ☑ tons. Ist ☐ Employee of F ☐ Officer of Com Did, possessory interest, IT AUTHORIZATION TO BE ACCOUNT NUMBER	AGENT TO PROPERTY Owner apany or beneficial interes	
Part C. RELATIONSHIP OF P Check box which best describes the rela Additional Information may be necessar Self Co-owner, partner, managing r Employee or Officer of Manage Employee, Officer, or Owner of Other, please describe: Part D. PROPERTY SUBJECT Enter APN or Account Number from ass ASSESSORS PARGEL NUMBER (APN)	ERSON GRANT ationship of Petitioner Please see instruct Trustee of Tru member memt Company f Lessee of leaseho TO THIS AGEN sessment notice or tax	ING AUTHORITY TO to Property Owner: ☑ tons. Ist ☐ Employee of F ☐ Officer of Com Did, possessory interest, IT AUTHORIZATION TO BE ACCOUNT NUMBER	AGENT TO PROPERTY Owner apany or beneficial interes	
Part C. RELATIONSHIP OF P Check box which best describes the related Additional Information may be necessar Self Co-owner, partner, managing r Employee or Officer of Manage Employee, Officer, or Owner of Other, please describe: Part D. PROPERTY SUBJECTENTER APN or Account Number from ass ASSESSOR'S PARCEL NUMBER (APN) Multiple parcel list attached.	ERSON GRANT ationship of Petitioner y. Please see instruct Trustee of Tru member ement Company f Lessee of leaseho TO THIS AGEN sessment notice or tax (Use letter-size p	ING AUTHORITY TO to Property Owner: ☑ tons. ist ☐ Employee of F ☐ Officer of Com old, possessory interest, IT AUTHORIZATION (bill: ACCOUNT NUMBER Diaper)	AGENT TO PROPERTY Owner or beneficial interests:	
Part C. RELATIONSHIP OF P Check box which best describes the rela Additional Information may be necessar Self Co-owner, partner, managing r Employee or Officer of Manage Employee, Officer, or Owner of Other, please describe: Part D. PROPERTY SUBJECT Enter APN or Account Number from ass ASSESSOR'S PARCEL NUMBER (APN) 163-10-50-7	ERSON GRANT ationship of Petitioner y. Please see instruct. Trustee of Tru member ement Company f Lessee of leaseho TO THIS AGEN sessment notice or tax (Use letter-size p	ING AUTHORITY TO to Property Owner: ☑ tons. ist ☐ Employee of F ☐ Officer of Com old, possessory interest, IT AUTHORIZATION (bill: ACCOUNT NUMBER Diaper)	AGENT TO PROPERTY Owner or beneficial interests:	st in real property

Agent Authorization Approved by SBOE 11/20/2015

Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of the Petition for appeal.

List additional authorized agents on a separate she Authorized Agent Contact Information:	eet as needed, inc	-	e, contact info	rmation, signa	nture, title and date.
NAME OF AUTHORIZED AGENT: Rebecca Shabat		N/A	(wife	of She	ul Shabat)
AUTHORIZED AGENT COMPANY, IF APPLICABLE:		EMAIL ADDRESS:	- Shaha	+ @ am	ailiem
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OF AUTHORIZED AGENT)	. / 1	1 // Cocac	- 10100	<u>., ., ., ., ., ., ., ., ., ., ., ., ., .</u>	
CITY LAS VEGAS NO		DAYTIME PHONE 70230058	L	TE PHONE	FAX NUMBER
Authorized Agent Signature Authorized Agent Contact Information:	ed agent of the Prope Title	erty Owner in proceedin	ngs before the C	Date	Equalization.
NAME OF AUTHORIZED AGENT:		TITLE:			***************************************
AUTHORIZED AGENT COMPANY, IF APPLICABLE:		EMAIL ADDRESS:		**************************************	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS C	DR P.O. BOX)		P1-9-3 N-10-2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		
CITY	E ZIP CODE	DAYTIME PHONE	ALTERNA	TE PHONE	FAX NUMBER
I hereby accept appointment as the authorize	ed agent of the Prope	erty Owner in proceeding	ngs before the C	County Board of	Equalization.
Authorized Agent Signature	Title			Date	
	CERTII	FICATION			
I certify (or declare) under penalty of per information hereon, including any accomplishment of the best of my knowledge and belief; and property, or possesses in its entirety tax possessory interest, beneficial interest of employed by the Property Owner or an aremployment. I further certify I have autistated and I have the authority to appoint	npanying state d that I am eith able property, or beneficial us ffiliate of the P horized the ago	ements or documer (1) the person or the lessee or se, pursuant to N Property Owner a ent named herei	nents, is tru n who owns r user of a lo NRS 361.334 and I am ac n to represo	ie, correct, s or control easehold ir 4; or (2) I ar ting within	and complete to s taxable iterest, n a person the scope of my

Agent Authorization Approved by SBOE 11/20/2015



Date: 02/26/2025

CLARK COUNTY BOARD OF EQUALIZATION NOTICE OF APPEARANCE

The Secretary to the Clark County Board of Equalization has recommended your Petition for Review be dismissed because one or both of the following situations apply:

1. The petition does not meet the statutory deadline requirements.

2. Improper authorization to appeal on behalf of the property owner.

The Clark County Board of Equalization (County Board) will determine whether the Petition for Review is within the legal authority and jurisdiction of the County Board pursuant to the requirements of NRS 361.340, NRS 361.345 and/or NRS 361.362 on the date and time noted below.

Date: Thursday, February 06, 2025

Time: 08:00 am

Location: Commission Chambers

Clark County Government Center

500 S Grand Central Pkwy, 1st Floor

Case Number: 00734

Primary APN/ PPID: 139-32-703-002

If the County Board decides to hear the merits of the petition upon determination it has jurisdiction, a hearing will be scheduled for a later time and you will be sent a new hearing notice advising you of the scheduled hearing date, time and location.

We encourage you to arrive at the above hearing prior to the scheduled start time. Depending on the length of the agenda, your case may be heard anytime between the start time noted and the completion of the agenda.

YOUR HEARING DATE HAS BEEN SET, IT CANNOT BE CHANGED.

Assessor's data related to your case will be provided to you at the hearing or you may contact the Assessor's Office to check availability prior to the hearing. Please bring this notice in order to receive the documents.

Petitioners requiring a transcript of the hearing must provide and pay for a court reporter. A copy of such transcript must also be provided to the County Clerk and the Secretary of the State Board of Equalization.

The Assessor's Office is located at 500 S. Grand Central Parkway, 2nd Floor. If you have any questions, please call 702-455-4997.

200 Lewis Avenue P. O. Box 551604

Office of the County Clerk

Lynn Marie Goya County Clerk Commissioner of Civil Marriages

> Carl Bates Assistant County Clerk

200 Lewis Avenue P. O. Box 551604 Las Vegas, NV 89155-1604 702-671-0500 / 702-382-3611 Fax

734/02-06-25

2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN 2709 PINTO LN LAS VEGAS NV 89107

February 20, 2025

Re: Petition No. 734

Assessment Year: 2025 - 2026

Parcel #: 139-32-703-002

Multiple Parcels: No

Hearing Date: February 06, 2025

This is to notify you that the Clark County Board of Equalization has made the following determination on the petition you have filed on the above-described property:

Denied Jurisdiction

If you have any questions, please contact the Clark County Assessor's Office, 500 South Grand Central Parkway, Second Floor, Las Vegas, NV 89106 Phone: (702) 455-3882.

Sincerely,

Lynn Marie Goya, Clark County Clerk

ym Marie Goy



CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

Petitioner Information

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RPTT:	QUITCLAIN
	Imk Legal Forms & Books, Inc. (702) 870-8977 alformsrus.com
City/Sta	te/Zip: Las Vegas. NV 89117
Address	2740 Belcastro St.
Name	Montessouri, LLC
	ng requested by and mail documents and ements to:
	163-10-507-015

Inst #: 201011170003813 Fees: \$15.00 N/C Fee: \$0.00

RPTT: \$0.00 Ex: #007 11/17/2010 04:29:22 PM

Receipt #: 582146

Requestor: LEGACY TRUST

Recorded By: DHG Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

RPTT: QUITCLAIM DEED				
THIS INDENTURE WITNESS TH	nat the GRANTOR(S):	Legacy Trust	<u>.</u>	
for and in consideration of	Ten	Dollars (\$	\$10.00	
do hereby QUITCLAIM the right,				
property, the receipt of which is he	ereby acknowledged, to the	GRANTEE(S):		
Montessouri,LLC		 		
all that real property situated in the	e City of Las Vegas			
County of Clark		Nevada		
bounded and described as follow	vs: (Set forth legal descripti	on and commonly kn	own address)	

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 60, M.D.M, DESCRIBED AS FOLLOWS:

LOT ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 7 OF PARCEL MAPS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA.

TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JULY 22, 1994 IN BOOK 940722 AS DOCUMENT NO 00672 AND RE-RECORDED AUGUST 14, 1996 IN BOOK 960814 AS DOCUMENT NO. 00907 AND RE-RECORDED APRIL 30, 2003 IN BOOK 20030430 AS DOCUMENT NO 00016 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA..

SUBJECT TO:

- 1. All general and special taxes for the current fiscal year.
- Covenants, Conditions, restrictions, Reservations, Rights, Rights of Way of Easments now of record

TOGETHER with all tenements, hereditaments and oppurtenences, including easments and water rights, if any, thereto blonging or appertaining, and reversions, remainders, rents, issues or profits thereof.

\cap	المخازه	aim	Dee	S
V.	はいしいり	all II	Dec	74

Page 1 of 2

Initials ____

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto se	et my hand/our hands o	on Movember.
Signature of Grantor	Signature of	Grantor
Show J. Shoper Trust Print or Type Name Here	Print or Type	Name Here
STATE OF NWADA) COUNTY OF Clovr) On this day of NOVENDEY before me, a Notary Public, & Nau]	·	20 <u>10</u> , personally appeared
□ personally known to me OR □ proved		satisfactory evidence to be the
person(s) described in and who executed th	e foregoing instrument	in the capacity set forth therein,
who acknowledged to me that they execute	ed the same freely and	voluntarily and for the uses and
purposes therein mentioned. Witness my h	and and official seal.	
Notary Public		WENDY RIVERA Notary Public, State of Nevada Appointment No. 05-94335-1 My Appt. Expires Jul 27, 2013
My commission expires:	itness for your purpose	
Quitclaim Deed	Page 2 of 2	Initials

DECLARATION OF VALUE FORM	
1. Assessor Parcel Number(s)	
a) 163-10-507-015	v
b)	met the duy
c)	White he see that the
d)	The Ar 20
2. Type of Property:	<u> </u>
a) Vacant Land b) X Single Fam. I	Res. FOR RECORDER'S OPTIONAL USE ONLY
c) Condo/Twnhse d) 2-4 Plex	Book: Page:
e) Apt. Bldg f) Comm'l/Ind'	Date of Recording:
g) Agricultural h) Mobile Home	Notes:
Other	
3. Total Value/Sales Price of Property	\$ 0.00
Deed in Lieu of Foreclosure Only (value of pro	operty) (
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due	\$ 0.00
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090,	Section (7)
b. Explain Reason for Exemption: Transfe	
Consideration	
5. Partial Interest: Percentage being transferred:	100 %
The undersigned declares and acknowledge	
NRS 375.060 and NRS 375.110, that the informati	
information and belief, and can be supported by do	•
information provided herein. Furthermore, the par	
exemption, or other determination of additional tax	-
due plus interest at 1% per month. Pursuant to NR	
jointly and severally liable for any additional amou	unt owed.
Signature	Capacity GRANTOR Trustee
Signature	Capacity GRANTEE
	······································
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Legacy Trust	Print Name: Montessouri, LLC
Address: 2740 Belcastro St.	Address: 2740 Belcastro St.
City: Las Vegas	City: Las Vegas
State: NV Zip: 89117	State: NV Zip: 89117
Didito. Att Control	Detto. 244
COMPANY/PERSON REQUESTING RECOR	DING (required if not seller or haver)
Print Name: Montessouri, LLC	Escrow #:
Address: 2740 Belcastro St.	
City: Las Vegas	State: NV Zip: 89117

STATE OF NEVADA

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



Jeffrey Stewart

DATE

Appraisal Division

Signature of owner or authorized agent

I HEREBY WITHDRAW MY APPEAL TO THE BOARD OF EQUALIZATION:

BRIANA JOHNSON

Clark County Assessor

(702) 455-4997 • Fax: (702) 455-0191 www.clarkcountynv.gov/assessor

Mary Ann, Weidner Deputy Director of Assessment Services

Withdrawal of Appeal from the Board of Equalization

01/27/2025 MONTESSO 2660 MONTE LAS VEGAS,	SSOURI ST			
RE:	Appeal No.	823		
	Parcel No(s).	163-10-	507-018	
	Parcel Count.	1		
Dear Taxpayo	er:			
the above pr	operty(ies) under ssessment does r	appeal. At not exceed	nty Assessor's Office has completed the review of fter careful consideration of the facts involved, our d full cash value and is fair and equitable. For the at this time. Therefore, the taxable value will remark	conclusion is that se reasons, it is our
	Fisc	al Year:	2025-2026	
		Land	\$378,000	
	Impro	vements	\$2,629,145	
	Suppl	lemental	\$0	
	Total Taxab	le Value	\$3,007,145	
			ne above determination. Please return this letter to to the address below, email to Jeffrey.Stewart@cla	
Sincerely,				
Gell Stay	aut			



of





Links to properties searched with an average 1 % decrease in taxable value

Annual control of the control of the

7521 Yonie Ct.

https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16303315 032&hdnInstance=pcl7

8109 Dark Hollow Pl

https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16309514 005&hdnInstance=pcl7

2785 S Monte Cristo Way

https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16310203 013&hdnInstance=pcl7

1801 S Cimarron Rd,

https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16304304 002&hdnInstance=pcl7

7385 Heron Canyon Ct.

https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16310313 007&hdnInstance=pcl7

3256 COSTA SMERALDA CIR

https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16310418 007&hdnInstance=pcl7

TAX HISTORY 2660 MONTESSOURI ST

		%	TAX	
YEAR	PROPERTY TAX	INCREASE	ASSESSMENT	% INCREASE

2025	\$ 20,196	3%	\$	1,052,501	6%
2024	\$ 19,611	63%	\$	995,006	52%
2023	\$ 12,040	3%	\$	653,250	10%
2022	\$ 11,690	3%	\$	594,614	0%

INCREASE IN 2024 IS FROM BUILDING A GARAGE

						TOTAL TAXA	BLE VALUE		
Address	LIVING SQ FT	LOT (ACRES)	TAXA	UE PER ABLE SQ 2025)	YEAR BUILT	2024	2025	TAXABLE VALUE CHANGE FROM 24-25	VALUE PER SQ FT DIFFERENCE TO 2660 MONTESSOURI
2660 MONTESSOURI ST	7192	1.39	\$	418.12	2013	\$ 2,842,845	\$ 3,007,145	6%	
2785 S MONTE CRISTO WAY	16461	1	\$	283.33	2001	\$ 4,894,983	\$ 4,663,917	-5%	-32%
7521 YONIE CT.	7022	0.35	\$	232.25	2009	\$ 1,643,154	\$ 1,630,840	-1%	-44%
2200 GLENBROOK WAY	6903	0.29	\$	267.23	2001	\$ 1,946,863	\$ 1,844,720	-5%	36%
2926 MONTESSOURI ST	8795	1.16	\$	230.10	1975	\$ 2,106,403	\$ 2,023,720	-4%	-45%
8109 DARK HOLLOW PL	4879	0.27	\$	191.35	2006	\$ 956,011	\$ 933,614	-2%	-54%
1801 S CIMMARON RD	9553	2.05	\$	332.75	1996	\$ 3,181,426	\$ 3,178,794	0%	-20%
2765 S TENAYA WAY	6805	0.79	\$	288.19	2016	\$ 1,983,809	\$ 1,961,114	-1%	-31%
1721 S TIOGA WAY	7774	0.46	\$	402.06	2019	\$ 3,151,397	\$ 3,125,597	-1%	-4%
2060 HENLEY CT	5567	0.46	\$	227.86	2000	\$ 1,282,131	\$ 1,268,523	-1%	-46%
2111 BOGART CT	4821	0.47	\$	245.51	2000	\$ 1,217,637	\$ 1,183,586	-3%	-41%



2785 S MONTE CRISTO WAY







7521 YONIE CT GATED





GUARD GATED CANYON GATE



2926 MONTESSOURI ST





DARK HOLLOW PL GUARD GATED







1801 S CIMMARON







2765 S TENAYA WAY





1721 S TIOGA WAY







2111 BOGART CT

GATED





CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

Assessor Information

Case Summary

00823

Owner: MONTESSOURI L L C Parcel Number: 163-10-507-018

Mailing Address: 2660 MONTESSOURI ST Appeal #: 00823

LAS VEGAS NV 89117 BOE Date #: 02/10/2025 08:00 am Commission

Chambers

Appraiser: Jeffrey Stewart

Land Use Code: 20.110

Neighborhood

Code:

Total Acres:

1.3900

1344.15

Situs: 2660 MONTESSOURI ST SPRING

VALLEY

Legal

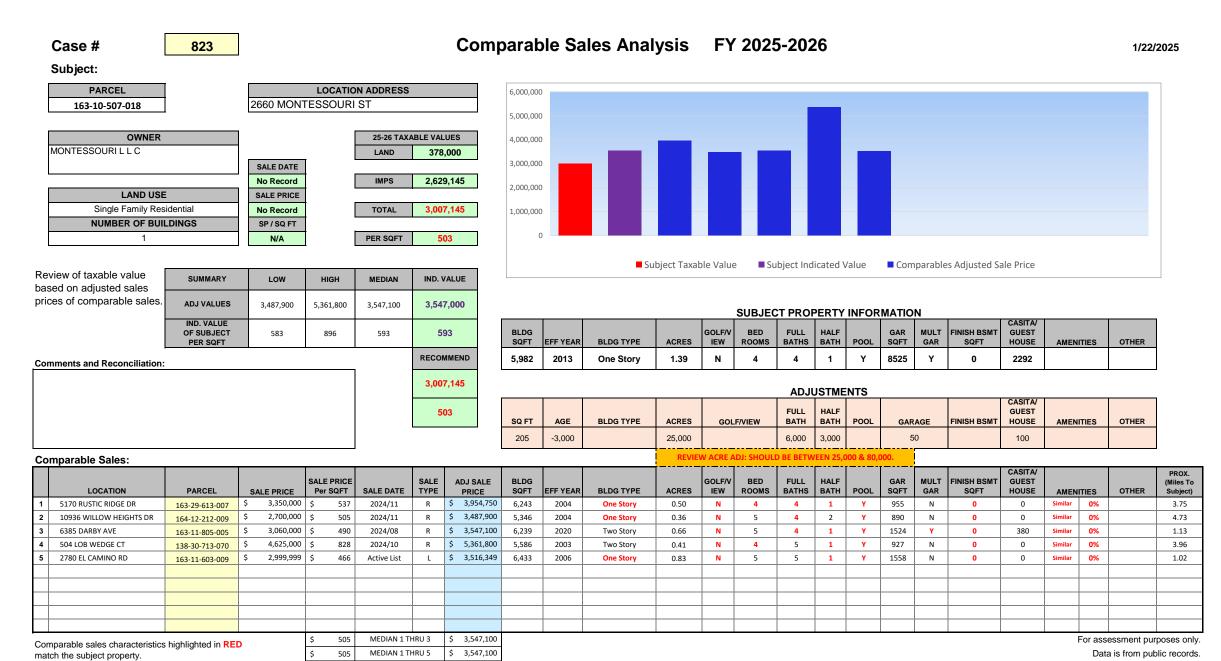
Description: PARCEL MAP FILE 125 PAGE 3

LOT 1

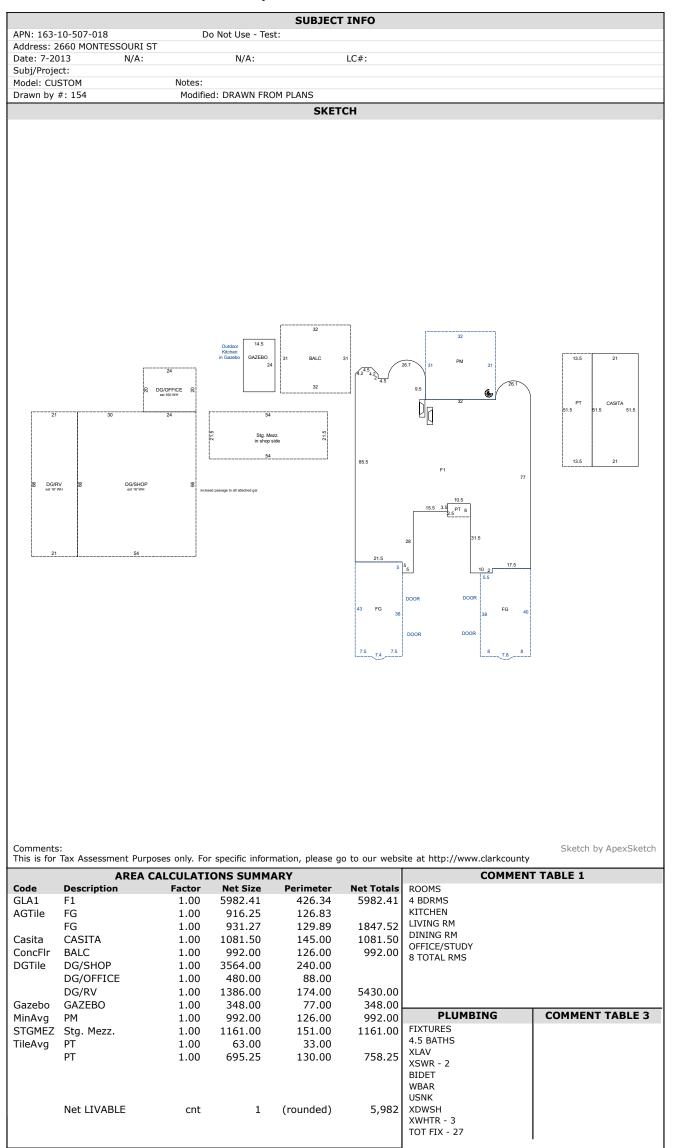
		Totals for all F	Parcels			
	2023	3-2024	2024	-2025	2025-	2026
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	127,575	364,500	132,300	378,000	132,300	378,000
Improvement Value	834,925	2,385,500	862,706	2,464,875	920,201	2,629,145
Supplemental Value	26,645	76,128	0	0	0	0
Total	989,145	2,826,128	995,006	2,842,875	1,052,501	3,007,145



CLARK COUNTY BOARD OF EQUALIZATION



SKETCH/AREA TABLE ADDENDUM



2025-2026 PHOTOGRAPH ADDENDUM

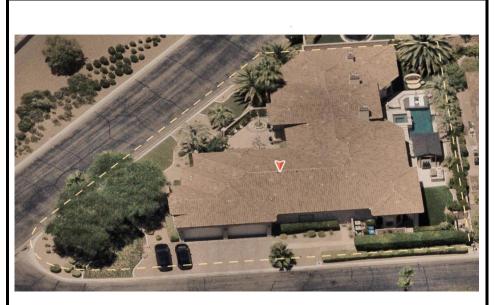
Owner: MONTESSOURI L L C Case: 823

Property Address: 2660 MONTESSOURI ST

Parcel: 163-10-507-018



Subject 163-10-507-018



Comparable Sale 1 163-29-613-007



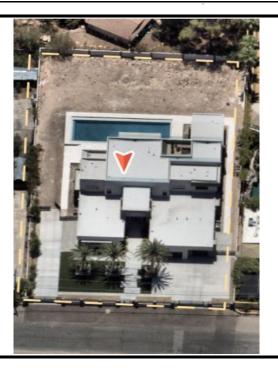
Comparable Sale 2 164-12-212-009

2025-2026 PHOTOGRAPH ADDENDUM

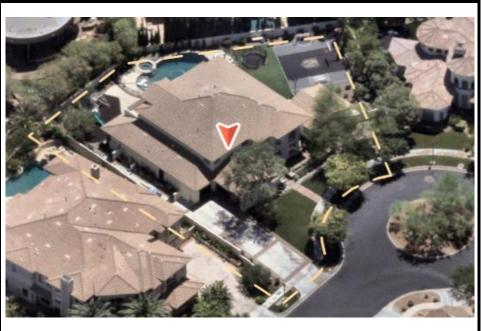
Owner: MONTESSOURI L L C Case: 823

Property Address: 2660 MONTESSOURI ST

Parcel: 163-10-507-018



Comparable Sale 3 163-11-805-005



Comparable Sale 4 138-30-713-070



Comparable 5 (Listing) 163-11-603-009

Parcel Equity Analysis

			Bldg	RCN	١,	*Eff.	*No	orm. *E	con.	,		*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct To	tal C		Guest	Land Golf	1		Extra	Structural Common		Tota	A L
No.	Parcel Numb	er Property Address	SqFt	cost/	sf '	Year *A	ge De	pr. O	bs. #	Descr.	Descr.	Туре	Ht.	Room	s Baths	Baths	Bsmnt			qFt		∠ House	Acres Vie	v Land	Building	Features	Elements Elements		Total Per S	
S	163-10-507-01	18 2660 MONTESSOURI ST	5,982	263.1	15	2013 1	18.0	% 5.0	0% 3	One Story	Very Good -	E Frame-Stucco	10	4	4	1	0	0	4 852	5 5	2,832	Y 2292	1.39 N	\$378,00	0 \$2,198,483	\$430,662	\$157,021 \$0	\$0	\$3,007,145 \$50)3
Equi	ty Comparison	Properties:																												
				Bldg						*Building	*Quality								Garag		Patio	Casita/					Taxable Values			
			Bldg	RCN		*Eff.			con. ္မွ			*Construction	*Wall	Bed	Full	Half			Ct	;	Total	⊖ Guest	Land Golf	/		Extra	Structural Common		Tota	
No.	Parcel Numb		SqFt	cost/	sf '	Year *A	ge De	pr. O	bs. 🚆	Descr.	Descr.	Туре	Ht.	Room	s Baths	Baths	Bsmnt	Bsmnt	Sc	qFt	SqFt	≥ House	Acres Vie	v Land	Building	Features	Elements Elements	Suppl.	Total Per S	F Comments
1		18 2660 MONTESSOURI ST	5,982			2013 1				·	Very Good -			4	4	1	0		4 852			Y 2292	1.39 N	\$378,00		\$430,662	\$157,021 \$0	ţţ-	\$3,007,145 \$50	
2		08 3035 MONTESSOURI ST	10,180			2005 20		· · · · · · · · · · · · · · · · · · ·		One Story	Very Good -		12	5	6	1	0	0				Y 0	1.06 N	\$350,00	~ ; <i>T = / = - · / · · · · ·</i>	\$232,725	\$107,661 \$0	\$T-T-\$-		
3		L5 2660 MONTESSOURI ST	5,982			2013 1				One Story			10	4	4	1	0	0				Y 1082	0.71 N	\$294,00		\$346,892	\$157,021 \$0		\$2,390,776 \$4	
4		04 3160 ROSANNA ST	7,378			2004 2				Two Story	÷	Frame-Stucco	12	5	6	. 1			1 82			Y 0	0.72 N	\$308,00		\$151,946	\$114,556 \$0	į	\$2,103,552 \$2	
5		22 2926 MONTESSOURI ST	7,606			1993 3					Very Good -		10	4	5	1	1,189		3 255		2,430	Y 1545	1.16 N	\$350,00		\$138,084	\$112,087 \$0		\$2,023,720 \$20	
		04 2740 BELCASTRO ST	4,496				27.0	<u>Ç</u>		Ļ	· ·	Frame-Stucco	12	5	5	1		0				Y 1584	0.72 N 0.47 N	\$308,00		\$163,099	\$68,351 \$0	\$\$-	\$1,747,461 \$3	
7		3 7055 LAREDO ST	5,006			2017 8				One Story		Frame-Stucco	9		4	1	0	0			736	Y 900		\$252,00		\$277,460		÷	72,723,033	
8		2 7175 PALMYRA AVE	4,599			2004 2				Two Story #VALUE!	Very Good #VALUE!	Frame-Stucco		5 #VALU	5 FI #VALUE	1 I #VALUI	- U		3 195 1 82			Y 1080	0.47 N 0.97 N	\$280,00		\$137,028	ş	\$0 \$0	\$1,580,724 \$34 \$1,570,095	.4
10		02 2740 MONTESSOURI ST 06 7261 BIRKLAND CT	5.200	! #VALU 204.1		n/a n/ 2001 24			· · · · · · · · · · · · · · · · · · ·	ļ	·	Frame-Stucco	n/a 10	#VALU	I #VALUE	! #VALUI	C! 0		2 119		739 1.264	Y 0	0.97 N 0.44 N	\$336,00 \$238,00	¢	\$133,693 \$123,891	\$48.822 \$0	<u> </u>		2)
11		04 2970 MONTESSOURI ST	4,923			2006 19				·		Frame-Stucco	.4	4	3	2		0				v 0	0.47 N	\$280,00		\$91,864	ļ	\$\$-	\$1,246,803 \$2	
12		16 7265 TARA AVE	4,523			2001 2				Two Story	•	Frame-Stucco		5	4	1						Y 0	0.53 N	\$280,00		\$91,776			\$1,203,902 \$2	
13		05 6965 TARA AVE	4,771			2012 1				One Story	·	Frame-Stucco	10	4	5	1			1 50			Y 190	0.56 N	\$280,00		\$170,734	÷	÷	\$1,195,338 \$2	
14		9 2757 MONTESSOURI ST	4,291			1973 5					·	Frame-Stucco	0	4	5	1	0		1 120		2,076	Y 0	2.13 N	\$886,08		\$61,518		фф.	\$1,126,262 \$2	
15		13 3060 MONTESSOURI ST	5,883			1990 3					Very Good	Frame-Stucco	10	5	4	1	0	0			991	Y 0	0.73 N	\$308,00		\$145,426	ļ	\$0	\$1,121,913 \$19	31
16	163-10-802-00	01 7155 PALMYRA AVE	6,114	138.9	96	1994 3:	46.5	% 0.0	0% 2	Two Story	AvgGood	Frame-Stucco	0	2	6	0	0	0	2 416	0 3	1,010	Y 0	0.70 N	\$308,00	0 \$661,336	\$59,313	\$27,649 \$0	\$0	\$1,028,649 \$1	8
17	163-10-606-00	03 7175 TARA AVE	5,799	200.0	00	1990 3	52.5	% 0.0	0% 1	Two Story	Very Good	Frame-Stucco	10	6	4	1	0	0	1 101	1 3	1,355	Y 0	0.52 N	\$280,00	0 \$665,888	\$56,331	\$24,373 \$0	\$0	\$1,002,219 \$1	/3
18	163-10-802-00	9 7140 DARBY AVE	6,190	158.4	41	1993 3	48.0	% O.C	0% 1	Two Story	Good	Frame-Stucco	0	6	4	1	0	0	1 70	00 1	98	Y 0	0.73 N	\$308,00	0 \$563,549	\$130,341	\$21,589 \$0	\$0	\$1,001,890 \$1	i2
19	163-10-602-00	08 7150 TARA AVE	3,499	194.6	69	2004 2:	31.5	% 0.0	0% 1	One Story	Good	Frame-Stucco	10	4	3	0	0	0	1 108	80 2	851	Y 0	0.73 N	\$308,00	0 \$579,352	\$105,707	\$22,256 \$0	\$0	\$993,059 \$2	34
20	163-10-811-00	04 7260 BIRKLAND CT	3,795	181.2	29	2001 2	36.0	% 0.0	0% 1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1 85	8 2	599	Y 576	0.44 N	\$280,00	0 \$538,260	\$166,650	\$30,095 \$0	\$0	\$984,910 \$20	0i
21		12 7080 PALMYRA AVE	3,567			2003 2			0% 1	Two Story	Good	Frame-Stucco	0	6	5	0	0	0	1 57		928	Y 0	0.51 N	\$280,00		\$191,010	\$		\$969,203 \$2	2
22		04 7165 TARA AVE	3,665			2006 19		· · · · · · · · · · · · · · · · · · ·				Frame-Stucco	10	3	4	0	0		1 84		597	Y 0	0.52 N	\$280,00		\$94,038		ķ	\$958,230 \$20	· · · · · · · · · · · · · · · · · · ·
23		08 2850 ROSANNA ST	3,689	168.0		1996 29				÷		Frame-Stucco	0	4	5	0	0	1,471	1 87			Y 0	0.83 N	\$322,00		\$134,889	\$43,283 \$0		\$952,693 \$2	
24		IO 7060 PALMYRA AVE	3,681				33.0			Ļ		Frame-Stucco	0	6	5	1	0		1 66		1,272	Y 0	0.48 N	\$280,00		\$120,517	\$41,811 \$0	\$\$-	\$944,179 \$2	
25		LS 7275 TARA AVE	3,200			2004 2:				Ļ	· 0	Frame-Stucco		4	4	0	0		1 81		359	Y 0	0.53 N	\$280,00		\$76,864	\$31,905 \$0	Į	\$942,997 \$29	
26		2942 TENAYA WAY	4,895			1993 3					·	Frame-Stucco		5	4	1	0		1 88			Y 0	0.48 N	\$280,00		\$116,765	ģ	4	\$937,978 \$19	
28		01 7210 BIRKLAND CT L7 3025 ROSANNA ST	4,365 3 537			2000 2! 1999 20				Two Story One Story		Frame-Stucco Masonry-Face		4 2	5	0			1 73 1 81		1,026 395	Y 0	0.45 N 0.55 N	\$280,00		\$96,233 \$85,256			\$936,290 \$2 \$929,354 \$2	
29		9 3160 COACHLIGHT CIR	6.813			1989 3		······		Two Story	· ·	Frame-Stucco	0	6	4	1) 0			970	Y 0	0.55 N 0.51 N	\$280,00		\$50,678	ģ	÷	\$912,137 \$1	
30		3 3150 ROSANNA ST	5.241			1993 3				· ·		Frame-Stucco	0	5	5	1		0			701	· · · · · ·	0.72 N	\$308.00		\$61.156	\$	\$	\$911.011 \$1	
31		06 7254 ELDORA AVE	3,944			2002 2			· · · · · · · · · · · · · · · · · · ·	÷	· ÷	Frame-Stucco	0	6	5	1			1 77			v 0	0.51 N	\$280,00		\$88,062	ļ	<u> </u>	\$906,036 \$2	
32		14 7285 TARA AVE	4.005			2002 2				+	Good	Frame-Stucco	0	4	4	2	0		1 80		738	N 0	0.53 N	\$280,00		\$31,615	 	÷	\$885,314 \$2	
33		7 3191 COACHLIGHT CIR	5.095			1987 3		% 0.0	0% 1	·÷····································	·÷	Frame-Siding/	S 10	6	5	0	0	0	1 91	1 2	512	Y 0	0.50 N	\$280,00		\$60,801	\$39,649 \$0		\$883,793 \$1	/3
34		L8 7222 LAFITE CT	4,725	174.0	08	1993 3		% 0.0	0% 1	One Story	Good	Frame-Stucco		4	4	1	0	0	1 84	2 4	620	Y 0	0.47 N	\$280,00		\$80,193	\$	¢	\$881,666 \$18	37
35	163-10-706-01	1 7070 PALMYRA AVE	3,681	168.1	10	2003 2	33.0	% 0.0	0% 1	Two Story	Good	Frame-Stucco	0	6	5	1	0	0	1 66	6 2	438	Y 0	0.48 N	\$280,00	0 \$508,446	\$76,686	\$37,048 \$0	\$0	\$865,132 \$2	35
36	163-10-803-00	06 7060 DARBY AVE	5,013	143.6	63	1992 3	49.5	% O.C	0% 1	Split Level	AvgGood	Frame-Stucco	0	4	3	2	495	0	1 64	8 3	648	Y 0	0.71 N	\$308,00	0 \$475,815	\$80,570	\$21,084 \$0	\$0	\$864,385 \$1	/2
37	163-10-701-00	6 2965 MONTESSOURI ST	5,030	160.2	20	1989 36	54.0	% 0.0	0% 1	Two Story	Good	Frame-Stucco	0	4	5	1	0	0	1 203	8 4	1,904	Y 0	0.53 N	\$280,00	0 \$510,634	\$70,808	\$28,785 \$0	\$0	\$861,442 \$1	/1
38		3 2962 TENAYA WAY	4,417			1993 3				·		Frame-Stucco	0	4	3	1	0	0			613	Y 0	0.48 N	\$280,00		\$92,296		ķķ.	\$861,222 \$19	
39		11 7224 LATOUR CT	3,972			1989 3	·····•				•	Frame-Stucco	8	4	4	0	0	0			684	Y 606	0.47 N	\$280,00		\$54,189		i	\$858,466 \$2	
40		9 7211 BIRKLAND CT	4,753			1994 3:				÷	· · · · · · · · · · · · · · · · · · ·	Frame-Stucco	0	5	5	0	0	0				Y 0	0.44 N	\$238,00		\$106,840	ģ	÷	\$857,281 \$18	
41		06 3190 ROSANNA ST	4,598			1995 30						Frame-Stucco	0	4	4	1	0	0	1 84			Y 0	0.49 N	\$280,00		\$73,635	\$29,362 \$0		\$849,742 \$1	
42		15 7262 LAFITE CT	3,908			1997 2			· · · · · · · · · · · · · · · · · · ·	One Story	· ····	Frame-Stucco		3	4	0	0		1 86	······································	348	Y 0	0.45 N	\$280,00		\$71,533		ę	\$845,498 \$2	
43		16 7255 LAREDO ST 33 3111 COACHLIGHT CIR	3,681 5.059			2002 2: 1986 3:				÷	•	Frame-Stucco Frame-Stucco		6	5	1 1			1 66 1 86	······································	792 41	Y 0	0.51 N 0.52 N	\$252,00 \$280.00		\$75,517 \$68.861	\$34,150 \$0 \$23.123 \$0		\$839,037 \$2 \$838,423 \$1	
44		06 3265 CRYSTAL PALM CT	3,818			1986 3				·÷··································	·÷	Frame-Stucco	10	4	3 4	0			1 67		730	Y 0	0.52 N 0.45 N	\$280,00		\$45,348		∳	\$823,926 \$2	50
45		LS 3000 MONTESSOURI ST	4.690			1996 29	(· · · · · · · · · · · · · · · · · · ·		Two Story		Frame-Stucco	0	3	3	1			1 102		765	N 0	0.45 N 0.54 N	\$280,00		\$20,324	\$	(\$819,069 \$1	
47		04 7270 PALMYRA AVE	4,846			1993 3				· ·	· ·	Frame-Stucco	n	4	4	0		0			1.066	Y 0	0.54 N	\$280,00		\$181,355	\$	\$\$-	\$818,636 \$1	
48		10 3075 BELCASTRO ST	4.639			1989 3				One Story			0	4	3	0		0			944	Y 0	0.55 N	\$280.00		\$59.258	\$10.010 \$0	÷÷-	\$812,958 \$1	
49		L5 7265 LAREDO ST	3.944	166.5	53	2002 2		% 0.0		Two Story	· · · · · · · · · · · · · · · · · · ·	Frame-Stucco	0	6	5	1	0	0	1 77	3 2	498	N 0	0.51 N	\$252,00	0 \$527,318	\$31,387	\$35.843 \$0		\$810,705 \$20	06
50		3 3223 CRYSTAL PALM CT	3,934	179.6		1994 3:		% 0.0		· ·	Good	Frame-Stucco	0	4	3	1	0	0	1 87	4 5	1,110	Y 0	0.48 N	\$280,00		\$54,997	\$26,356 \$0	¢	\$807,819 \$20	05
51		3 2760 MONTESSOURI ST	4,023			1991 34				One Story	AvgGood	Frame-Stucco	0	4	3	0	0	0	1 88	3 3	615	Y 0	0.96 N	\$336,00		\$113,056			\$804,681 \$20	
52	163-10-701-00	08 2985 MONTESSOURI ST	5,596	138.9	96	1991 3	51.0	% O.C	0% 2	Two Story	AvgGood	Frame-Stucco	0	4	4	1	0	0	1 91	2 2	564	Υ 0	0.55 N	\$280,00	0 \$463,659	\$55,064	\$26,762 \$0	\$0	\$798,723 \$14	i3
53	163-10-811-00	3 7250 BIRKLAND CT	2,941	189.1	16	1997 28	42.0	% O.C	0% 1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	2 155	4 4	1,477	Υ 0	0.44 N	\$280,00	0 \$468,083	\$48,769	\$33,336 \$0	\$0	\$796,852 \$2	/1
54	163-10-710-00	04 2982 TENAYA WAY	3,715	181.7	77	1989 3	54.0	% 0.0	0% 1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1 74	6 4	657	Y 595	0.49 N	\$280,00	0 \$375,354	\$139,506	\$17,036 \$0	\$0	\$794,860 \$2	.4
55		9 7264 LATOUR CT	4,759			1989 3				÷	•	Frame-Stucco	0	5	3	1	0	0	1 75		568	Y 0	0.46 N	\$280,00		\$62,438			\$792,481 \$10	
56		9 2755 ROSANNA ST	3,583			1992 3		,,,,,,,,			· 6	Frame-Stucco	9	4	3	0	0	0			730	Y 715	0.50 N	\$280,00		\$74,451	ģ	÷	\$788,106 \$2	
57		05 3160 BELCASTRO ST	5,564				61.5	······		ķ	· 0	Frame-Stucco	0	9	4	1	0	0			1,477	Y 0	0.71 N	\$308,00		\$66,074	o	(\$781,918 \$1	
58		3 2935 MONTESSOURI ST	5,761			1988 3		······································		ļ	.ş M	Frame-Stucco	0	4	3	1	0	0				Y 0	0.51 N	\$280,00		\$50,052	\$24,794 \$0	∳ -	\$777,839 \$1	
59		2 7230 BIRKLAND CT	3,933			1992 3				÷	Good	Frame-Stucco	0	5	3	0	0		1 106			Y 0	0.44 N	\$280,00		\$52,455	\$21,408 \$0	÷	\$774,543 \$19	
60	163-10-606-01	14 2890 BELCASTRO ST	5,826	117.5	56	1993 3	48.0	% 0.0)% 1	Two Story	Average	Frame-Stucco	0	3	4	1	0	0	1 63	34 4	669	Y 0	0.47 N	\$280,00	0 \$428,273	\$66,151	\$19,280 \$0	\$0	\$774,424 \$1	.3]

Parcel Equity Analysis

Subje	ct:																												
				Bldg					్ట *Building	*Quality							1 5	Garage	Patio	Casita/		ļ				Taxable Values			
			Bldg	RCN	*Eff	.	*Norm.	*Econ.	2		*Construction	*Wall	Bed	Full	Half	Finish	Unfin C	Total	Ct Total	☐ Guest	Land G	olf /			Extra	Structural Commo	n	Total	
No.	Parcel Number	Property Address	SqFt	cost/sf	Year	r *Age	Depr.	Obs.	# Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt	SqFt	≥ House	Acres \	/iew	Land	Building	Features	Elements Elemen	ts Suppl.	Total Per SF	Comments
		2660 MONTESSOURI ST		263.15							E: Frame-Stucco			4	1	0			5 2.832		1.39		\$378,000	\$2,198,483				\$3.007.145 \$503	
	Comparison Pr		3,302	, 200.10	LOIL	, 12	10.070	, 5.070	, o , one story	, very dood	Eq. Trame Staces	. 10						, 0323	5 , 2,052	, , , , , , , , , ,	1.00	., ,	\$370,000	Q2,130,103;	\$ 150,002 ;	9157,021	70, 70	, \$5,007,115; \$505]	
Equity	Companison	operaes.	1	Bldg		1	1		*Building	*Quality	1			1	1		1 1	Garage	Patio	Casita/	I					Taxable Values			
			Bldg	RCN	*Eff		*Norm.	*Econ.	Bullullig	Quality	*Construction	*Wall	Bed	Full	Half	Finish			Ct Total	- Guest	Land G	olf /	······································		Extra	Structural Commo		Total	
									9 5						1					; 0 ;				B . 11.11					
_	Parcel Number	Property Address	SqFt		Year			Obs.	Descr.	Descr.	Туре	Ht.	Rooms		Baths	Bsmnt		SqFt	SqFt	House		/iew	Land	Building	Features	Elements Elemen		Total Per SF	Comments
61	163-10-802-003	3130 BELCASTRO ST	4,470	175.64	1989	36	54.0%	0.0%	1 One Story	Good	Frame-Stucco	0	5	4	. 1	0	0 1	466	3 564	Y 0	0.49	N	\$280,000	\$435,345	\$58,841	\$39,588	\$0 \$0		
62	163-10-710-012	7223 LAFITE CT	4,147	177.79	1990	35	52.5%	0.0%	1 One Story	Good	Frame-Stucco	0	5	4	1	0	0 1	864	3 815	Y 0	0.46	N	\$280,000	\$431,415	\$60,103	\$27,786	\$0 \$0	\$771,518 \$186	
63	163-10-601-012	2740 TENAYA WAY	4,970	136.78	1984	41	61.5%	0.0%	Split Level	Average	Masonry-Face	0	6	2	1	0	0 1	1040	0 0	Y 0	1.05	N	\$350,000	\$309,898	\$111,452	\$13,495	\$0 \$0	\$771,350 \$155	
64	163-10-704-014	3035 BELCASTRO ST	4,184	194.58	1987	7 38	57.0%	0.0%	1 One Story	Good-Very G	io Frame-Stucco	0	4	3	0	0	0 1	706	2 1,218	Y 0	0.53	N	\$280,000	\$422,153	\$68,061	\$12,323	\$0 \$0	\$770,214 \$184	
65	163-10-704-011	3065 BELCASTRO ST	4,332	176.54	1989	36	54.0%	0.0%	1 One Story	Good	Frame-Stucco	0	4	3	0	0	0 1	729	2 970	Y 0	0.53	N	\$280,000	\$418,985	\$71,152	\$11,690	\$0 \$0	\$770,137 \$178	
66	163-10-601-007	2747 BELCASTRO ST	2,975	129.94	1990	35	52.5%	0.0%	2 One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0 2	1314	3 559	N 378	0.50	N	\$280,000	\$269,755	\$219,589	\$11,473	\$0 \$0	\$769,344 \$259	
67	163-10-805-005	3245 BELCASTRO ST	3.827	180.94	1989	36	54.0%	0.0%	2 One Story	Good	Frame-Stucco	0	4	3	1	0	0 1	1080	3 1.573	Υ 0	0.67	N	\$294,000	\$409.867	\$62,815	\$15,134	\$0 \$0	\$766,682 \$200	
68	163-10-706-002	7065 COLEY AVE	4.128	143.50	1986	39	58.5%	0.0%	1 Two Story	AvgGood	Frame-Stucco	0	4	3	0	0	0 1	676	4 2.579	N 1250	0.50	N	\$280,000	\$310,027	\$175,893		\$0 \$0		
69		7231 BIRKI AND CT	3.687	181.94			45.0%	0.0%	1 One Story	Good	Frame-Stucco	0	3	3	1	0	0 1	537	2 340	ν ο	0.44	N	\$238,000	\$448.510	\$79.348		\$0 \$0		
70	163-10-505-014	7245 LAREDO ST	3.567	168.99	2002	2 23	34 5%	0.0%	1 Two Story	Good	Frame-Stucco	0	6	5	0	0	0 1	575	1 276	N 0	0.58	N	\$252,000	\$476,459	\$31,387	\$32.267	\$0 \$0		
71		3030 MONTESSOURI ST	3,260	185.69			45.0%	0.0%	1 One Story		Frame-Stucco	n	3	3	0	0			2 452	v 0		N	\$280,000	\$396,445	\$82,528		\$0 \$0	\$	
72		7274 LATOUR CT	4.391	176.16				0.0%	1 One Story		Frame-Stucco	n	4	4	1		0 1	778	5 503			N	\$280,000	\$419,743	\$58,381		\$0 \$0		
73		3085 BFI CASTRO ST	4,592					0.0%	1 One Story		Frame-Stucco	0	4	3	0	0			2 549	Y 0		N	\$280,000	\$428,313	\$49,450		\$0 \$0		
73			4,392						······			0	4	. 3			0 1			iii		IN						·	
74		3171 COACHLIGHT CIR					57.0%	0.0%			Frame-Stucco	0	3	4			0 1			Y 0	0.47	IN	\$280,000	\$417,776	\$59,814				
/5		3250 MONTESSOURI ST	3,918	166.68			52.5%	0.0%	1 Two Story		Frame-Stucco	. 0		4	1	0	0 1	734		Υ	0.66	N	\$294,000	\$394,758	\$66,929		\$0 \$0	÷	
76		3251 CRYSTAL PALM CT	3,728				48.0%	0.0%	1 One Story		Frame-Stucco	0	4	4	0	0	0 1	723	3 543	Y 0	0.45	N	\$280,000	\$421,510	\$54,043		\$0 \$0	÷ T	
77	163-10-605-017		3,227	138.04			36.0%		2 One Story		Frame-Stucco	0	3	2	1	0	0 2	1366	3 633	Y 0		N	\$280,000	\$384,774	\$89,982		\$0 \$0		
78	163-10-710-013		4,201	177.39			54.0%	0.0%	1 One Story		Frame-Stucco	0	4	3	1	0	0 1	720	2 914	Y 0	0.45	N	\$280,000	\$414,486	\$59,910		\$0 \$0		
79		2945 ROSANNA ST	4,232	182.22			57.0%	0.0%		Good-Very G		0	5	4	0	0			3 508	Y 0	0.71	N	\$308,000	\$374,875	\$71,262		\$0 \$0		
80		7225 LATOUR CT	4,000	178.87	1990	35	52.5%	0.0%	1 One Story	Good	Frame-Stucco	0	4	4	0	0	0 1	720	2 700	Y 0	0.47	N	\$280,000	\$406,119	\$61,129		\$0 \$0		
81	163-10-603-006	7042 TARA AVE	3,482	160.52	1984	41	61.5%	0.0%	1 Two Story	AvgGood	Frame-Brick V	e 0	5	3	1	1,584	0 1	754	3 1,014	Y 0	0.71	N	\$308,000	\$340,961	\$97,832	\$23,512	\$0 \$0	\$746,793 \$214	
82	163-10-803-002	3140 MONTESSOURI ST	4,617	174.69	1986	39	58.5%	0.0%	1 One Story	Good	Frame-Stucco	0	3	3	0	0	0 1	864	6 1,452	Y 0	0.54	N	\$280,000	\$402,181	\$62,186	\$11,545	\$0 \$0	\$744,367 \$161	
83	163-10-605-009	2845 BELCASTRO ST	5,759	121.27	1989	36	54.0%	0.0%	2 Split Level	Average	Frame-Stucco	0	5	4	0	0	0 1	900	2 878	N 0	0.71	N	\$308,000	\$399,366	\$35,354	\$16,972	\$0 \$0	\$742,720 \$129	
84	163-10-806-004	3264 MONTESSOURI ST	3,041	129.37	1979	9 46	69.0%	0.0%	3 One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0 3	2964	3 857	Y 868	0.66	N	\$294,000	\$409,584	\$35,565	\$7,621	\$0 \$0	\$739,149 \$243	
85	163-10-813-007	3275 CRYSTAL PALM CT	3,062	187.71	2002	2 23	34.5%	0.0%	1 One Story	Good	Frame-Stucco	0	3	3	0	0	0 1	728	2 620	N 0	0.45	N	\$238,000	\$460,474	\$40,166	\$20,054	\$0 \$0	\$738,640 \$241	
86	163-10-704-012	3055 BELCASTRO ST	4.048	178.52	1989	36	54.0%	0.0%	1 One Story	Good	Frame-Stucco	0	5	3	0	0	0 1	806	3 610	Y 0	0.54	N	\$280,000	\$393,606	\$62,801	\$12,834	\$0 \$0	\$736,407 \$182	
87		3180 COACHLIGHT CIR	4.359	175.18	1987		57.0%	0.0%	1 One Story		Frame-Siding/		4	3	1	0	0 1	640	2 634	Y 0	0.50	N	\$280,000	\$385.642	\$69.840		\$0 \$0		
88	163-10-813-002	3228 CRYSTAL PALM CT	3.538	183.20	1993	3 32	48.0%	0.0%	1 One Story	Good	Frame-Stucco	0	4	3	1	0	0 1	704	2 504	γ ο	0.50	N	\$280,000	\$406,468	\$48.816	\$24.314	\$0 \$0		
89		3025 BELCASTRO ST	4.278	176.89			57.0%	0.0%	1 One Story	Good	Frame-Stucco	0	4	3	0	0	0 1		2 980	γ 0		N	\$280,000	\$390,465	\$59,556		\$0 \$0	÷	
90		2965 ROSANNA ST	4.664	119.02	1993		48.0%	0.0%	1 Two Story		Frame-Stucco	n	2	2	1	0	0 1	689	5 696	v 0	·····	N	\$308,000	\$339,224	\$78,804		\$0 \$0		
91	163-10-606-002		4.394	141.98			54.0%	0.0%	į	AvgGood	Frame-Stucco	0	5		1	0		885	3 959	v 0	0.54	N N	\$280,000	\$355,309	\$89,323		\$0 \$0		
92		3015 BELCASTRO ST	4.318	176.63			57.0%	0.0%	1 One Story		Frame-Stucco	0	5	3	0	0			2 503	v 0	0.56	N N	\$280,000	\$382,691	\$58,113		\$0 \$0		
93		7165 I AREDO ST	3.029	164.20			49.5%	0.0%		AvgGood	Frame-Stucco	0	3	2	1		0 1	498	5 944	v 0	0.73	N N	\$308,000	\$326,312	\$86,402		\$0 \$0	·÷······	
04	163-10-606-001		4.549	141.15				0.0%	1 Two Story		Frame-Stucco	0	5	2	1		0 1	1028	3 834	v 0	0.53	N N	\$280,000	\$375,609	\$63,668		\$0 \$0		
95			3,992				{	0.0%	ļ			- 0	5	3	0		0 1		2 745	N 0	0.50								
96		3210 MONTESSOURI ST 3244 CRYSTAL PALM CT	3,591			.	37.5% 48.0%		1 One Story		Frame-Stucco Frame-Stucco	- 0	4	2			0 1		3 1.304	N O			\$280,000	\$415,979	\$22,397		\$0 \$0 \$0 \$0	· · · · · · · · · · · · · · · · · · ·	
95		7251 BIRKLAND CT	3,591				48.0%		1 One Story		Frame-Stucco	0	4	3	1				2 872	ļ	·····	N	\$280,000 \$238,000	\$422,083 \$419.711	\$11,397		\$0 \$0 \$0 \$0		
									1 One Story	¢					1		0 1			Y 0		N			\$52,968				
98		2955 MONTESSOURI ST	4,156				55.5%	0.0%	1 Two Story		Frame-Stucco	0	5	3	1	0	0 1	984	3 880	Y 0	0.55	N	\$280,000	\$370,491	\$58,238		\$0 \$0		
99		3035 ROSANNA ST	2,733	167.14			45.0%	0.0%		AvgGood	Frame-Stucco	0	4	3	0	0	0 2	1406	3 818	N 0	0.49	N	\$280,000	\$349,618	\$69,508		\$0 \$0		
100		2975 MONTESSOURI ST	3,507				55.5%	0.0%	1 One Story		Frame-Stucco	0	4	3	1	0	0 1		3 807	Y 0	0.54	N	\$280,000	\$350,781	\$67,976		\$0 \$0	÷	
101		2655 ROSANNA ST	3,193				36.0%	0.0%	1 One Story		Frame-Stucco	0	4	3	1	0	0 1		3 984	Y 0	0.49	N	\$280,000	\$300,295	\$116,034		\$0 \$0	·	
102		3256 CRYSTAL PALM CT	3,225	185.90			48.0%	0.0%	1 One Story		Frame-Stucco	0	4	3	0	0	0 1		3 876	Y 0	0.48	N	\$280,000	\$369,836	\$42,693		\$0 \$0		
103		6950 DARBY AVE	3,619	175.54		.	55.5%		1 Split Level		Frame-Stucco	0	4	3	0	0			2 773	Y 0	0.48	N	\$280,000	\$352,845	\$58,827		\$0 \$0		
104	163-10-710-014		3,268	185.65			54.0%	0.0%	1 One Story		Frame-Stucco	0	4	3	0	0	0 1		2 709	Y 0	0.45	N	\$280,000	\$343,807	\$65,813		\$0 \$0		
105		3045 BELCASTRO ST	4,272				58.5%	0.0%	1 One Story		Frame-Stucco	0	4	3	0	0	0 1		2 448	Y 0	0.55	N	\$280,000	\$358,673	\$50,665		\$0 \$0		
106	163-10-805-003	3330 TENAYA WAY	3,695	146.08	1989	36	54.0%	0.0%	1 Two Story	AvgGood	Frame-Stucco	0	4	3	1	0	0 1	620	6 1,956	Y 0	0.46	N	\$280,000	\$333,131	\$74,514	\$19,422	\$0 \$0	\$687,645 \$186	
107	163-10-710-006	7245 LATOUR CT	3,877	156.93	1989	36	54.0%	0.0%	1 One Story	AvgGood	Frame-Stucco	0	4	3	1	0	0 1	761	2 513	Y 0	0.46	N	\$280,000	\$341,962	\$63,429	\$21,134	\$0 \$0	\$685,391 \$177	
108	163-10-803-005	7070 DARBY AVE	4,053	147.64	1989	36	54.0%	0.0%	2 Split Level	AvgGood	Frame-Siding/	S 0	4	4	0	0	0 2	1080	1 163	Y 0	0.48	N	\$280,000	\$326,072	\$77,029	\$12,065	\$0 \$0	\$683,101 \$169	
109	163-10-813-008	3272 CRYSTAL PALM CT	3,664	182.08	1994	1 31	46.5%	0.0%	1 One Story	Good	Frame-Stucco	0	4	3	1	0	0 1	736	2 587	N 0	0.48	N	\$238,000	\$434,365	\$4,938	\$24,935	\$0 \$0	\$677,303 \$185	
110	163-10-710-016	7252 LAFITE CT	3,436	170.56	1989	36	54.0%	0.0%	1 Two Story	Good	Frame-Stucco	0	4	3	0	0	0 1	720	4 1,478	Y 0	0.46	N	\$280,000	\$334,263	\$61,406	\$18,783	\$0 \$0	\$675,669 \$197	
111	163-10-705-010	3095 MONTESSOURI ST	3,956			7 38	57.0%	0.0%		AvgGood	Frame-Stucco	0	4	3	0	0	0 1	586	3 681	Y 0	0.57	N	\$280,000	\$325,448	\$69,445		\$0 \$0		
112		3235 CRYSTAL PALM CT	3,307	185.41	1993	3 32	48.0%	0.0%	1 One Story		Frame-Stucco	0	4	3	0	0	0 1	834	2 610	N 0		N	\$280,000	\$381,450	\$10,124	\$8,663	\$0 \$0	·	
113		2922 TENAYA WAY	3,674	182.02	1989		54.0%	0.0%	1 One Story		Frame-Stucco	0	4	3	1	0	0 1	746	2 398	N 0	0.49	N	\$280,000	\$367,526	\$20,945		\$0 \$0		
114	163-10-606-012		3,457	125.61			66.0%	0.0%	2 Two Story		Frame-Stucco	0	4	2	1	n	0 2		4 414	Y 864	0.70	N	\$308,000	\$285,130	\$72,457		\$0 \$0	·	
115		6955 PALMYRA AVE	4.231	131.41			58.5%	0.0%	2 One Story		Frame-Stucco	0	4	3	0	924		864	2 210	Y 0	0.48	N	\$280,000	\$310,828	\$69,396		\$0 \$0		
116		3131 ROSANNA ST	5.578	127.48			58.5%	0.0%	1 One Story	Average	Frame-Stucco	n	9	5	1	J24 0	0 1		3 1.009	N 0	0.49	N	\$280,000	\$359,952	\$16,833		\$0 \$0		
117	163-10-601-001		4,956	118.76			61.5%	0.0%	2 Two Story	Fair-Aug	Frame-Stucco	- 0	4	3	1		0 1	1096	6 2.129	V 0	0.55	N N	\$280,000	\$316,944	\$56,801		\$0 \$0 \$0 \$0		
117		3151 COACHLIGHT CIR	3 632				{	0.0%	1 One Story	Good	Frame-Stucco		4	2	1		0 3		3 2,129	Y 0	0.55	N N	\$280,000	\$318,090	\$49,293		\$0 \$0 \$0 \$0		
	100 10 010 000	3151 COACHLIGHT CIR 3275 ROSANNA ST		182.27			{							3		1 1 1 2 2			3 1.226	ļ .	0.47	N N		······			X	· · · · · · · · · · · · · · · · · · ·	
119				+					1 Split Level		Frame-Brick V		5		1	1,122				Y 0		N	\$280,000	\$315,042	\$48,645		\$0 \$0	÷	
120	103-10-810-004	3131 COACHLIGHT CIR	3,990	155.89	1986	39	58.5%	0.0%	1 One Story	:AVgGood	Frame-Stucco	0	4	2	1	. 0	0 1	660	2 264	Y 0	0.47	N	\$280,000	\$302,065	\$60,909	\$11,417	\$0 \$0	\$642,974 \$161	

Parcel Equity Analysis

			Bldg	RCN	i '	*Eff.	*	Norm.	*Econ.	5		*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct Tota	al Ct		Guest	Land Golf	/		Extra	Structural Common		Total	
No.	Parcel Numbe	Property Address	SqFt	cost/	sf '	Year *A	ge I	Depr.	Obs.	⊭ Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqF			∠ House	Acres Viev	v Land	Building	Features	Elements Elements	Suppl.	Total Per SF	Comments
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.1	15	2013 1	.2 18	8.0%	5.0%	3 One Story	Very Good -	E Frame-Stucco	10	4	4	1	0	0	4 8525	5	2,832	Y 2292	1.39 N	\$378,000	\$2,198,483	\$430,662	\$157,021 \$0	\$0	\$3,007,145 \$503	
Equi	y Comparison P	roperties:																												
				Bldg						*Building	*Quality								Garage		Patio	Casita/					Taxable Values			
			Bldg	RCN		*Eff.	*	Norm.	*Econ.	88		*Construction	*Wall	Bed	Full	Half	Finish	1 1	Ct Tota	:	Total	Guest	Land Golf	/		Extra	Structural Common		Total	
	Parcel Numbe	Property Address	SqFt	cost/	sf '	Year *A	ge I	Depr.	Obs.	Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqF	t	SqFt	2 House	Acres Viev	v Land	Building	Features	Elements Elements	Suppl.	Total Per SF	Comments
121		3140 BELCASTRO ST	3,177			1988 3		······································		1 One Story		Frame-Stucco	0	3	3	0	. 0	0		2		Y 0	0.48 N	\$280,000		\$71,711		\$0	\$637,022 \$201	
122		2915 MONTESSOURI ST	4,337			1988 3		5.5%		1 One Story	Average	Frame-Stucco	0	3	5	0	0	0		2	586	Y 0	0.52 N	\$280,000		\$40,637	.4	\$0	\$636,481 \$147	
123		7055 DARBY AVE	2,755					2.0%		2 One Story		Frame-Stucco	0	3	3	0	0					N 0	0.47 N	\$280,000	- +	\$22,843				
124		7265 LATOUR CT	3,857			1989 3		4.0%		1 One Story	Average	Frame-Stucco	0	5	3	1	. 0			2	388	Y 0	0.46 N	\$280,000		\$58,638		į	\$634,815 \$165	
125		3120 COACHLIGHT CIR	3,915			1986 3		8.5%		1 Two Story		Frame-Stucco		4	3	0	. 0	0			j	N 0	0.51 N	\$280,000		\$20,937		(\$628,534 \$161	
126		3040 MONTESSOURI ST	4,008					3.0% 4.0%		2 Two Story		Frame-Stucco	0	4	3	1	0	0			997	Y 0	0.71 N	\$308,000		\$55,759	.4	¢	\$626,198 \$156 \$625,316 \$195	
127 128		7045 DARBY AVE	3,214			1303		11070		1 One Story 1 One Story		Frame-Stucco	0	3	3	1	0	0	- / / / /		555 713	Y 0	0.67 N	\$294,000		\$68,939	•	÷÷	7025,510 7155	
129		2925 MONTESSOURI ST 2945 MONTESSOURI ST	4,237 3.830			1988 3 1988 3		5.5% 5.5%	0.0%	 One Story One Story 		Frame-Stucco	0	4	4	0			1 756 1 738	2	424	Y 0	0.51 N 0.52 N	\$280,000		\$32,231 \$60,907	·	\$0 \$0	\$624,860 \$147 \$619,873 \$162	
130		7040 PAI MYRA AVF	5.023			1982 4		4.5%		1 Two Story		Frame-Stucco	0	5	2	1		0			······································	v 0	0.74 N	\$308.000		\$66,790		₿ -	\$618,457 \$123	
131		2890 MONTESSOURI ST	2.760			1993 3		8.0%		1 One Story		Frame-Stucco		4	3	0	,	0			900	v 0	0.47 N	\$280,000		\$58,266		ļ	\$615,721 \$223	
132		3215 BELCASTRO ST	3,492					1.0%		1 Two Story		Frame-Stucco	0	3	3	0	0			3		N 0	0.49 N	\$280,000		\$26,143			\$614,320 \$176	
133		2870 ROSANNA ST	3.849			1980 4		7.5%	0.0%		Good-Very (0	5	3	1 1	0	0		3	325	Υ 0	0.56 N	\$280,000		\$61,037		ģ	\$611,860 \$159	
134		7234 TARA AVE	3,750					4.5%		2 Split Level		Frame-Stucco	0	3	3	1	0	0	1 1728	3		N 0	1.17 N	\$350,000		\$31,536		\$0	\$611,581 \$163	
135	163-10-706-007	3085 ROSANNA ST	3,633	126.5	1	1988 3	7 55	5.5%	0.0%	2 One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1 528	2	682	Y 0	0.48 N	\$280,000	\$269,603	\$61,731	\$12,880 \$0	\$0	\$611,334 \$168	
136	163-10-706-008	3095 ROSANNA ST	3,518	169.5	57	1987 3	8 57	7.0%	0.0%	1 Two Story	Good	Frame-Stucco	0	4	3	0	0	0	1 777	3	1,026	N 0	0.53 N	\$280,000	\$311,921	\$16,852	\$12,600 \$0	\$0	\$608,773 \$173	
137	163-10-607-003	2840 MONTESSOURI ST	3,082	139.6	57	1996 2	9 43	3.5%	0.0%	1 One Story	Average	Frame-Stucco	0	4	2	1	0	0	1 798	2	510	N 0	0.47 N	\$280,000	\$304,698	\$18,100	\$14,252 \$0	\$0	\$602,798 \$196	
138	163-10-706-005	3045 ROSANNA ST	4,877	118.0)6	1978 4	7 70	0.5%	0.0%	1 Two Story	Average	Frame-Stucco	0	4	3	0	0	0	1 525	3	1,212	Y 0	0.72 N	\$308,000	\$200,453	\$94,061	\$5,707 \$0	\$0	\$602,514 \$124	
139	163-10-607-002	2830 MONTESSOURI ST	3,406	129.9	94	1990 3	5 52	2.5%	0.0%	1 Split Level	Average	Frame-Stucco	0	5	3	1	0	0	1 736	4	1,129	Y 0	0.47 N	\$280,000	\$276,224	\$45,260	\$16,800 \$0	\$0	\$601,484 \$177	
140		7180 DARBY AVE	2,588					3.0%		2 One Story		Frame-Stucco	0	4	2	1	0	0		2		N 990	0.48 N	\$280,000		\$22,550			\$600,451 \$232	
141		7244 LATOUR CT	3,918					4.0%		1 One Story		Frame-Stucco	0	4	3	0	. 0				p	N 0	0.46 N	\$280,000		\$18,510			\$598,826 \$153	
142		3215 ROSANNA ST	2,518			1978 4		0.5%		1 One Story		Frame-Stucco	0	3	2	0	. 0	0		4		Y 900	0.51 N	\$280,000		\$178,285	.4	L	\$595,182 \$236	
143		3135 MONTESSOURI ST	4,812			1981 4		6.0%		1 One Story	Average	Frame-Stucco	0	4	3	0	. 0	0	1 735	1	98	Y 0	0.48 N	\$280,000		\$66,696	•	\$0	\$592,532 \$123	
144		2880 TENAYA WAY	3,296					8.0%		1 Two Story		Frame-Stucco		3	2	1		0			888	Y 0	0.50 N	\$280,000		\$60,283			\$591,772 \$180	
145		7045 LAREDO ST 7215 TARA AVE	3,187 3,731			1978 4 1987 3		0.5% 7.0%		2 Two Story 1 Two Story		Frame-Stucco		3 4	3	1	0	0		3	515 1,052	Y 280 Y 0	0.70 N 0.49 N	\$308,000		\$128,938 \$59,875		(\$590,861 \$185 \$587,483 \$157	
146		3265 ROSANNA ST	4,094			1987 3 1981 4				 Two Story Two Story 		Frame-Stucco		4	2	1	U	0			1,052 488	Y 0	0.49 N 0.48 N	\$280,000		\$59,875 \$49,564	·	ţ	\$587,483 \$157	
148		7156 PALMYRA AVE	3,186					0.0%		1 One Story		Frame-Stucco		4	3	0		0			1,053	v 0	0.53 N	\$280,000		\$52,776			\$581,056 \$182	
149		3020 ROSANNA ST	3,507					0.0%		2 One Story		Frame-Stucco		4	3	0	0	0		3	······································	Y 0	0.50 N	\$280,000		\$58,789		÷	\$575,068 \$164	
150		3170 ROSANNA ST	2.827	183.7		1985 4		0.0%		1 Split Level		Frame-Stucco	0	4	3	0	0	0	1 783	1	221	Υ 0	0.47 N	\$280.000		\$47.218			\$572.011 \$202	
151		3235 ROSANNA ST	2,954			1988 3		5.5%		1 One Story		Frame-Stucco	0	3	3	0	0	0		2	914	Y 0	0.48 N	\$280,000		\$53,638		÷÷	\$571,636 \$194	
152	163-10-803-001	7085 PALMYRA AVE	3,024	140.3	36	1986 3		8.5%	0.0%	1 One Story	Average	Frame-Stucco	0	4	3	0	0	0	1 970	3	964	Y 0	0.55 N	\$280,000		\$54,771		\$0	\$569,353 \$188	
153	163-10-603-012	2725 ROSANNA ST	3,516	125.2	23	1987 3	8 57	7.0%	0.0%	1 Two Story	Average	Frame-Stucco	0	3	3	0	0	0	1 864	2	406	Y 0	0.47 N	\$280,000	\$219,960	\$65,507	\$6,902 \$0	\$0	\$565,467 \$161	
154	163-10-705-011	7140 PALMYRA AVE	3,173	138.5	57	1979 4	6 69	9.0%	0.0%	1 One Story	Average	Frame-Stucco	0	3	2	1	0	0	1 994	3	765	Y 582	0.55 N	\$280,000	\$170,647	\$113,604	\$4,701 \$0	\$0	\$564,251 \$178	
155	163-10-801-002	3110 TENAYA WAY	3,145	131.7	76	1987 3	8 57	7.0%	0.0%	1 Split Level	Average	Frame-Stucco	0	6	2	1	908	0	1 644	5	768	N 0	0.50 N	\$280,000	\$263,066	\$18,809	\$11,930 \$0	\$0	\$561,875 \$179	
156		7265 DARBY AVE	2,397					4.0%	0.0%	1 One Story	Average	Frame-Stucco		3	2	1	0	0				Y 0	0.64 N	\$294,000		\$59,820		\$0	\$560,193 \$234	
157		7050 ELDORA AVE	4,204			1982 4		4.5%		 Split Level 		Frame-Stucco		4	4	0	0	0				N 0	0.71 N	\$308,000		\$18,893		\$0	\$560,047 \$133	
158		7262 PALMYRA AVE	3,620			1978 4		0.5%			AvgGood	Frame-Stucco		4	3	2	. 0	0		3		Y 0	0.53 N	\$280,000		\$59,275		ţ	\$558,198 \$154	
159		2830 ROSANNA ST	3,063	127.5				8.5%		1 One Story		Frame-Siding/		4	3	1	. 0	0		2	234	Y 0	0.57 N	\$280,000		\$75,475		i	\$554,225 \$181	
160		7214 TARA AVE	4,450					2.0%		1 Two Story		Frame-Stucco		5	3	0	0	0	 	3		Y 0	0.98 N	\$336,000		\$40,269				
161		3140 ROSANNA ST 7275 DARBY AVF	3,308 2.822			1988 3 1987 3		5.5% 7.0%		1 One Story 1 One Story	Average	Frame-Stucco		4 3	3	0	0	0	1 888 1 948	2	437 342	N 0 Y 0	0.47 N 0.45 N	\$280,000		\$17,592 \$53,155		\$0 \$0	\$551,943 \$167 \$550,916 \$195	
163		7080 ELDORA AVE	4,933				9 73			1 One Story 1 One Story		Frame-Stucco		4	3	0		0			903	Y 0	0.45 N 0.74 N	\$280,000		\$49,536		ļ	\$550,916 \$195	
164		3165 ROSANNA ST	3,204			1976 4 1979 4		9.0%		1 Two Story		Frame-Stucco		5	3	0	n	0			756	Y 0	0.74 N	\$308,000					\$550,044 \$112	
165		7070 EDNA AVE	3,204							1 Two Story	···	Frame-Stucco		4	3	1	n	0		3		N 0	0.68 N	\$294,000		\$24,986		{	\$549,551 \$181	
166		3055 MONTESSOURI ST	2,768			1976 4		3.5%		2 One Story		Frame-Stucco		4	2	1	0	0			390	Y 0	1.06 N	\$350,000		\$57,719		\$0	\$548,035 \$198	
167		2940 ROSANNA ST	3.117					3.0%		1 Two Story		Masonry-Slun	n 0	4	4	0	0	0			784	Υ 0	0.50 N	\$280,000		\$52,428	.4	\$0	\$547,959 \$176	
168		2895 MONTESSOURI ST	3,191	120.1	11	1983 4		3.0%		1 Two Story		Frame-Stucco	0	4	2	1	0	0	1 696	3	1,058	Y 0	0.47 N	\$280,000		\$78,759		·····	\$546,491 \$171	
169	163-10-806-002	3230 MONTESSOURI ST	2,663	143.4	18	1986 3	9 58	8.5%	0.0%	1 One Story	Average	Frame-Stucco	0	3	2	0	0	0	1 736	3	708	Y 0	0.48 N	\$280,000	\$205,474	\$60,198	\$8,342 \$0	\$0	\$545,672 \$205	
170	163-10-802-013	3145 MONTESSOURI ST	3,606	135.2	26	1986 3	9 58	8.5%	0.0%	1 One Story	Average	Frame-Stucco	0	4	3	0	0	0	1 625	3	804	N 0	0.48 N	\$280,000	\$248,822	\$15,571	\$6,839 \$0	\$0	\$544,393 \$151	
171	163-10-607-015	7065 TARA AVE	3,413	118.7	76	1987 3	8 57	7.0%	0.0%	1 Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1 663	3	539	N 0	0.69 N	\$308,000	\$213,833	\$21,253	\$9,179 \$0	\$0	\$543,086 \$159	
172		3235 BELCASTRO ST	2,794					7.0%	0.0%	1 One Story	Average	Frame-Stucco	0	3	2	1	0	0	1 690	2	448	Y 0	0.47 N	\$280,000		\$48,299		\$0	\$542,226 \$194	
173		3028 ROSANNA ST	3,184					1.5%		1 One Story		Frame-Stucco		4	3	0	0			2	514	Y 0	0.49 N	\$280,000		\$59,072			\$539,145 \$169	
174		7285 DARBY AVE	2,649							1 One Story		Frame-Stucco		4	3	0	0	0			792	Y 0	0.49 N	\$280,000		\$46,048				
175		6980 PALMYRA AVE	4,936			1979 4		9.0%		1 Two Story		Frame-Stucco		8	4	0	0	0		4	1,350	Y 0	0.55 N	\$280,000		\$45,119		\$0	\$538,727 \$109	
176		7155 COLEY AVE	3,374			1983 4		3.0%	0.070	2 One Story		Frame-Stucco		4	2	0	0	0		1	288	Y 0	0.53 N	\$280,000		\$52,597		÷	\$538,182 \$160	
177		3185 MONTESSOURI ST	2,558			1989 3		4.0%		1 One Story		Frame-Stucco		4	2	0	. 0	0			220	Y 0	0.52 N	\$280,000		\$47,012		(\$530,818 \$208	
178		2700 TENAYA WAY	3,345			1976 4		3.5%		2 One Story		Frame-Siding/		4	2	1	0				1,658	Y 0	0.57 N	\$280,000		\$35,103		ļ	\$528,909 \$158	
179		6985 DARBY AVE 3130 TENAYA WAY	4,865	126.5 127.8			8 72 0 60		0.0%	1 One Story 2 Split Level	Fair-Avg.	Frame-Stucco		4	3	0	0	0	0 0 1 1280		1,462 1.939	Y 0	0.55 N 0.48 N	\$280,000		\$46,001 \$58,171	•	\$0 \$0	\$528,675 \$109 \$528,070 \$207	,
1.100	102-10-001-003	13130 TENATA WAT	2,555	12/.8	. در	1200 : 4	υ ; οι	U.U%	U.U76	z ; spiit Level	r dii -Avg.	riame-stucco	U	4	. 3			U j	1 1280		1,959	· . U	U.46 N	\$260,000	n: 5102,899	220,1/1	. 310,415 \$0	, , , , , ,	20/بر626د	

Parcel Equity Analysis

Subje	ect:																												
					Bldg					್ಲ *Building	*Quality								Garage	Patio	Casita/					Taxable Values			
				Bldg	RCN	*Eff	f.	*Norm.	*Econ.	2		*Construction	*Wall	Bed	Full	Half	Finish	Unfin Ct	Total	Ct Total	☐ Guest	Land Go	f /		Extra	Structural Commor	1	Total	
No.	Parcel N	lumber	Property Address	SqFt	cost/sf	Yea	r *Age	Depr.	Obs.	# Descr.	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt	SqFt	≥ House	Acres Vie	w Lan	d Building	Features	Elements Elements	s Suppl.	Total Per SF	Comments
			2660 MONTESSOURI ST	5,982				18.0%				E: Frame-Stucco			4	1	0			5 2.832		1.39		.000 \$2.198.48				\$3.007.145 \$503	-
	y Compai			3,302	203.13	201	J ; 12	10.070	3.070	j j One stor	; very dood	Li Traine Staceo	; 10	-	; -			, 0, 4	0323	5 ; 2,032	1 2232	1.55 1	1 337	,000; 72,130,40	3; 3430,002	, 9157,021; 9	0; 50	; \$3,007,143; \$303	
Equit	y compan	rison Pro	perties.	:	Bldg	1			:	*Building	*0		:		:	: :			Garage	Patio	Casita/					Taxable Values			
				Bldg	RCN	*Eff		*Norm.		Bullain	*Quality	*Construction	*Wall	Bed	Full	Half	Finish						. ,			Structural Common		Total	
		!							*Econ.	Sp _	_					1 1				Ct Total	G Guest	Land Go			Extra		1		
	Parcel N		Property Address	SqFt	cost/sf				Obs.	Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt	SqFt		Acres Vie			Features	Elements Elements		Total Per SF	Comments
181	163-10-7	704-007	7272 PALMYRA AVE	4,449	141.69	197	7 48	72.0%	0.0%	1 Two Stor	AvgGood	Frame-Stucco	0	4	3	0	0	0 1	556	3 438	Y 0	0.56	\$28	,000 \$198,50	5 \$49,101	L \$7,003 \$	0 \$0	\$527,606 \$119	
182	163-10-8	310-001	3140 COACHLIGHT CIR	3,154	138.80	198	6 39	58.5%	0.0%	1 One Stor	Average	Frame-Stucco	0	3	3	0	0	0 1	652	2 562	N 0	0.51	\$28	,000 \$225,93	5 \$19,351	\$8,252 \$	0 \$0	\$525,286 \$167	
183	163-10-8	301-007	3180 TENAYA WAY	2,535	144.63	198	6 39	58.5%	0.0%	1 One Stor	Average	Frame-Stucco	0	3	2	0	0	0 1	638	3 290	Y 0	0.51	\$28	,000 \$188,01	3 \$56,932	2 \$8,306 \$	0 \$0	\$524,945 \$207	
184	163-10-7	707-004	6960 PALMYRA AVE	3,270	126.88	198	8 37	55.5%	0.0%	1 Two Ston	Average	Frame-Stucco	0	3	2	1	. 0	0 1	577	3 1,288	N 0	0.54	\$28	,000 \$233,33	0 \$11,147	7 \$11,184 \$	0 \$0	\$524,477 \$160	
185	163-10-8	304-001	3120 ROSANNA ST	2,634	172.40	198	5 40	60.0%	0.0%	1 pry Finished		Frame-Stucco	0	4	3	0	0	0 1	576	2 461	N 0	0.48	\$28	,000 \$224,28	0 \$18,837	7 \$11,470 \$	0 \$0	\$523,117 \$199	
186	163-10-8	303-007	7040 DARBY AVE	3,403	121.51	198	2 43	64.5%	0.0%	2 Split Leve	l Fair-Avg.	Frame-Stucco	0	3	2	1	. 0	0 2	1080	2 928	Y 0	0.48	\$28	,000 \$181,15	6 \$61.841	L \$5.810 \$	0 \$0		
187	163-10-7	705-002	7165 COLFY AVE	2.428	134.37	197	7 48	72.0%	0.0%	2 One Stor	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0 1	546	2 534	Y 1200	0.55	\$28	,000 \$208,02	2 \$34,707	7 \$6,255 \$	0 \$0	\$522,729 \$215	
188	163-10-6	503-008	2765 ROSANNA ST	3.004	132.61	198			0.0%	1 Split Leve		Frame-Stucco	0	5	3	0	0	0 1	516	5 1.194	γ 0	0.48		,000 \$197,31					
189			2855 BFI CASTRO ST	3.547	125.33			70.5%	0.0%	1 One Store		Frame-Siding/	s 0	3	2	1		0 1		3 744	v 0	0.71		,000 \$157,82				÷	
190			7245 DARBY AVE	2.363	145.88				0.0%	1 One Stor		Frame-Stucco	·\$	3	2	1		0 1		4 939	N 0	0.46		.000 \$210.57			0 \$0		
191			7146 PALMYRA AVE	3 084	128.97				0.0%	1 One Stor		Frame-Stucco		4	3	0		0 1		2 257	v 0	0.55		,000 \$185,15			0 \$0	\$	
192			3150 TENAYA WAY	2,592	144.29		3		0.0%	1 One Stor		Frame-Stucco	0	4	2	1		0 1		2 651	N 0	0.48		,000 \$183,13			0 \$0		
192			2860 TENAYA WAY	2,392					0.0%			Frame-Stucco	0	7	3	1		0 1		3 824							0 \$0 0 \$0		
					·					1 Two Stor			0		3	1					ļ			,000 \$210,79				¢	
194			3042 ROSANNA ST	4,214	÷				0.0%	1 Two Ston		Frame-Stucco		5				0 0		3 468	Y 0	0.71		,000 \$157,61			0 \$0		
195			3170 TENAYA WAY	2,648	132.85			60.0%	0.0%	1 One Stor		Frame-Stucco	0	3	3	0	0	0 1		3 525	Y 0	0.48	\$28	/	T				
196			7060 ELDORA AVE	3,338	151.44				0.0%	1 One Stor		Masonry-Face		4	2	1	0	0 1		3 1,150	Y 0	0.74		,000 \$155,13			0 \$0		
197			7145 PALMYRA AVE	2,837	130.97				0.0%	2 One Stor		Frame-Stucco	0	3	2	1	0	0 1		1 25	Y 0	0.72		,000 \$155,26			0 \$0	¢	
198			7176 PALMYRA AVE	3,458	126.51			67.5%	0.0%	1 One Stor	Fair-Avg.	Frame-Stucco	0	4	3	1	. 0	0 1	640	2 445	Y 0	0.57		,000 \$168,76		.,	T		
199	163-10-6	503-013	7045 ELDORA AVE	2,350	146.04	198	5 40	60.0%	0.0%	1 One Stor	Average	Frame-Stucco	0	4	2	1	0	0 1	696	1 322	Y 0	0.46	\$28	,000 \$161,23	7 \$55,726	\$7,555	T		
200	163-10-6	502-002	7185 ELDORA AVE	3,797	109.79	198	5 40	60.0%	0.0%	1 Two Story	Fair	Frame-Siding/	S 0	4	4	0	0	0 1	787	3 513	N 0	0.47	\$28	,000 \$191,83	6 \$21,271	L \$8,518 \$	0 \$0	\$493,107 \$130	
201	163-10-8	307-004	6955 DARBY AVE	3,453	126.51	197	7 48	72.0%	0.0%	1 One Stor	Fair-Avg.	Frame-Stucco	0	6	3	1	0	0 1	600	4 2,247	Y 0	0.53	\$28	,000 \$156,56	1 \$53,988	\$ \$7,600 \$	0 \$0	\$490,549 \$142	
202	163-10-6	505-012	7236 EDNA AVE	2,525	133.79	198	7 38	57.0%	0.0%	1 One Store	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0 1	462	3 832	Y 0	0.46	\$28	,000 \$175,52	6 \$34,034	\$9,972	0 \$0	\$489,560 \$194	
203	163-10-5	505-007	7244 ELDORA AVE	3,390	116.37	198	2 43	64.5%	0.0%	1 One Stor	/ Fair	Frame-Stucco	0	4	2	0	0	0 1	462	2 1,182	Y 0	0.58	\$28	,000 \$163,80	6 \$44,641	L \$3,828 \$	0 \$0	\$488,447 \$144	
204	163-10-8	302-006	7190 DARBY AVE	3.282	119.52	198	4 41	61.5%	0.0%	2 Two Ston	Fair-Avg.	Frame-Stucco	0	4	2	1	. 0	0 1	1248	2 528	N 0	0.51	\$28	,000 \$196,49	5 \$11,027	7 \$5.938 \$	0 \$0	\$487,522 \$149	
205			2735 ROSANNA ST	2,404	134.52		5 40	60.0%	0.0%	1 One Stor		Frame-Stucco		3	2	0	. 0	0 1	420	2 278		0.48		,000 \$154,31			0 \$0		
206			7275 ELDORA AVE	2.583	160.01			70.5%	0.0%	1 One Stor		Masonry-Face		3	3	0	0	0 1	1024	1 710	å	0.53		,000 \$161,30			0 \$0		
207			2660 TENAYA WAY	3.288	137.57			72.0%	0.0%	1 One Stor		Frame-Stucco	0	3	3	0		0 2		2 618	γ ο	0.55	\$28						
208	163-10-6	507-001	7085 TARA AVE	2.287	135.90	198	5 40	60.0%	0.0%	1 One Stor	Fair-Δvg	Frame-Stucco	0	3	2	0		0 1	630	3 1.342	ν ο	0.49	\$28	.000 \$160.04	4 \$43,928	\$ \$5.331 \$	0 \$0		
209			7215 LAREDO ST	3 888	133.46			70.5%	0.0%	1 One Stor		Frame-Stucco		4	2	1		0 1		6 787	v 0	0.49		,000 \$180,78				÷	
210			3175 MONTESSOURI ST	2.472	134.78			69.0%	0.0%	1 Two Ston		Frame-Brick V		4	2	1 1		0 1	600	3 697	v 0	0.48		,000 \$136,51			0 \$0	\$	
211			6965 DARBY AVF	3,454	126.51				0.0%	1 One Ston		Frame-Stucco	0	2	2	0	0	-		1 600	Y 0	0.51					0 \$0		
212			2730 BELCASTRO ST	2.846	123.19		T	60.0%	0.0%	2 Two Ston		Frame-Stucco	0	3	2	1	0	- 		1 380	N 480	0.47		,000 \$180,91			0 \$0		
213			3075 ROSANNA ST	4.896	117.99				0.0%	1 Two Ston		Frame-Stucco	0	5	4	0		0 0		1 1.104	V 0	0.48		,000 \$165,82				÷	
214			7255 ELDORA AVE	3.117	128.66	j			0.0%	1 One Ston		Frame-Stucco	0	3	2	0		0 1		3 1.302	v 0	0.51		.000 \$163.19			0 \$0	\$	
				3,344	ļ				0.0%				0	3	2	U				3 292	ļ	· ·····						\$T	
215			7254 TARA AVE 7265 PAI MYRA AVF	2,355	÷				0.0%	1 Split Leve		Frame-Stucco	••••••	3		0		0 1		1 660	Y 0 N 0	0.53		,000 \$163,25 .000 \$162.37			0 \$0	÷	
216 217			2774 BFI CASTRO ST	2,355	÷		· · · · · · · · · · · · · · · · · · ·		0.0%			Frame-Stucco		4	2	· · · · · · · · · · · · · · · · · · ·		- 		2 484	ļ	0.66 I		,000 \$162,37 .000 \$162.70	-;		0 \$0 0 \$0		
							······			2 One Stor	·····		0			1	0							f				\$\$	
218			3160 TENAYA WAY	2,324	÷			60.0%	0.0%	1 One Stor		Frame-Stucco	0	3	2	0	0	0 1		2 432	Y 0	0.48		,000 \$153,10			0 \$0	\$	
219			2650 BELCASTRO ST	3,006	129.69			64.5%	0.0%	1 One Stor		Frame-Stucco	0	3	2	0	0	0 1		2 840	Y 0	0.47	\$28						
220			6975 DARBY AVE	3,425	126.51		······		0.0%	1 One Stor		Frame-Stucco	0	5	3	0	0	0 1		3 954	Y 0	0.53		,000 \$158,63			0 \$0	ķ	
221			6970 PALMYRA AVE	2,786	142.01				0.0%	1 One Stor	·····ò············×	Frame-Stucco	0	4	3	1	0	0 1		3 575	ģ	0.53		,000 \$154,74			0 \$0	¢	
222			7235 TARA AVE	1,912	128.90			61.5%	0.0%	1 One Stor		Frame-Stucco	0	6	4	0	1,984	704 1		2 26	ļ	0.48	\$28	/; 7/			0 \$0		
223			2855 MONTESSOURI ST	3,902	118.76				0.0%	1 Two Stor		Frame-Stucco	0	4	3	1	0	0 1		5 1,813	Y 0	0.47		,000 \$155,91	·	T.,			
224			7080 DARBY AVE	2,578	144.37				0.0%	1 One Stor		Frame-Stucco	0	3	3	0	0	0 1		1 372	N 0	0.51		,000 \$175,89			0 \$0		
225			7160 DARBY AVE	2,620	133.14		· · · · · · · · · · · · · · · · · · ·	63.0%	0.0%	1 One Stor	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0 1	100	2 210	Y 0	0.48		,000 \$153,54					
226	163-10-7	702-001	2916 MONTESSOURI ST	2,851	115.31	197	4 51	75.0%	0.0%	2 Two Story	Fair	Frame-Stucco	0	4	3	0	0	0 1	1012	3 1,480	Y 0	0.86	\$32	,000 \$111,79	4 \$38,797	7 \$4,102 \$	0 \$0	\$472,591 \$166	
227	163-10-5	511-007	6970 ELDORA AVE	3,418	136.58	199	2 33	49.5%	0.0%	1 One Stor	Average	Frame-Stucco	0	3	3	0	. 0	0 1	680	2 241	Y 0	0.26	\$16	,000 \$282,99	5 \$21,293	\$ \$10,329 \$	0 \$0	\$472,288 \$138	
228	163-10-6	501-009	7235 ELDORA AVE	1,890	140.41	197	4 51	75.0%	0.0%	1 One Stor	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0 1	660	2 792	Y 0	1.25	\$36	,000 \$81,73	1 \$25,916	\$1,530 \$	0 \$0	\$471,647 \$250	
229	163-10-8	303-014	7045 PALMYRA AVE	2,618	133.16	197	7 48	72.0%	0.0%	1 One Stor	Fair-Avg.	Frame-Stucco	0	3	2	1	. 0	0 1	420	2 855	Y 0	0.71	\$30	,000 \$122,75	2 \$40,190	\$9,274	0 \$0	\$470,942 \$180	
230	163-10-7	702-005	2980 MONTESSOURI ST	2,973	140.81	197	9 46	69.0%	0.0%	2 One Stor	Average	Frame-Stucco	0	4	2	1	0	0 2	1924	1 160	N 0	0.48	\$28	,000 \$169,85	2 \$16,677	7 \$6,906 \$	0 \$0	\$466,529 \$157	
231	163-10-8	306-012	3245 ROSANNA ST	3,216	127.78	197	8 47	70.5%	0.0%	1 One Stor		Frame-Stucco	0	5	3	1	0	0 1		3 530	Y 0	0.48	\$28				0 \$0		
232	163-10-6	502-011	2725 MONTESSOURI ST	3,358	130.28	197	4 51	75.0%	0.0%	1 Split Leve	l Average	Frame-Stucco	0	4	3	0	. 0	0 0	0	4 2,370	Y 0	0.70	\$30	,000 \$127,32	5 \$29,473		0 \$0	ė	
233			2665 BELCASTRO ST	2.865	130.76	197		70.5%	0.0%	1 One Stor		Frame-Stucco	0	4	4	0	. 0	0 1	484	2 768	Y 0	0.49		,000 \$143,15	···•			÷	
234			7062 TARA AVE	4.098	132.18	197			0.0%	1 One Stor		Frame-Stucco	0	4	2	0		0 1		2 518	y 0	0.50		,000 \$154,66				¢	
235			2960 ROSANNA ST	2.449	132.84				0.0%	2 One Stor	····	Frame-Siding/	s n	4	2	1	0			3 787	Y 0	0.50		.000 \$128.75			0 \$0		
236			7216 EDNA AVE	2,443	139.33	198		67.5%	0.0%	1 One Stor	Fair-Avg.	Frame-Brick V	·	4	2	0	0	- 		2 248	Y 0	0.48		,000 \$128,73	T	T	0 \$0		
237			7040 EDNA AVE	3.062	139.33	197		73.5%	0.0%	1 One Stor	Average	Frame-Stucco		3	2	1		0 1		3 743	Y 0	0.48	\$29					÷	
238			2615 ROSANNA ST	3,002	·				0.0%	2 Two Ston		Frame-Stucco	^	4	3	0	, <u>v</u>	0 1		3 818	åå	0.67		,000 \$127,39			0 \$0 0 \$0	\$	
			2615 KUSANNA ST 2620 TENAYA WAY		135.08			73.5%	0.0%					4		U	<u>U</u>		1000		·····					<u> </u>		÷	
239					÷=					1 One Stor	·····	Frame-Stucco	·÷·····	ļ	3	1		0 1			·····	0.55		,000 \$175,77	··· · ······		0 \$0	÷	
240	163-10-5	000-001	7190 ELDORA AVE	2,/54	129.63	197	9 46	69.0%	0.0%	2 One Stor	r :rair-Avg.	Frame-Siding/	5 U	4	3	0	0	0 1	441	3 698	Y 0	0.57	\$28	,000 \$136,64	3 \$41,061	L \$7,529 \$	0 \$0	\$457,704 \$166	

Parcel Equity Analysis

Subje	t:																											
				Bldg					್ಲ *Building	*Quality								Garage	Patio	Casita/					Taxable Values			
			Bldg	RCN	*Eff.	.	*Norm.	*Econ.	<u> </u>		*Construction	*Wall	Bed	Full	Half	Finish	Unfin Ct	Total	Ct Total	☐ Guest	Land Go	f /		Extra	Structural Commo	n	Total	
No.	Parcel Number	Property Address	SqFt	cost/sf	f Year	*Age	Depr.	Obs.	# Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt	SqFt	≥ House	Acres Vi	w Lan	d Building	Features	Elements Element	ts Suppl.	Total Per SF	Comments
		2660 MONTESSOURI ST	5.982				18.0%				E: Frame-Stucco	-		4	1	0			5 2.832		1.39		.000 \$2.198.48				\$3,007,145 \$503	
	Comparison Pro		3,302	203.13	2013	, ; 12	; 10.070	3.070	5 One story	; very dood	Li Traine Staceo	; 10	-				, 0, 4	0323	J ; 2,032	1 2232	1.55	1 337	,000; 72,130,40	15; Ş+30,002	E; 9137,021; ,	70; 70	75,007,145; 7505	
Equity	Comparison Pro	operties:	:			- 1							:	:				_ :										
				Bldg				1	*Building	*Quality								Garage	Patio	Casita/	l		y		Taxable Values		· · · · · · · · · · · · · · · · · · ·	
			Bldg	RCN	*Eff.		*Norm.	*Econ.	sap		*Construction	*Wall	Bed	Full	Half	Finish	Unfin Ct		Ct Total	Guest	Land Go			Extra	Structural Commo	**	Total	
No.	Parcel Number	Property Address	SqFt	cost/sf	f Year	*Age	Depr.	Obs.	Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt	SqFt	운 House	Acres Vi	w Lan	d Building	Features	Elements Element	ts Suppl.	Total Per SF	Comments
241	163-10-601-002	2750 TENAYA WAY	2,677	132.54	1977	7 48	72.0%	0.0%	2 One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0 2	1152	2 466	Y 0	0.54	\$28	,000 \$138,39	9 \$38,962	2 \$3,531	\$0 \$0	\$457,361 \$171	
242	163-10-604-012	2742 ROSANNA ST	3,025	118.69	1976	49	73.5%	0.0%	1 One Story	Fair	Frame-Stucco	0	4	2	0	0	0 1	504	3 732	Y 0	0.72	\$30	,000 \$114,60	8 \$34,333	\$ \$2,446	\$0 \$0	\$456,941 \$151	
243	163-10-608-010	6990 EDNA AVE	3,796	116.31	1976	49	73.5%	0.0%	1 One Story	Fair	Frame-Stucco	0	3	3	1	0	0 1	400	3 1,140	Y 0	0.55	\$28	,000 \$143,63	0 \$32,552	2 \$4,787	\$0 \$0	\$456,182 \$120	
244	163-10-506-007	2610 BELCASTRO ST	2.942	122.18	1980) 45	67.5%	0.0%	1 Two Story	Fair-Avg.	Frame-Stucco	0	5	3	0	0	0 1	516	3 1.732	Υ 0	0.48	\$28	.000 \$143.14	6 \$32.809	9 \$5.806	\$0 \$0	\$455,955 \$155	
245	163-10-506-008	2630 BELCASTRO ST	2.654	132.78	1979	46	69.0%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0 1	506	3 839	٧ 0	0.47	\$28	,000 \$136,60	9 \$38.047	7 \$6.496	\$0 \$0		
		3160 MONTESSOURI ST	2.118	137.80			60.0%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	4	2	0		0 1		3 566	v 0	0.48		,000 \$146,06			\$0 \$0		
	163-10-601-003		2,706	132.24			70.5%	0.0%	1 One Story		Frame-Stucco		4	2	4				4 491	v 0	0.51		,000 \$120,86			\$0 \$0	.44	
		ļ:											4	2	1		- 										·÷············	
248		500 GRAND CENTRAL PKWY	3,130				75.0%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0 1		4 1,478	Y 0	0.50		,000 \$138,75			\$0 \$0	÷	
249		7166 PALMYRA AVE	2,684	132.47			69.0%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0 1		3 516	Y U	0.55		,000 \$129,08			\$0 \$0		
250		2640 TENAYA WAY	3,109	139.34			70.5%	0.0%	1 One Story		Frame-Stucco	0	3	3	0	0	0 1		3 994	Y 0	0.55		,000 \$161,31			\$0 \$0		
		7215 ELDORA AVE	2,828				72.0%	0.0%	1 Split Level		Frame-Stucco	0	4	2	1	0	0 1		4 1,558	Y 0	0.49		,000 \$134,24			\$0 \$0		
252	163-10-605-001	2890 TENAYA WAY	2,227	125.72			63.0%	0.0%	1 One Story	Fair	Frame-Stucco	0	3	2	1 1	0	796 1	452	2 204	Y 0	0.52	\$28	,000 \$128,86	2 \$39,680		\$0 \$0		
253	163-10-607-010	2875 ROSANNA ST	3,192	120.10	1978	3 47	70.5%	0.0%	1 Two Story	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0 1	504	9 1,280	Y 0	0.47	\$28	,000 \$136,26	4 \$31,711	1 \$6,797	\$0 \$0	\$447,975 \$140	
254	163-10-704-006	7278 PALMYRA AVE	3,009	129.67	1976	49	73.5%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0 1	768	2 375	Y 0	0.54	\$28	,000 \$127,70	3 \$40,132	2 \$4,495	\$0 \$0	\$447,835 \$149	
255	163-10-704-002	3020 TENAYA WAY	2,282	128.32	1978	3 47	70.5%	0.0%	2 Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0 2	1500	4 1,426	Y 0	0.56	\$28	,000 \$129,30	00 \$36,397	7 \$5,395	\$0 \$0	\$445,697 \$195	
256	163-10-505-008	7234 ELDORA AVE	3.963	132.98	1974	51	75.0%	0.0%	1 One Story		Frame-Stucco	0	3	3	0	0	0 1	528	2 1.336	N 0	0.60	\$28	.000 \$154.11	5 \$11.009	9 \$6.173	š0 \$0	\$445,124 \$112	
257	163-10-707-001	6990 PAI MYRA AVF	3.148	113.04	1977	7 48	72.0%	0.0%	1 Two Story	Fair	Frame-Stucco	0	4	3	1	0	0 1	770	4 1.049	Υ 0	0.55	\$28	,000 \$129,86	8 \$33,819	9 \$8.126	\$0 \$0	\$443,687 \$141	
	162 10 704 002	3040 TENAYA WAY	2.559	142.33	1977	7 48	72.0%	0.0%	1 One Story		Frame-Siding/		4	2	1		0 1	575	2 1.077	v 0	0.54		,000 \$124,98			\$0 \$0	. 4	
		2784 BELCASTRO ST	1.960	134.30			72.0%	0.0%	1 Split Level		Frame-Stucco	0	4	4	0	616			4 1.326	· · · · · ·	0.50		,000 \$124,90			\$0 \$0		
				+					 			. 0	4	2		010	0 1			Y 0	•		/ 	····•				
260	163-10-605-006		2,376	122.67			67.5%	0.0%		Fair	Frame-Siding/	. 0	4	÷	0		U 1			Y 0	0.48		,000 \$115,99			\$0 \$0		
261		7020 COLEY AVE	2,674				72.0%	0.0%		Fair-Avg.	Frame-Stucco	0	3	3	0	0	0 1		2 714	Y U	0.50		,000 \$124,20			\$0 \$0		
		7060 COLEY AVE	2,531				70.5%	0.0%	1 One Story		Frame-Stucco	0	3	2	1 1	0	0 1		2 349	N 0	0.69		,000 \$115,01			\$0 \$0		
263	163-10-705-006	7135 COLEY AVE	3,340	118.26	1977	7 48	72.0%	0.0%	2 Two Story	Fair-Avg.	Frame-Siding/	0	4	2	1	0	0 1	720	3 796	N 0	0.55	\$28	,000 \$137,99	6 \$17,691	1 \$4,301	\$0 \$0	\$435,687 \$130	
264	163-10-803-013	3115 ROSANNA ST	2,665	114.59	1977	7 48	72.0%	0.0%	2 Two Story	Fair	Frame-Siding/	0	4	2	1 1	0	0 2	2437	3 890	N 0	0.50	\$28	,000 \$135,14	4 \$19,123		\$0 \$0		
265	163-10-507-001	7079 LAREDO ST	2,704	124.25	1979	46	69.0%	0.0%	1 Two Story	Fair-Avg.	Frame-Stucco	0	2	2	1	0	704 0	0	1 310	Y 0	0.49	\$25	,000 \$131,14	6 \$50,197	7 \$7,217	\$0 \$0	\$433,343 \$160	
266	163-10-607-009	7000 EDNA AVE	2,784	131.42	1974	51	75.0%	0.0%	2 One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0 1	616	3 812	Y 0	0.47	\$28	,000 \$113,76	7 \$38,737	7 \$4,459	\$0 \$0	\$432,504 \$155	
267	163-10-603-004	2780 MONTESSOURI ST	2,858	130.82	1976	49	73.5%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0 1	544	2 518	Y 0	0.48	\$28	,000 \$124,40	5 \$27,526	\$3,993	\$0 \$0	\$431,931 \$151	
268	163-10-704-001	7265 COLEY AVE	2.656	132.43	1976	49	73.5%	0.0%	1 Two Story	Average	Frame-Stucco	0	4	2	1	0	0 1	506	1 432	Υ 0	0.53	\$28	.000 \$112.12	5 \$37.512	2 \$5.554	š0 \$0	\$429.637 \$162	
269	163-10-704-005	7266 PALMYRA AVE	2.052	149.61	1977	7 48	72.0%	0.0%	1 One Story	Average	Frame-Stucco	0	4	2	0	0	0 1	630	3 1.826	γ 0	0.51	\$28	,000 \$106,43	3 \$40.548	3 \$2.532	\$0 \$0	\$426,981 \$208	
	163-10-702-014		2.916	141.15	1975	5 50	75.0%	0.0%	1 One Story		Frame-Stucco	n	4	2	0		0 1	483	4 732	v 0	0.46		,000 \$117,13			\$0 \$0		
		2695 ROSANNA ST	2.784				72.0%	0.0%	1 One Story		Frame-Stucco	0	5	2	0		-		2 675	v 0	0.52		,000 \$110,31			\$0 \$0		
272		6960 ELDORA AVE	2,764	141.47			52.5%	0.0%	1 One Story	Average	Frame-Stucco	0	4	2	1		0 0		1 78	N 0	0.26		,000 \$110,31	···· † ······		\$0 \$0		
273		2645 BELCASTRO ST	2,372	134.88			70.5%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco		4	2	1 1		0 1		2 396	V 0	0.48		,000 \$232,41			\$0 \$0		
2,0	163-10-505-011		2,372	123.53			72.0%	0.0%	1 One Story		Frame-Stucco		4	2			0 1		2 390	N 0	0.48		.000 \$113,98			50 50		
														. [0 1											
275		7264 ELDORA AVE	2,568					0.0%	1 One Story		Frame-Stucco	0	3	2	0	0	0 1		2 726	Y 0	0.53		,000 \$115,50			\$0 \$0	·÷············	
	163-10-702-007		2,352				72.0%	0.0%	1 One Story		Frame-Stucco	0	4	2	0	0			2 268	Y 0	0.47		,000 \$113,76			\$0 \$0		
		7030 COLEY AVE	2,382						1 One Story		Frame-Stucco	0	4	2	0	0			2 743	Y 0	0.47		,000 \$101,83			\$0 \$0		
		3010 BELCASTRO ST	2,800		k		75.0%	0.0%	1 Two Story		Frame-Stucco	0	4	3	1	0	0 1		3 739	Y 0	0.54		,000 \$110,90			\$0 \$0		
279		2845 ROSANNA ST	2,719	•			75.0%	0.0%	1 One Story	Fair-Avg.	Masonry-Slum	0	3	2	1	0	0 1		3 1,270	Y 0	0.47		,000 \$110,26			\$0 \$0		
	163-10-703-002	6985 EDNA AVE	2,432	123.46	1977	7 48	72.0%	0.0%	1 One Story	Fair	Frame-Stucco	0	4	2	0	0	0 1	704	3 1,290	Y 0	0.50	\$28	,000 \$115,45	7 \$24,990	\$6,445	\$0 \$0	\$420,447 \$173	
281	163-10-507-009	2675 ROSANNA ST	2,787	131.39	1975	5 50	75.0%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0 1	600	3 756	Y 0	0.49	\$28	,000 \$106,25	2 \$33,075	5 \$2,508	\$0 \$0	\$419,327 \$150	
282	163-10-604-009	6982 TARA AVE	3,384	117.98	1976	49	73.5%	0.0%	1 Two Story	Fair-Avg.	Frame-Siding/	0	5	2	0	0	0 0	0	3 384	Y 0	0.46	\$28	,000 \$114,57	3 \$23,836	5 \$2,174	\$0 \$0	\$418,409 \$124	
283	163-10-703-001	6965 EDNA AVE	2,701	132.29	1978	3 47	70.5%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0 1	528	4 821	N 0	0.52	\$28	,000 \$120,53	5 \$17,588	\$4,039	\$0 \$0	\$418,123 \$155	
284	163-10-806-005	7080 DESERT INN RD	2,425	134.39	1986	39	58.5%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0 0	0	2 454	Y 0	0.49	\$21	,000 \$157,22	6 \$50,783	3 \$7,562	\$0 \$0	\$418,009 \$172	
285	163-10-511-002	2620 ROSANNA ST	2,957	130.07	1992		49.5%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0 1	438	3 526	N 0	0.27		,000 \$241,85			\$0 \$0		
		7180 ELDORA AVE	2.309				{	0.0%	1 One Story		Frame-Siding/	0	4	2	1	0	0 1		2 563	Υ 0	0.55		.000 \$97.99			\$0 \$0		
287		2825 ROSANNA ST	2,384	138.63			75.0%	0.0%	1 One Story		Masonry-Slum	4	3	2	0		0 1		4 1.172	Y 0	0.59		,000 \$103,85			\$0 \$0		
		2835 MONTESSOURI ST	2,304				73.5%	0.0%	1 One Story		Frame-Stucco	Ģ	3	2	1		0 1		3 637	· · ·	0.59		,000 \$103,83			\$0 \$0 \$0 \$0	· -	
		2950 MONTESSOURI ST	2,414	127.45				0.0%	1 One Story		Frame-Stucco	0	4	2	1		0 1		3 794	Y 0	0.47		.000 \$99,23			\$0 \$0 \$0 \$0		
		ļ					{					0	4	2	1		0 1			i			/			\$0 \$0 \$0 \$0	. 4	
	163-10-707-006		2,451				73.5%	0.0%	1 One Story		Frame-Stucco	U		<u> </u>	1	0	0 1			N 0	0.48		,000 \$117,65					
		2645 ROSANNA ST	2,560	133.59			73.5%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0 1		2 596	Y 0	0.49		,000 \$106,17			\$0 \$0		
		3015 MONTESSOURI ST	2,097	129.10			73.5%	0.0%	1 Two Story		Frame-Siding/	0	3	2	1	0	0 1		4 720	Y 0	0.55		,000 \$88,96			\$0 \$0		
	163-10-702-013		2,397				{	0.0%	1 Two Story		Frame-Stucco	0	3	2	1	0	0 1		3 751	Y 0	0.46		,000 \$90,88			\$0 \$0		
	163-10-604-010		2,345	135.20			75.0%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0 1		2 656	Y 0	0.47		,000 \$96,42			\$0 \$0		
295	163-10-604-003	6975 ELDORA AVE	2,554	133.62	1974	1 51	75.0%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0 1	440	3 608	Y 0	0.47	\$28	,000 \$94,54	6 \$30,923	3 \$2,173	\$0 \$0	\$405,469 \$159	
296	163-10-606-015	2870 BELCASTRO ST	2,982	119.02	1977	48	72.0%	0.0%	1 One Story	Fair	Frame-Stucco	0	4	3	1	0	0 0	0	4 1,290	N 0	0.47	\$28	,000 \$114,67	2 \$9,409	9 \$5,962	\$0 \$0	\$404,081 \$136	
297		2625 ROSANNA ST	2,450	122.00	1976	49	73.5%	0.0%	2 One Story	Fair	Frame-Siding/	0	3	2	0	0	0 1	396	2 276	Υ 0	0.48		,000 \$90,98			\$0 \$0	\$402,647 \$164	
298	163-10-608-006	2810 ROSANNA ST	2.590	122.51	1977	7 48	72.0%	0.0%	2 One Story	Fair	Frame-Stucco	0	4	2	1	0	0 1	720	3 828	N 0	0.59		,000 \$107,16			\$0 \$0		
	163-10-703-006	6968 COLEY AVE	2.522	133.81	1977		72.0%	0.0%	1 One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	n	0 1	420	3 508	N 0	0.53		,000 \$106,27			\$0 \$0		
		2680 ROSANNA ST		141.85			52.5%		1 One Story		Frame-Stucco		4	2	1		0 1			N 0	0.27		,000 \$227,71			so so	· -	
1.500	TOO TO DIT-000	ECON INCOMISSION DI	2,139	141.00	. 1000	, , ,,,	; JL.J/0	. 0.070	- One story	· · · · · · · · · · · · · · · · · · ·	i i aine-stucco		i	<u>.</u>	<u> </u>	U	. v : 1	1001	± ; JO	14 ; U	U.2/	. 010	,000: 7441,1	11,110 و .	, v±0,±JU;	, , , , , , , , , , , , , , , , , , ,	; , , , , , , , , , , , , , , , , , , ,	

Parcel Equity Analysis

				Bld					- 1	န္က *Bu	ıilding '	*Quality								Garage		Patio	Casit						Taxable \	alues (4
			Bld	g RCI	. *E	ff.	*Norn	n. *E	con.	<u> </u>			*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct Tota	al Ct	Total	⊖ Gue	t Lan	d Golf /			Extra	Structural	Common			Total		4
1	lo. Parcel N	lumber Property Ac	dress SqF	t cost,	sf Ye	ar *Ag	e Depr	. о	bs.	# De	escr.	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqF	t	SqFt	€ Hous	e Acre	s View	Land	Building	Features	Elements	Elements	Suppl.	Total	Per SF	Comments	4
	S 163-10-	507-018 2660 MONTESSOUI	I ST 5,9	32 263.	15 20	13 12	18.0%	5.0	0%	3 One	e Story Ve	ery Good - Ex	Frame-Stucco	10	4	4	1	0	0	4 8525	5	2,832	Y 2292	1.3	39 N	\$378,00	0 \$2,198,483	\$430,662	\$157,021	. \$0	\$	0 \$3,007,145	\$503		1

_									- 1 1	*Building	*Quality	1			1	:		l I	Garage	- 1 1	Patio	Ca	sita/					Taxable Values				
_			Bldg	Bldg RCN	*Eff.		*Norm	. *Econ		Dunung	Quanty	*Construction	*Wall	Bed	Full	Half	Finish	Unfin c			Total			Land Go	f /	······i	Extra	Structural Commo	n !	ĭ	Total	
301	Parcel Number	Property Address	SaFt	cost/sf		*Age		Obs.	- 6	Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SaFt		SaFt	9		Acres Vie	' I .	d Building	Features	Elements Elemen			Per SF	Comments
	163-10-505-013	7235 LAREDO ST	2,488	134.01	1977	48	72.0%	0.0%			Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	484	1	540	Υ	0	0.58	\$25	,000 \$115,44	9 \$30,460	\$4,668	0 \$0	\$397,909	\$160	
302	163-10-606-016	2850 BELCASTRO ST	2,325	127.86	1977	48	72.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0 1	667	3	493	N	0	0.47	\$28				0 \$0	\$393,730		
303	163-10-604-008	6970 TARA AVE	2,112	137.86	1975	50	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0 1	575	2	409	Υ	0	0.46	\$28	,000 \$86,09	5 \$26,276	\$2,459	0 \$0	\$392,371	\$186	
304	163-10-602-005	2754 BELCASTRO ST	2,489	123.12	1978	47	70.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0 (0	3	671	N	0	0.47	\$28	,000 \$103,64			0 \$0	\$391,765	\$157	
305	163-10-602-001	7165 ELDORA AVE	2,581	122.56	1974	51	75.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0 (0	1	480	Υ	0	0.47	\$28	,000 \$88,44	2 \$23,185	\$4,182	0 \$0	\$391,627	\$152	
306	163-10-511-006	6980 ELDORA AVE	2,799	131.26	1990	35	52.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0 1	651	2	255	N	0	0.25	\$16	,000 \$215,83	0 \$5,118	\$9,953	0 \$0	\$388,948	\$139	
307	163-10-705-016	7145 COLEY AVE	2,134	137.63	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0 1	484	2	469	N	0	0.55	\$28	,000 \$93,01			0 \$0	\$385,748	\$181	
308	163-10-604-001	6993 ELDORA AVE	1,670	131.79	1972	53	75.0%	0.0%	2	One Story	Fair	Frame-Stucco	0	3	2	0	0	0 1	420	2	273	Υ	0	0.46	\$28	,000 \$65,66	2 \$36,925	\$3,003	0 \$0	\$382,587	\$229	
309	163-10-702-012	7005 EDNA AVE	2,314	124.68	1975	50	75.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	550	4	756	N	0	0.49	\$28	,000 \$92,84	2 \$8,870	\$3,173	0 \$0	\$381,712	\$165	
310	163-10-607-013	2815 ROSANNA ST	1,344	142.36	1972	53	75.0%	0.0%	1	One Story	Fair	Masonry-CB/CI	0	3	2	0	0	0	480	0	0	N	0	0.85	\$32	,000 \$53,87	5 \$5,268	\$587	0 \$0	\$381,143	\$284	
311	163-10-506-003	7170 ELDORA AVE	2,126	126.71	1977	48	72.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0 1	576	2	400	N	0	0.53	\$28	,000 \$86,05	0 \$14,708	\$2,992	0 \$0	\$380,758	\$179	
312	163-10-605-013	7246 EDNA AVE	2,276	134.27	1975	50	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Siding/S	0	3	2	0	0	0	483	2	395	N	0	0.46	\$28	,000 \$90,06	5 \$7,776	\$2,459	0 \$0	\$377,841	\$166	
313	163-10-604-002	6977 ELDORA AVE	2,322	124.58	1976	49	73.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0 1	320	2	694	N	0	0.46	\$28	,000 \$88,46	8 \$9,087	\$2,690	0 \$0	\$377,555	\$163	
314	163-10-606-010	2875 MONTESSOURI ST	2,198	136.96	1975	50	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0 1	483	1	160	N	0	0.47	\$28	,000 \$88,37	3 \$6,909	\$3,507	0 \$0	\$375,282	\$171	
315	163-10-608-004	6945 TARA AVE	3,227	127.70	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	729	1	297	Υ	0	0.47	\$21	,000 \$132,65	0 \$32,142	\$5,710	0 \$0	\$374,792	\$116	
316	163-10-703-005	6986 COLEY AVE	1,587	144.73	1973	52	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0 1	420	2	395	Y	0	0.51	\$28	,000 \$66,61	0 \$27,249	\$936	0 \$0	\$373,859	\$236	
317	163-10-511-001	2600 ROSANNA ST	2,322	135.48	1994	31	46.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0 1	480	1	36	N	0	0.26	\$16	,000 \$198,14	6 \$4,914	\$4,607	0 \$0	\$371,060	\$160	
318	163-10-511-003	2640 ROSANNA ST	2,322	135.48	1994	31	46.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0 1	480	1	36	N	0	0.27	\$16	,000 \$198,14	6 \$4,914	\$4,607	0 \$0	\$371,060	\$160	
319	163-10-511-004	2660 ROSANNA ST	2,322	135.48	1994	31	46.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0 1	480	1	36	N	0	0.27	\$16	,000 \$198,14	6 \$4,914	\$4,607	0 \$0	\$371,060	\$160	
320	163-10-608-014	6920 EDNA AVE	2,260	136.22	1977	48	72.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0 (0	2	608	N 10	40	0.47	\$21	,000 \$148,75	1 \$12,062	\$4,705	0 \$0	\$370,813	\$164	
321	163-10-803-009	7010 DARBY AVE	1,740	129.76	1979	46	69.0%	0.0%	1	One Story	Fair	Frame-Siding/S	0	3	2	0	0	0 1	. 480	1	184	N	0	0.52	\$28	,000 \$81,24	3 \$5,491	\$2,888	0 \$0	\$366,734	\$211	
322	163-10-806-009	3285 ROSANNA ST	2,237	128.73	1978	47	70.5%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0 1	399	4	1,163	Y	0	0.48	\$21	,000 \$108,41	3 \$40,852	\$4,757	0 \$0	\$359,265	\$161	
323	163-10-608-003	6935 TARA AVE	2,069	149.40	1977	48	72.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	0	0	0 1	. 540	3	563	Υ	0	0.47	\$21	,000 \$100,55	0 \$25,851	\$1,472	0 \$0	\$336,401	\$163	
324	163-10-703-008	6918 COLEY AVE	2,795	131.30	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0 (0	3	962	N	0	0.44	\$21	,000 \$112,43	8 \$13,677	\$2,471	0 \$0	\$336,115	\$120	
325	163-10-703-007	6936 COLEY AVE	2,007	138.96	1973	52	75.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0 1	1152	4	1,501	N	0	0.51	\$21	,000 \$102,28	3 \$16,288	\$1,069	0 \$0	\$328,571	\$164	

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CASE 823 2025-2026

Parcel Equity Analysis

Subject:

						Bldg				ა *Bu	uilding	*Quality				İ	İ	Garage		Patio	Ca	sita/			Taxable V	'alues			
				General	Bldg	RCN	*Eff.	*Norm.	*Econ.	p)			*Wall	Bed	Full	Half	Finish	Ct Tota	l Ct	Total	o G	iest Lai	d		Extra	Common		Total	
N	o. I	Parcel Number	Property Address	Location	SqFt	cost/sf	Year	*Age Depr.	Obs.	# D	escr.	Descr.	Ht.	Rooms	Baths	Baths	Bsmnt	SqF	t	SqFt	S Ho	use Acı	es Land	Building	Features	Elements	Total	Per SF	Comments
	S	163-10-507-018	2660 MONTESSOURI ST	Central West	5,982	263.15	2013	12 18.0%	5.0%	3 One	e Story N	ery Good - E	: 10	4	4	1	0	4 8525	5	2,832	Y 22	92 1	39 \$378,00	0 \$2,198,483	\$430,662	\$0	\$3,007,145	\$503	

Equity Comparison Properties:

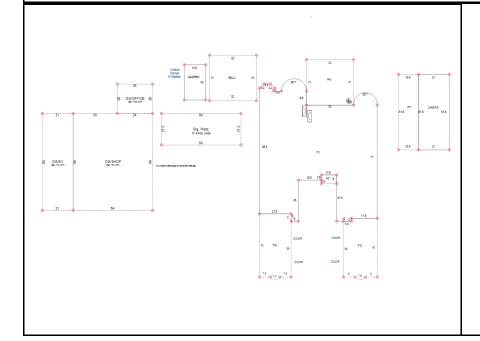
-9-	Heldg Suilding *Quality Garage Patio Casita/ Toxable Values																													
					Bldg		1				*Building	*Quality	1			į		Garag	e	Patio		Casita/								
			General	Bldg	RCN	*Eff.	1	*Norm.	*Econ.	88			*Wall	Bed	Full	Half	Finish (Ct To	tal (Ct Tot	al –	Guest	Land			Extra	Common		Total	
No	Parcel Number	Property Address	Location	SqFt	cost/sf	Year	*Age	Depr.	Obs.	# Bld	Descr.	Descr.	Ht.	Rooms	Baths	Baths	Bsmnt	Sc	Ft	Sq	Ft 🔓	House	Acres	Land	Building	Features	Elements	Total	Per SF	Comments
1	163-03-315-032	7521 YONIE CT	#VALUE!	7,022	208.73	2009	16	24.0%	0.0%	1	Two Story	Very Good	12	5	5	1	0	1 90	8	4	721 Y	0	0.35	\$248,000	\$1,307,732	\$75,107	\$0	\$1,630,839	\$232 P	et. Comp 1
2	163-09-514-005	8109 DARK HOLLOW PL	#VALUE!	4,879	160.99	2001	24	36.0%	0.0%	1	Two Story	Good	0	4	4	1	0	2 96	8	3 9	928 Y	0	0.27	\$217,550	\$631,224	\$78,267	\$6,573	\$933,614	\$191 P	et. Comp 2
3	163-10-203-013	2785 MONTE CRISTO WAY	#VALUE!	16,461	304.16	2001	24	36.0%	0.0%	1	Two Story	Excellent Plus	12	6	7	3	0	1 199	7	4 2,6	557 Y	0	1.00	\$336,000	\$4,054,473	\$273,444	\$0	\$4,663,917	\$283 P	et. Comp 3
4	163-04-304-002	1801 CIMARRON RD	#VALUE!	9,553	249.97	2002	23	34.5%	0.0%	3	Two Story	Very Good - I	11	6	6	2	0	2 181	4	6 2,4	186 Y	1078	2.05	\$820,000	\$2,174,871	\$183,924	\$0	\$3,178,795	\$333 P	et. Comp 4
5	163-10-313-007	7385 HERON CANYON CT	#VALUE!	6,169	275.09	2024	1	1.5%	0.0%	1	Two Story	Excellent	11	6	6	1	0	1 140)4	5 1,6	534 Y	483	0.50	\$280,000	\$2,084,380	\$205,763	\$0	\$2,570,143	\$417 P	et. Comp 5
6	163-10-418-007	3256 COSTA SMERALDA CIR	#VALUE!	5,943	276.76	2006	19	28.5%	0.0%	1	Two Story	Excellent	11	3	4	3	2,843	1 83	3	4 1,6	575 Y	916	0.48	\$290,000	\$1,925,501	\$224,316	\$13,615	\$2,453,432	\$413 P	et. Comp 6
						Ĭ	Ī		[Ĭ															

SKETCHES—PHOTOGRAPH ADDENDUM—PETITIONER'S COMPS—EQUITY CASE

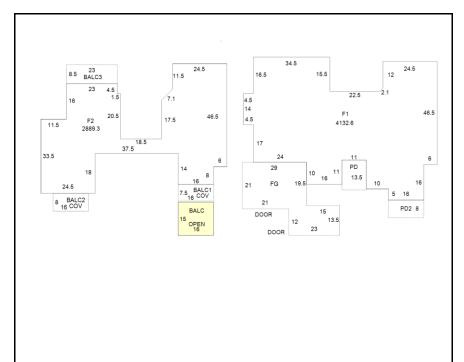
OWNER: Montessouri LLC

Subject Address: 2660 Montessouri St

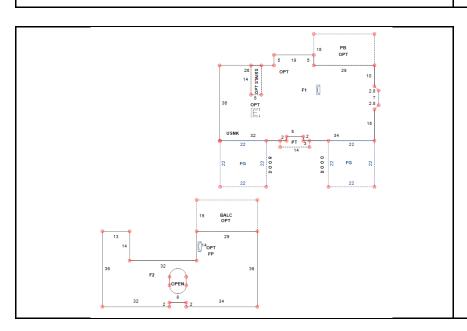
Parcel Number: 163-10-507-018



Subject 163-10-507-018 2660 Montessouri St



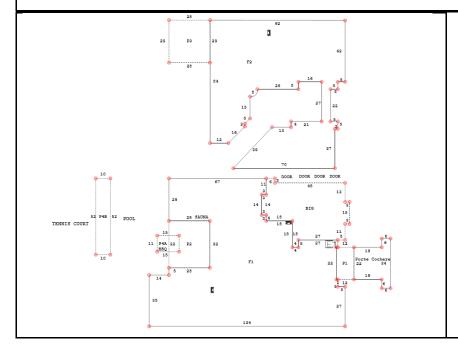
Petitioner Comp 1 163-03-315-032 7521 Yonie Ct.



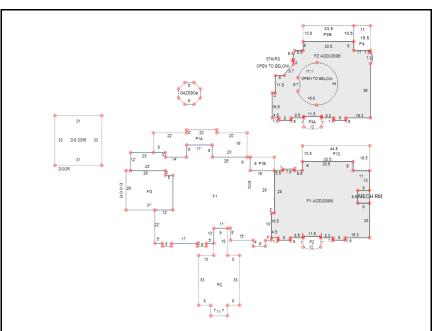
Petitioner Comp 2 163-09-514-005 8109 Dark Hollow Pl. **OWNER: Montessouri LLC**

Subject Address: 2660 Montessouri St

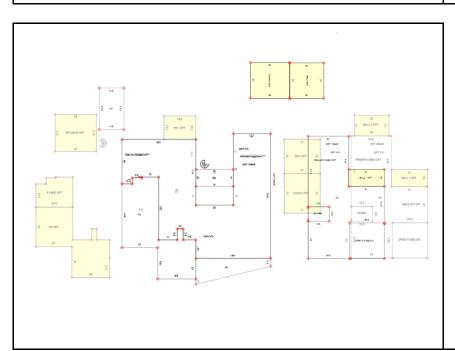
Parcel Number: 163-10-507-018



Petitioner Comp 3 163-10-203-013 2785 South Monte Cristo WAY



Petitioner Comp 4 163-04-304-002 1801 South Cimarron RD



Petitioner Comp 5 163-10-313-007 7385 Heron Canyon Ct

OWNER: Montessouri LLC	
Subject Address: 2660 Montessouri St	
Parcel Number: 163-10-507-018	
20.0 20.0 25.0 P2C 25.0 20.0 20.0 20.0 20.0 20.0 20.0 20.0	Petitioner Comp 6 163-10-418-007 3256 Costa Smeralda CIR
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AERIAL—PHOTOGRAPH ADDENDUM—PETITIONER'S COMPS- EQUITY CASE

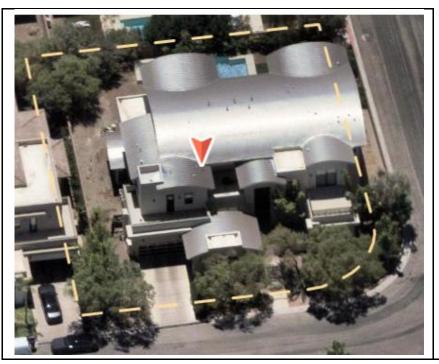
OWNER: Montessouri LLC

Subject Address: 2660 Montessouri St

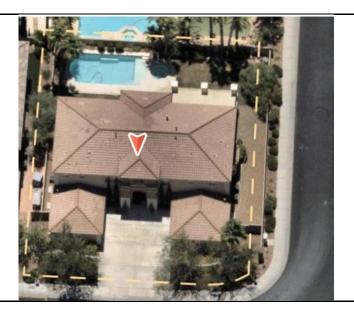
Parcel Number: 163-10-507-018



Subject 163-10-507-018 2660 Montessouri St



Petitioner Comp 1 163-03-315-032 7521 Yonie Ct.



Petitioner Comp 2 163-09-514-005 8109 Dark Hollow Pl. **OWNER: Montessouri LLC**

Subject Address: 2660 Montessouri St

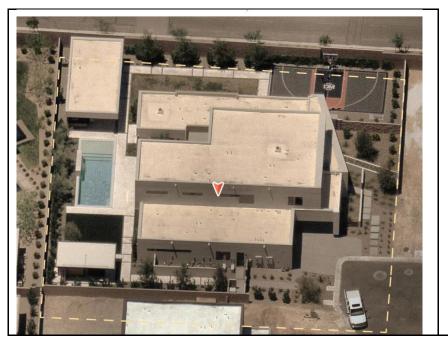
Parcel Number: 163-10-507-018



Petitioner Comp 3 163-10-203-013 2785 South Monte Cristo WAY



Petitioner Comp 4 163-04-304-002 1801 South Cimarron RD



Petitioner Comp 5 163-04-304-002 1801 South Cimarron RD OWNER: Montessouri LLC Subject Address: 2660 Montessouri St Parcel Number: 163-10-507-018 **Petitioner Comp 6** 163-10-418-007 3256 Costa Smeralda CIR

			OWNER(S	S)/MA	IL TO								SIT	US					163	-10-50	7_01	R		Printed	1/23/2025
									2660 MC SPRING			ST							100	- 10-30	, , -U I	<u> </u>		Page	1 of 4
									PARCEL	STATU	JS				ssed Parc	el		L A /	20	40		\ -			
									NEIGHE PRIMAR			1344.15			Residential			^ 1 t	5.3-	-10-	-50) / -	-()	202	25/26
									LAND	ACRES		1.39 RIPTION		ND SQ	UARE FE	ET 6	60,548	2021-		ARY OF TA 2022-23	2023-		JES 2024-		WORKING 2025-26
									PARCEL			PAGE			FISC		UE TYPE	BLC		BLCM	BOE		BLC		BLCM
									LOT 1						CLIBD	IV/ICION D	LAND	\$27	70,000	\$324,000	\$3	64,500	\$3	78,000	\$378,000
															SORD	IVISION D	ISCOUNT IET LAND	\$27	0,000	\$324,000	\$3	64,500	\$3	78,000	\$378,000
																	'EMENTS	\$1,42	28,898	\$1,542,428		85,500	\$2,4	64,875	\$2,629,145
															C	SUPPLI OMMON E	EMENTAL ELEMENT				\$	76,128			
															TOT	TAL IMPRO	VEMENT	\$1,42	28,898	\$1,542,428	\$2,4	61,628	\$2,4	64,875	\$2,629,145
														;	SECURED	PERSON	AL PROP	¢1 60	8,898	\$1,866,428	\$2.7	50,000	¢2.0	42,875	\$3,007,145
															EX	EMPTION		φ1,08	06,090	φ1,000,420	φ2,7	30,000	φ2,0	42,075	φ3,007,140
																		SHISTO							
									TYPE	SALE	DATE	SALE	PRICE		DEED BO	ок	PAGE		GRA	ANTOR			GF	RANTEE	
													AND	ADDI	RAISAL										
# CC	DE	LAN	D CATEGORY	ZO	NING	UNI	T TYPE	FF	DEPTH	UN	ITS		PRICE		TOTAL AD	J ADJ	UNIT PRIC	E AD	J VALUE	OVERD '	VALUE		N	IOTES	
1 AR		Residen			:R-E	_	LT				1.00		\$280,00			0000	\$378,0		\$378,0						
COD			DJUSTMENT	T	YPE	A	DJ %		ALUE		AD	NOTE		Ċ	ODE	ADJUS	TMENT	Т	YPE	ADJ %	ADJ VA	ALUE		ADJ N	ОТЕ
AR0	1 %	% - Size	е				0.35	\$9	8,000.00																
			CLASSIFIED	ACICO	LECOL	IDCE					<u>LAND</u>	- GOL	<u> F CO</u>	URSE	E/AG/OF	PEN SPA	CE		AADVET	AG/GOLF CO	UDCE				
# CC	DE	LAN	D CATEGORY				NIT PRIC	E A	DJ AD	J UNIT	PRICE	ADJ '	VALUE	#	CODE	LAND C	ATEGORY			UNIT PRIC		J ADJ	J UNIT P	RICE	ADJ VALUE
COD	E	AD	DJUSTMENT	Т	YPE	A	DJ %	ADJ \	ALÚE		AD	NOTE		С	ODE	ADJUS	TMENT	T	YPE	ADJ %	ADJ V	ALÜE		ADJ N	IOTE
															\perp										
PROJE	CT NA	ME-							MPRO'		ING CO	UNT		1		SECTION	COUNT	Т	3		T	PEKI	MITS		
TYPE	BLE		BUILDING TY	PE	CL/Q	RNK	AYB	EYB	STY			BSMT	MEZZ		K %CMF		\$/SQFT	RC	NLD	TYPE	D	ESCRIP	TION	CC	UNT STATUS
RES	1-		ne Story		55		2013	2013		10.0					100%				,918,077						
MISC	1-:		Garage		35 30		2021	2023		16.0					100%		94.	12	633,441						
RES	1-	-3 G	Garage		30		2023	2023		9.0					100%				77,627						
																					Δ	ACCOUN	IT FLAG	S	
																				CAT			ГҮРЕ		VAL
		$\perp T$																		CAP1	PRIMAR				3
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	-	-+								-					-					CONV	Capacity	'			2
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	+	-+								1		1													

	OWNER(S)	MAIL TO						SITUS					163		-50	7-018		Printed:	1/23/2025
						ONTESS VALLEY							100	10	-50	77-010		Page:	2 of 4
						L STATU		ocally A	ssessed	Parcel		-							
						BORHOO				. 4.55.		* 1	にろ	1	\cap	-507	$'$ \cap	204) E /) C
					PRIMA	RY USE	20.110 Sin			ential		1	UJ-	-	U-	- 3 07	-0	202	25/26
					BUILDII		1 of 1					<u> </u>			_				
RES	BUILDING STYLE 01 One Story	55 Very Goo	d Eveellent			NG 1 OF	1 SECTION	1 OF 3								BUIL		LUE SUMI	
AYB	EYB % COMP % DEPR	55 very God	u-Excellent		Subare		DESCRIPTION		AY	B EYB H	TD AREA	SQ. FT.	\$/SQ. FT.	ь	CN			BUILDING STMENTS	1,574,163 -43,131
2013	2013 100% 18.0				1-1		Patio Tile Roof		201		ID AREA	69:			45.988			STMENTS	154,098
	BUILDING CHAR	ACTERISTIC	cs		1-1		Casita - Extra Fea	ture	201			1,08			.0,000			ASEMENT	,,,,,,,
	UILDING FEATURES			-\$43,131	1-1		Balcony Conc		201			99:			68,517			PORCHES	160,946
SFL	TYPE Concrete Slab	AREA	100.00%	SF ADJ.	1-1		Gazebo - Extra Fe		201			34			4.400			ARPORTS DING RCN	143,841 1,989,917
EW	Frame-Stucco		100.00%	-56,530	1-1 1-1		Patio Deck Concr Att Garage - Tile I		201			99: 91:			4,186 71,549			ECIATION	439,772
RC	Concrete Tile		100.00%	-13,759			Resid Level 1	1001	201		5,982	5,98		1 :	574,163			PA/DECK	85,511
HT	Forced Air		100.00%	.0,.00	1-1		Patio Tile Roof		201		0,002	6:		',	4,864			EATURES	282,421
AC	Central Cooling		100.00%	27,158			Att Garage - Tile I	Roof	201			93			72,292		TOTA	L RCNLD	1,918,077
							-												
EL COE:	100			**														FACTOR	E 00%
FLOORIN	NG TYPE	AREA	%	\$0 SF ADJ.														JSTMENT P. VALUE	5.00%
RIF	% Floor Ceramic	AREA	100%	SF ADJ.	ł													ST SQ FT	
IXII	70 1 1001 Ceramic		100 70															ON AREA	
					1													IG AREAS	
																		ED AREA	5,982
																HEATED A		ADJ RATE	5,982
200110				^ ^	CADA	SEC/CAD	DODTO DODOUG	C/DATIC	C/DAL	ADD ONC									
	BATHROOMS	LIMITO	FAC				PORTS,PORCHE				DECODIDEIO	· NI	LIMITO	LINI	TABL		BUILDIN	IG NOTES	
RM1	TYPE Bedrooms	UNITS 4.00	FAC 1.00	UNIT ADJ.		DESCRIP PtoDkBrid		992		,625	DESCRIPTIO)N	UNITS	UNI	I ADJ.	4			
RM2	Family/Den/Other	1.00	1.00			PtoDkBrid		695		,941									
RM3	Frml Dining Room	1.00	1.00			PtoDkBrid		63		357						1			
RM4	Total Rooms	8.00	1.00			PtoDkTile		992	9	,612						1			
RM5	Full Baths	4.00	1.00			CeilFinHi		992		,856						1			
RM6	Half Baths	1.00	1.00													1			
FIX	Plumb Fxt	27.00	1.00	, , , , , , ,												1			
	IS/FIREPLACES	LINUTO	F40			FEATUR		000	OTY	LINUTO	LINIT DDICE	I FAO	AD !!!!	AVO	EVE	\$464,828	DEBBOOK	\$367,932	NOTES
CAT AP1	TYPE Puilt Inc	UNITS	FAC	UNIT ADJ.			PTION guare Feet	GRE	QTY	1,082.00	\$148.32		ADJ. UNIT 148.32				DEPR%	125.016	NOTES
AP1 AP2	Built Ins Built-in Refrigerator/Extra/Each	1	1.00 1.00	13,206			quare Feet arge - 1/2 Acre Cu	ston		1,082.00					2013	160,482 59,981	22.1 22.1	125,016 46,725	
AP5	Bi Microwave	1	1.00		RY20		e Opener/Each			2.00			10,247.12			20,494		15,965	
FPH	Fireplace (H-Rank)	2	1.00	23,836		Control F			1	1.00			2,563.29			2,563		1,997	
					RY22		Detector/Each		1	2.00	\$2,097.79	1.00	2,097.79	2013	2013	4,196	22.1	3,268	
					RY23		n/2-Way/Each		1	2.00						20,978		16,342	
						Paving -			1	2,500.00			12.03			30,075		23,428	
ADDITIO	NAL BUILDING FEATURES			\$47,116	RY68	Spiral Sta Sprinkler			1 1	1.00 1.00			13,957.50 11,247.05		2013 2013	13,958 11,247		10,873 8,761	
CAT	TYPE	UNITS	FAC		RY57	Gazebo/l				1.00					2013	38,570			OUTDOOR KI
WH	Wall Height (RES)	10	1.00	JIIII ADJ.			e Appx 648 Square	e Fe	1 1	1.00			62,215.45		2017	62,215		52,012	
FSPK	Fire Sprinklers/Square Feet	7,830	1.00	44,553	RPSP	Pool Spa	/Attached Each		1	1.00	\$17,592.41	1.00	17,592.41	2017	2017	17,592	16.4	14,707	
X33	Security - Control Pad/Each	1	1.00	2,563	RPLD5	Pool Dec	k - Kool Deck		1	1,200.00			13.92	2017	2017	16,704	16.4	13,965	
					RPHT	Pool Hea	iter Each		1	1.00	\$5,773.45	1.00	5,773.45	2017	2017	5,773	16.4	4,827	
											1								
I			1						1		1								

	OWNER(S)	/MAIL TO						SITUS						163-	.10	-50	7-018		Printed:	1/23/2025
					SPRIN	G VALLE		Lasollera		l David			_						Page:	3 of 4
					NEIGH	EL STATU BORHOO RY USE NG(S)	DD 1344.15	- Locally As Central We Single Famil	est				*1	63-	.1	0-	-507	- 0	202	25/26
TYPE	BUILDING STYLE	QUALITY				ING 1 O		N 2 OF 3									BUIL	DING VA	LUE SUMI	MARY
MISC	18 Garage	35 Average	-Good		Subar													BASIC I	BUILDING	
AYB	EYB % COMP % DEPR						DESCRIPTION		AY			REA		\$/SQ. FT.	R	CN			STMENTS	
2021	2023 100% 3.0 BUILDING CHAR	ACTEDICTION	20		1-2		Patio Tile Roof		202				90			5,191	LUMP SU			18,234
BASIC BI	JILDING FEATURES	ACTERISTI	<u> </u>	\$0	1-2 1-2	075 GDT	75% Addition Det Garage - Ti	le Doef	202			1,210	1,210			E64 027			SEMENT	5,191
CAT	TYPE	AREA	%	SF ADJ.	1-2	GDI	Det Garage - 11	ile Rooi	202	21 2023	'		5,430	104.04		564,937			ARPORTS	564.937
EW	Frame-Stucco	AILLA	100.00%	or Abo.	1												0,40		ING RCN	588,362
SFL	Concrete Slab		100.00%																ECIATION	17,651
RC	Concrete Tile		100.00%															POOL/S	PA/DECK	
																	OTHER E		EATURES	62,730
																		TOTA	L RCNLD	633,441
																	IMPRO	\/_BA_BIT	FACTOR	
FLOORIN	<u>C</u>			\$0															JSTMENT	
CAT	TYPE	AREA	%	SF ADJ.	ł														P. VALUE	
CAI	IIFE	AREA	/0	SF ADJ.	1														ST SQ FT	
																			ON AREA	
																			IG AREAS	
																	LIEATED		ED AREA	1,210
																	HEATED A		ADJ RATE	1,210
DOOME	BATHROOMS			£40.004	CARA	GES/CA	RPORTS,PORCI	HEC/DATIO	NS/DAI	CADDC	MC								IG NOTES	
CAT	TYPE	UNITS	FAC	UNIT ADJ.				UNITS				CRIPTI	ON	UNITS	LINI	T AD.I		DUILDIN	IG NOTES	
RM5	Full Baths	2.00			JOAN I	DECORU	11011	- Citiro	Olill 2	150. 0	11 520	O1411 111		- Oitillo	0.11	I ADO.	1			
FIX	Plumb Fxt	6.00																		
BUILT-IN	S/FIREPLACES				FXTR	A FEATU	RES			_							\$64,670		\$62,730	
CAT	TYPE	UNITS	FAC	UNIT ADJ.				GRD	QTY	UNITS	UNI	T PRIC	E FAC	ADJ. UNIT	AYB	EYB		DEPR%	RCNLD	NOTES
							Square Feet		1	1,21	0.00	\$21.8		21.88			26,475	3.0	25,681	
					RPV3	Paving -	Brick		1	3,17	5.00	\$12.0	3 1.00	12.03	2021	2023	38,195	3.0	37,049	
ADDITIO	NAL BUILDING FEATURES	•			1															
CAT WH	TYPE	UNITS	FAC	UNIT ADJ.																
WH	Wall Height (RES)	16	1.00)																
					1															
					1															
					1						- 1									

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						ONTESS 3 VALLE	SOURI ST Y							103	- 10	,-50	77-010		Page:	4 of 4
					PARCE NEIGH PRIMA BUILDI	L STATU BORHOORY USE NG(S)	JS A Act DD 1344 20.11 1 of 1		al Wes Family	st			*1	63	-1	0-	-507		202	25/26
	BUILDING STYLE	QUALITY			BUILD	ING 1 O	f 1 SEC	TION 3 O	F 3								BUIL		LUE SUMI	MARY
RES AYB	18 Garage EYB % COMP % DEPR	30 Average			Subar		DECODIDE	1011		AVC	EVD.	UTD ADEA	00 FT	100 FT		2011	٠		UILDING	
2023	2023 100% 3.0				1-3		DESCRIPTI Det Garage		nf.	2023		HTD AREA	SQ. F1. 1,24	\$/ SQ. FT. 8 67.50		84,240		T. ADJUS		
	BUILDING CHAR	ACTERISTIC	CS		1 '~	OD I	Det Garage	- 1110 1100	,	2020	2020		1,24	07.50		04,240	Lown oc		SEMENT	
	UILDING FEATURES			\$0															ORCHES	
CAT	TYPE	AREA	%	SF ADJ.													GAR	AGES/CA		84,240
EW	Frame-Stucco		100.00%																ING RCN	84,240 6,613
																			PA/DECK	0,013
																	OTHER	EXTRA FI		
																			L RCNLD	77,627
																				-
					_													VEMENT		
FLOORIN			0/	\$0														PLE ADJU RRIDE IM		5.00%
CAT	TYPE	AREA	%	SF ADJ.														ONDO CO		
																		D/COMM		
																		BUILDIN	G AREAS	
																			ED AREA	
																	HEATED			
								DOLLEG (5											DJ RATE	
CAT	BATHROOMS TYPE	UNITS	FAC	\$0 UNIT ADJ.			RPORTS,PO					S DESCRIPT	TON	LIMITO	> LINI	IT ADJ.		BUILDIN	G NOTES	
CAI	TTPE	UNITS	FAC	UNII ADJ.	CAI	JESCKII	PIION	UN	115 1	UNII A	DJ. CAI	DESCRIPT	ION	UNITS	UN	II ADJ.	-			
DUUTIN	IS/FIREPLACES				LEVED	FEATU	DEC										<u> </u> \$0		\$0	
CAT	TYPE	UNITS	FAC	UNIT ADJ.					GRD	QTY	UNITS	UNIT PRIC	CE FAC	AD.I LINIT	ΔYR	FYB	RCN	DEPR%	RCNLD	NOTES
.	=	J	17.0	0		<u></u>			0.12		0	0		7.20.0		1			1101122	
	NAL BUILDING FEATURES				1															
CAT WH	TYPE	UNITS	FAC	UNIT ADJ.																
WH	Wall Height (RES)	9	1.00																	
					1															
					1															
					1															
					1															

		OWNER(S)/MA	IL TO								SIT	US					163	-10-50	7_01	Q	Printe	ed: 1/2	9/2025
								2660 MC SPRING			ST							103	-10-50	7-01		Pag	ge: 1	l of 4
								PARCEL	STATU	IS				sed Parce	el									
								NEIGHB PRIMAR			1344.15			esidential								20	24/	25
								PRIIVIAR	IT USE		20.110 3	Sirigle F	anny K	esidentiai								`		
								LAND	ACRES		1.39		ND SQ	JARE FEI		0,548			ARY OF TA					RKING
								PARCEL			PAGE :			FISC	AL YEAR	UE TYPE	2020- 2		2021-22 BLCM	2022-2 BLCM		23-24 BOE		2 4-25 LCM
								LOT 1	- 100 (1 1	ILL IZO	171021					LAND		70,000	\$270,000		4,000	\$364,500		\$378,000
														SUBD	IVISION DI	ISCOUNT ET LAND	\$27	70,000	\$270,000	¢32	4,000	\$364,500		\$378,000
																EMENTS		30,000	\$1,428,898	\$1,54		2,385,500		2,464,875
														0		MENTAL						\$76,128	3	
															OMMON E AL IMPRO		\$1.43	30,000	\$1,428,898	\$1,54	2 428	2,461,628	8 \$2	2,464,875
													S		PERSON	AL PROP		.						
														ΕX	PARCE EMPTION	EL TOTAL	\$1,70	00,000	\$1,698,898	\$1,86	6,428	2,750,000) \$2	2,842,875
															LIVII TIOIV		HISTO	RY						
								TYPE	SALE	DATE	SALE	PRICE		DEED BO	ок	PAGE			NTOR			GRANTE	E	
# 66	DE	LAND CATEGORY	70	NING	LINI	T TYPE	FF	DEPTH	UN	ITC		PRICE		CAISAL OTAL AD	I ADI	UNIT PRIC	NE AD	J VALUE	OVERD V	/ALUE		NOTES	,	
1 AR		esidential		:R-E		LT	FF	DEPIR	UN	1.00		\$280,00			0000	\$378,0		\$378,0		ALUE		NOTES)	
COD	E	ADJUSTMENT	T	YPE	A	DJ %	ADJ \	ALUE		ADJ	NOTE		C	DDE	ADJUS	TMENT		YPE	ADJ %	ADJ VA	LUE	ADJ	NOTE	
AR0	1 %	- Size				0.35	\$9	8,000.00																
										AND	- GOL	F CO	URSE	/AG/OF	EN SPA	CE								
# 000	DE	CLASSIFIED LAND CATEGORY				NIT PRIC	-	DJ AD	LUNUT	DDICE	4D.I.	VALUE		CODE	LAND	ATEGORY			AG/GOLF COL UNIT PRICI		ADJ UNI	T DDICE	4011	/ALUE
# CO	DE	LAND CATEGORY	ITPE	UNITS	o UI	NII PRICI	E A	DJ AD	JUNII	PRICE	ADJ	VALUE	#	CODE	LAND CA	AIEGURT	ITPE	UNITS	UNIT PRICE	E ADJ	ADJ UNI	IPRICE	ADJ \	ALUE
COD	E	ADJUSTMENT	7	YPE	A	DJ %	ADJ \	ALUE		ADJ	NOTE		C	DDE	ADJUS	TMENT	T	YPE	ADJ %	ADJ VA	LUE	AD	NOTE	
							I	MPRO'													PERMIT	S		
PROJE(CT NAI		/DE	CL/Q	RNK	AYB	EYB	STY		ING CO	UNT BSMT	MEZZ	SPRK	%CMP	SECTION	COUNT \$/SQFT	l PC	3 NLD	TYPE	DE	SCRIPTION		TALLO	STATUS
RES	1-1		-	55	IXIXIX	2013	2013		10.0		DOM	WILLE	OI IXI	100%	5,982	304.		,822,307	1112			<u> </u>	,00.11	OIAIOO
MISC	1-2			35		2021	2023		16.0					100%	6,730	84.0		569,424						
RES	1-3			30		2023	2023		9.0					100%				73,144						
	1								-															
	-								-										0.47	A	COUNT FL			\/A.I
																			CAT CAP1	PRIMARY	TYPE			VAL 3
	1																		PAR	Parcel Lai				20.110
																			CONV	Capacity				2
				1	1				1															

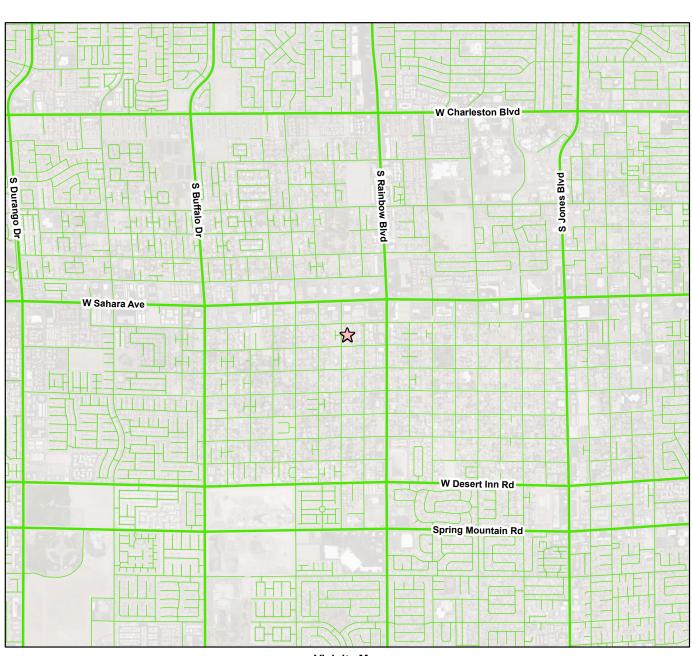
OWNER(S)/MAIL TO **SITUS** 163-10-507-018 Printed: 1/29/2025 2660 MONTESSOURI ST Page: 2 of 4 SPRING VALLEY PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1344.15 Central West 2024/25 PRIMARY USE 20.110 Single Family Residential BUILDING(S) 1 of 1 TYPE BUILDING STYLE QUALITY **BUILDING 1 OF 1** SECTION 1 OF 3 **BUILDING VALUE SUMMARY** 01 One Story 55 Very Good-Excellent BASIC BUILDING Subareas 1.564.114 EYB % COMP % DEPR BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN SQ. FT. ADJUSTMENTS -43.728 2013 2013 100% 16.5 PTA Patio Tile Roof 2013 2013 45,620 **LUMP SUM ADJUSTMENTS** 152,640 **BUILDING CHARACTERISTICS** CAS Casita - Extra Feature 2013 2013 1,082 **BASEMENT** 1-1 BASIC BUILDING FEATURES -\$43,728 1-1 BCA Balcony Conc 2013 2013 992 71.42 70,849 **PORCHES** 163.033 CAT TYPE AREA SF ADJ. Gazebo - Extra Feature 2013 348 GARAGES/CARPORTS 142,271 1-1 GA7 2013 SFL 100.00% Patio Deck Concrete 992 BUILDING RCN 1,978,330 Concrete Slab -56,650 1-1 PD4 2013 2013 4.22 4.186 ΕW Frame-Stucco 100.00% GAT Att Garage - Tile Roof 2013 2013 916 77.24 70,752 **DEPRECIATION** 508.035 1-1 RC 100.00% -13.818 Resid Level 1 POOL/SPA/DECK 83.003 Concrete Tile 1-1 GL1 2013 2013 5,982 5,982 261.47 1,564,114 OTHER EXTRA FEATURES HΤ Forced Air 100.00% 1-1 PTA Patio Tile Roof 2013 2013 63 76.38 4,812 269.009 AC 100.00% 26.740 TOTAL RCNLD 1.822.307 Central Cooling Att Garage - Tile Roof 931 1-1 GAT 2013 2013 76.82 71,519 IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT 11.00% FLOORING OVERRIDE IMP. VALUE AREA SF ADJ. CAT **TYPE** % % Floor Ceramic 100% CONDO COST SQ FT NTV PUD/COMMON AREA **BUILDING AREAS** HEATED AREA 5.982 **HEATED AREA W/FIN BSMT** 5,982 ADJ RATE \$57,152 GARAGES/CARPORTS, PORCHES/PATIOS/BALC ADD-ONS ROOMS/BATHROOMS **BUILDING NOTES** FAC UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ. UNITS UNIT ADJ. CAT DESCRIPTION RM1 PD3 PtoDkBrick Bedrooms 4.00 1.00 5.724 RM2 Family/Den/Other 1.00 1.00 PD3 PtoDkBrick 695 4.010 RM3 Frml Dining Room 1.00 1.00 PD3 PtoDkBrick 63 364 RM4 Total Rooms 8.00 1.00 PD9 PtoDkTile 992 9,791 RM5 Full Baths 4.00 1.00 PFCH CeilFinHi 992 17,677 RM6 Half Baths 1.00 1.00 FIX Plumb Fxt 27.00 1.00 57.152 **BUILT-INS/FIREPLACES** \$47,463 EXTRA FEATURES \$466.158 \$352,012 TYPE UNITS FAC UNIT ADJ. CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB RCN DEPR% RCNLD NOTES CAT AP1 1.00 12.753 RY17 | Casita/Square Feet 1.082.00 \$148.32 1.00 148.32 2013 2013 160.482 25.7 119.270 **Built Ins** AP2 Built-in Refrigerator/Extra/Each 1.00 10.066 RFN3 Fence Large - 1/2 Acre Custor 1.00 \$30.551.09 2.00 61.102.18 2013 2013 61.102 25.7 45.411 1,264 AP5 RY20 Auto Gate Opener/Each 8,383.26 2013 2013 25.7 Bi Microwave 1.00 2.00 \$8,383.26 1.00 16,767 12,461 FPH 23,380 RY21 Control Pad Gate 1.00 2,611.20 2013 2013 25.7 Fireplace (H-Rank) 1.00 1.00 \$2,611.20 2,611 1,941 Vehicle Detector/Each 1.00 2,137.00 2013 2013 25.7 3.176 RY22 2.00 \$2.137.00 4.274 Gate Arm/2-Way/Each RY23 2.00 \$10,685.00 1.00 10,685.00 2013 2013 21,370 25.7 15,882 RPV3 Paving - Brick 2.500.00 \$12.26 1.00 12.26 2013 2013 30.650 25.7 22,779 RY68 Spiral Stairs 1.00 \$13,957.50 1.00 13.957.50 2013 2013 13,958 25.7 10,373 ADDITIONAL BUILDING FEATURES SPR3 Sprinkler Large 1.00 \$11.457.27 1.00 11.457.27 2013 2013 11.457 25.7 8.515 29,201 OUTDOOR KI CAT TYPE UNITS FAC UNIT ADJ. RY57 Gazebo/Each 1.00 \$19.645.62 2.00 39.291.24 2013 2013 39.291 25.7 RPL4 | Pool Size Appx 648 Square Fe 1.00 \$63,378.36 1.00 63,378.36 2017 2017 63,378 20.3 50,487 WH Wall Height (RES) 10 1.00 RPSP Pool Spa/Attached Each 1.00 \$17,921.24 1.00 17,921.24 2017 2017 17,921 20.3 14,276 **FSPK** Fire Sprinklers/Square Feet 7,830 1.00 RPLD5 Pool Deck - Kool Deck 1,200.00 \$14.18 1.00 14.18 2017 2017 17,016 20.3 13,555 X33 Security - Control Pad/Each 1.00 2.611 RPHT Pool Heater Each 1.00 \$5,881.37 1.00 5.881.37 2017 2017 5.881 20.3 4.685

	OWNER(S)	/MAIL TO						SITUS	3					163.	.10.	-50	7-018		Printed:	1/29/2025
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					PARCE	L STATL	JS A Active	e - Locally A		ed Pai	rcel									
						BORHOORY USE		5 Central W Single Fam		identi	al								202	24/25
					BUILDII	NG(S)	1 of 1		illy IXES	sideriti	aı									_
MISC	BUILDING STYLE 18 Garage	QUALITY 35 Average	Good		BUILD	ING 1 OI	f 1 SECTION	ON 2 OF 3									BUIL		LUE SUMI BUILDING	MARY
AYB	EYB % COMP % DEPR		-0000				DESCRIPTIO	N	A	YB	EYB H	TD AREA	SQ. FT.	\$/SQ. FT.	RC	:N	SQ. F		STMENTS	
2021	2023 100% 1.5 BUILDING CHAR	ACTEDISTI	re		1-2	PTA	Patio Tile Roo			021	2023	4.040	90	57.05		5,135	LUMP SU		STMENTS	18,066
BASIC B	UILDING FEATURES	ACTERISTI	03	\$0	1-2 1-2	075 GDT	75% Addition Det Garage -	Tile Roof			2023 2023	1,210	1,210 5,430		56	60,485			ASEMENT PORCHES	5,135
CAT	TYPE	AREA	%	SF ADJ.	1 -				-				-,			,		AGES/C/	ARPORTS	560,485
EW SFL	Frame-Stucco Concrete Slab		100.00% 100.00%																DING RCN ECIATION	583,686 72,027
RC	Concrete Tile		100.00%															POOL/S	PA/DECK	
																	OTHER E		EATURES AL RCNLD	57,765 569,424
																			FACTOR	44.000/
FLOORII	NG TYPE	AREA	%	\$0 SF ADJ.	-														USTMENT IP. VALUE	11.00%
	=	7.1.1.2.7.1	,,,	0. 7.20.	1														ST SQ FT	
																	NIVPU		ON AREA	
																		HEAT	ED AREA	1,210
																	HEATED A		ADJ RATE	1,210
ROOMS	/BATHROOMS			\$18,066	GARA	GES/CAI	RPORTS,PORG	CHES/PATI	OS/BA	LC A	DD-ONS							BUILDIN	IG NOTES	
CAT	TYPE	UNITS	FAC	UNIT ADJ.	CAT	DESCRI	PTION	UNITS	UNIT	ΓADJ.	. CAT	DESCRIPTI	ON	UNITS	UNIT	ADJ.				
RM5 FIX	Full Baths Plumb Fxt	2.00 6.00																		
1 1/2	Tidilib i Xt	0.00	1.00	10,000																
BUILT-IN	NS/FIREPLACES TYPE	UNITS	FAC	UNIT ADJ.		DESCR		GB	DQTY	/ 1	JNITS	UNIT PRIC	E FAC	ADJ. UNIT	AVR I	EVR	\$65,897 RCN	DEPR%	\$57,765 RCNLD	NOTES
OAI	1172	UNITS	IAC	ONIT ADS.			Square Feet	GIV	יש עוו		1,210.00			22.29	2021	2023	26,971	12.3	23,643	NOTES
						Paving -			1	1	3,175.00	\$12.2	26 1.00	12.26	2021	2023	38,926	12.3	34,122	
	NAL BUILDING FEATURES			Linux	1															
WH	TYPE Wall Height (RES)	UNITS 16	FAC 1.00	UNIT ADJ.																
****	vvaii i ieigiit (INEO)		1.00																	

	OWNER(S)	/MAIL TO			2660 M	ONTESS	SOLIBLS		TUS						163	-10	-50	7-018		Printed:	1/29/2025
						S VALLE L STATU BORHOORY USE	Y JS DD	A Active - Loc 1344.15 Cent 20.110 Single	ral We	st		I								202	4 of 4 24/25
TYPE	BUILDING STYLE	QUALITY				NG 1 OF		1 of 1 SECTION 3 (OF 3									BUIL	DING VA	LUE SUMI	MARY
RES	18 Garage	30 Average)		Subare	as														BUILDING	
AYB	EYB % COMP % DEPR							RIPTION		AY			TD AREA	SQ. FT.	\$/SQ. FT.		CN			STMENTS	
2023	2023 100% 1.5 BUILDING CHAR	RACTERISTI	CS		1-3	GDT	Det Ga	rage - Tile Ro	oot	202	3 202	23		1,24	66.86		83,441	LUMP SU		STMENTS	
BASIC E	BUILDING FEATURES			\$0																ORCHES	
CAT EW	TYPE Frame-Stucco	AREA	% 100.00%	SF ADJ.														GAR	BUILE DEPRI	ARPORTS DING RCN ECIATION	83,441 83,441 10,297
																		OTHER	EXTRA F	PA/DECK EATURES LL RCNLD	73,144
FLOORI CAT	NG TYPE	AREA	%	\$0 SF ADJ.														MULTIF OVER	PLE ADJU RRIDE IM	FACTOR JSTMENT P. VALUE	11.00%
																				ST SQ FT ON AREA	
																		NIVI 0	BUILDIN	IG AREAS	
																		HEATED A	AREA W/I	ADJ RATE	
CAT	/BATHROOMS TYPE	UNITS	FAC	\$0 UNIT ADJ.				S,PORCHES					DESCRIPTI	ON	UNITS	LILINIE	TADI		BUILDIN	IG NOTES	
	NS/FIREPLACES	LIMITO	540			FEATU				lon/		T0	LINET PRICE	NE 540	AD LUNUT.	NO.	EVO	\$0	DEDDW	\$0	NOTES
CAT	TYPE	UNITS	FAC	UNIT ADJ.	CODE	DESCR	IPTION		GRD	QTY	UNI	15	UNII PRIC	E FAC	ADJ. UNIT	AYB	FAR	RCN	DEPR%	RCNLD	NOTES
ADDITIO	ONAL BUILDING FEATURES																				
CAT	TYPE	UNITS	FAC	UNIT ADJ.																	
WH	Wall Height (RES)	9	1.00																		

CASE# 00823 163-10-507-018





Case #: 00823 MONTESSOURI L L C 2660 MONTESSOURI ST Subject(s): S. 163-10-507-018

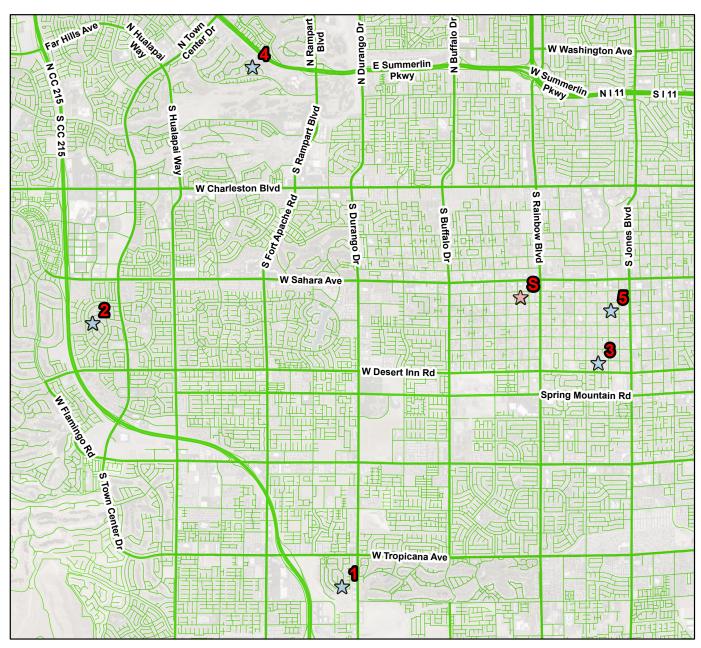
Comparable(s):

- 1. 163-29-613-007
- 2. 164-12-212-009
- 3. 163-11-805-005
- 4. 138-30-713-070
- 5. 163-11-603-009



1:60,000 Date: 1/22/2025

☆ Comparable



Vicinity Map

Case #: 00823 MONTESSOURI L L C 2660 MONTESSOURI ST Subject(s): S. 163-10-507-018

- Comparable(s):
 1. 163-29-613-007
 2. 164-12-212-009
 3. 163-11-805-005
 4. 138-30-713-070
 5. 163-11-603-009

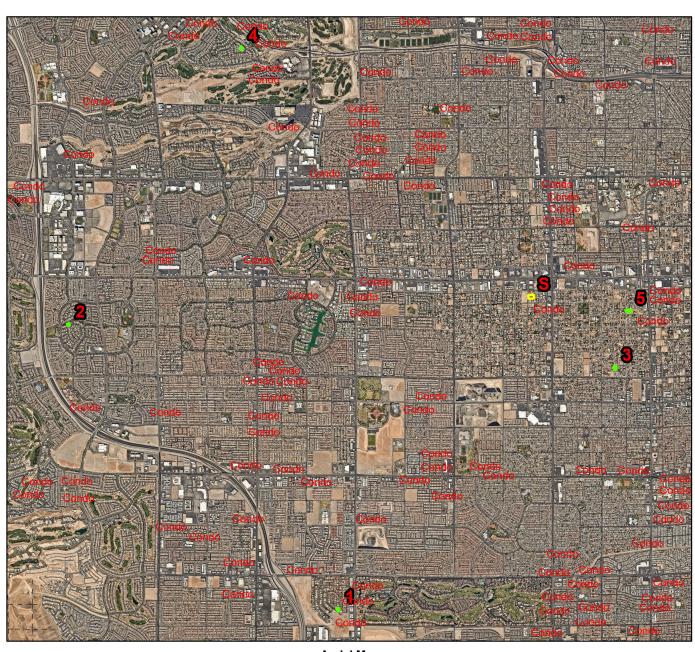


1:55,546 Date: 1/22/2025

Legend

Subject

Comparable



Aerial Map (Valley - Oct 2024; Outlying - Jul 2024)

CASE# 00823 163-10-507-018





Aerial Map (Valley - Oct 2024; Outlying - Jul 2024)

Jeffrey Stewart

From: lvluxestates@gmail.com

Sent: Tuesday, January 28, 2025 10:03 AM

To: Jeffrey Stewart

Cc: 'xanato'

Subject: RE: CLARK COUNTY ASSESSOR

Jeffrey,

I appreciate your explanation, but reduction adjustments made in prior valuations were specific to the conditions at that time and should not impact the current or subsequent reviews.

I am not in agreement with the below will move forward with the hearing.

Warm Regards,

Rebecca Shabat 702.300.5895

From: Jeffrey Stewart < Jeffrey. Stewart@ClarkCountyNV.gov>

Sent: Monday, January 27, 2025 2:38 PM

To: LVLUXESTATES@GMAIL.COM
Subject: CLARK COUNTY ASSESSOR

Dear Rebecca Shabt,

My name is Jeff Stewart, and I am an appraiser with the Assessor's Office. Appraiser Fred Vandover and myself have been assigned to your appeal of taxable value case #823, parcel #163-10-507-018, located at 2660 Montessouri St., Las Vegas, NV 89117.

Thank you for providing the appeal information. You are correct that your property increased this year at a rate higher than other similar units in the area. I apologize for any confusion. However, there is a reason for the disparity.

The valuation process we use follows the Cost Approach to value, as required by Nevada State law. This method includes a depreciation factor of 1.5% per year, but also includes any cost increases or decreases that may incur due to inflation and/or other factors.

It appears that you have checked the following appeal type:

1. **NRS 361.356:** My property is assessed at a higher value than another property with an identical use and comparable location.

Let's review the valuation. Upon reviewing our records, we found that your home, 2660 Montessouri St., Las Vegas, NV 89117, was appealed and reduced back in 2023 for the 2023/2024 tax year. The following

year, your home was evaluated individually for the 2024/2025 tax year, which included some new construction. This evaluation ensured we did not exceed full cash value and that the discount was consistent with the current market. An 11% reduction was placed on your property for that year. For the 2025/2026 tax year, your home was again evaluated individually. It was determined that the previous 11% reduction was now too high and needed to be adjusted to 6%, resulting in a 5% increase in the assessed taxable value to better reflect market value. Your home is still receiving a discount, just reduced, and that is why it appears your home increased in value more than others in your area.

We reviewed the other homes specified in your appeal to determine if any inequity had occurred. None of the other homes had previous reductions like your home, so no adjustments were necessary.

We also conducted a comparative sales evaluation based on the Sales Comparison Approach to ensure we did not exceed full cash value. This analysis indicated that the value is fair, and we believe we have valued your property correctly.

For an extra measure, we ran a 'tax bill based value' report. This is a report where we put a value to the current taxes paid to get the value you pay taxes at. Currently your 2024/2025 taxes are \$20,195.76. That equates to a value \$1,967,477.21. So in regards to your appeal, the value would need to be reduced to \$2,026,502 before there would be any reduction to taxes.

It appears everything is in order on our end.

Attached, you will find a letter of withdrawal. If you agree with the valuation, please sign and return it to finalize the appeal. If you disagree, your appeal will be scheduled for a hearing, where you can present additional information to the Board of Equalization.

Thank you once again, and I apologize for any inconvenience or confusion.

If you have any questions, please feel free to call or email me.

Best regards,

Jeffrey Stewart

Property Appraiser, Clark County Assessor's Office

service integrity respect accountability excellence leadership



BRIANA JOHNSON

Clark County Assessor

(702) 455-4997 • Fax: (702) 455-0191 www.clarkcountynv.gov/assessor

Mary Ann Weidner Assistant Director of Assessment Services

Value Change S	Stipulation 1	for the Board	of	Equalization
----------------	---------------	---------------	----	--------------

2660 MO	SOURI L L C NTESSOURI ST AS, NV 89117		
RE:	Appeal No.	250	_ 02.13.2023
	Parcel No(s).	163-10-507-018	24/1250
	Parcel Count.	1	270000

Dear Taxpayer:

01/30/2023

The Appraisal Division of the Clark County Assessor's Office has completed the review of the taxable value of the above property(ies) under appeal. After careful consideration of the facts involved, we are adjusting the taxable value as follows:

Fiscal Year:	2023-2024		11
	From	То	Clerica / Gror
Land	\$364,500	\$364,500	
1 Improvements	\$2,635,874	\$2,385,500	
Supplemental	\$0	\$0	
Total Taxable Value	\$3,000,374	\$2,750,000	

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to jlt@clarkcountynv.gov or FAX to 702-380-9531

Sincerely,

Jerrell Turner

Appraisal Division

I HEREBY AGREE TO THE VALUE AS STIPULATED ABOVE FOR MY APPEAL TO THE BOARD OF EQUALIZATION:

Signature of owner or authorized agent

ININ

500 S GRAND CENTRAL PKWY • BOX 551401 • LAS VEGAS NV 89155-1401



CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

Miscellaneous Information



OFFICE OF THE COUNTY ASSESSOR

BRIANA JOHNSON

Clark County Assessor

(702) 455-3882 ● Fax: (702) 455-0018 www.clarkcountynv.gov/assessor

Mary Ann Weidner, Deputy Director of Assessment Services

01/13/2025 **Case Number: 823**

Parcel/PPID Number: 163-10-507-018

MONTESSOURI L L C 2660 MONTESSOURI ST LAS VEGAS NV 89117

Dear Sir or Madam:

We have received your **Petition for Review to the Clark County Board of Equalization**. If you have additional information relevant to your case that you would like to submit for review, please provide it to our office as soon as possible. In order for your information to be included in the printed copy of your case, it must be submitted at least seven days prior to your scheduled hearing date. If you have to present additional information on the day of your hearing, you must provide ten copies to the board.

You will be notified of your hearing date by email.

- 1) **Email**. All correspondence will be sent to the email provided on the appeal form unless otherwise specified. To change your noticing email:
 - Email your request to boe@ClarkCountyNV.gov
 - Enter your Case # first and then "BOE Hearing Notification" in the subject line.
 - In the body of the email, provide your case number, address, phone number and parcel number.
- 2) Certified letter. If no email is provided, you will receive notification by certified letter.

Your hearing will be scheduled between now and the end of February. You should attend the hearing and be prepared to discuss the taxable value of your property before the Board. For additional information regarding the appeal process and electronic hearing notification, please refer to the appeal instructions provided with your appeal form.

Our appraisal staff will prepare and submit to the Board a case with information which describes our position regarding your property valuation. This case information will be provided to you at the hearing, or you may contact our office to check availability prior to the hearing. Please contact our office if you have any questions in this regard.





OFFICE OF THE **COUNTY ASSESSOR**

BRIANA JOHNSON

Clark County Assessor

(702) 455-3882 • Fax: (702) 455-0018 www.clarkcountynv.gov/assessor

Mary Ann Weidner, Deputy Director of Assessment Services

01/13/2025

Case Number: 823

MONTESSOURI L L C

Parcel/PPID Number: 163-10-507-018

REBECCA SHABAT 2660 MONTESSOURI ST LAS VEGAS NV 89117

Dear Sir or Madam:

We have received your Petition for Review to the Clark County Board of Equalization. If you have additional information relevant to your case that you would like to submit for review, please provide it to our office as soon as possible. In order for your information to be included in the printed copy of your case, it must be submitted at least seven days prior to your scheduled hearing date. If you have to present additional information on the day of your hearing, you must provide ten copies to the board.

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 - Email your request to boe@ClarkCountyNV.gov
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CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

Addendum

Case Summary

00823

Owner: MONTESSOURI L L C Parcel Number: 163-10-507-018

Mailing Address: 2660 MONTESSOURI ST Appeal #: 00823

> Fiscal Year #: 2025-2026 Secured

LAS VEGAS NV 89117 BOE Date #: 02/10/2025 08:00 am Commission

Chambers

1.3900

Appraiser: Jeffrey Stewart

Land Use Code: 20.110 Neighborhood Code: 1344.15

2660 MONTESSOURI ST SPRING **Total Acres:**

VALLEY

Legal

Situs:

PARCEL MAP FILE 125 PAGE 3 Description:

LOT 1

NE VADA	

		Totals for all F	Parcels			
	2023	-2024	2024	-2025	2025-	2026
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	127,575	364,500	132,300	378,000	132,300	378,000
Improvement Value	834,925	2,385,500	862,706	2,464,875	920,201	2,629,145
Supplemental Value	26,645	76,128	0	0	0	0
Total	989,145	2,826,128	995,006	2,842,875	1,052,501	3,007,145

Constitution of the last		20400
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As NA								
(2)		ΔΡΙ	PEAL FORM	VI # 25-0	00823			
110			Clark County			0 P		
12.1						VALUATION		
Submit this Petition valuation of property Please Print or Type Part A. PROPERT	Form no later than escaping taxation, or	5 p.m. of the a determination	date due. Most to on that agricultur	types of ap al property	ppeals must be fi has been conve	led no later than Janu erted to a higher use,	ary 15th. If the a different due	appeal involves date may apply.
NAME OF PROPERTY O	WNER AS IT APPEARS O	N THE TAX ROL	L					
MONTESSOURI L NAME OF PETITIONER (OPERTY OWNE	R)			TITLE		
REBECCA SHABA		5				MANAGER		
MAILING ADDRESS OF F		DRESS OR P.O	BOX)			EMAIL ADDRESS LVLUXESTATES	@GMAIL.COI	M
LAS VEGAS	STATE NV	ZIP COD 8911		702-30		ALTERNATE PHONE	FAX	NUMBER
Part B. PROPERT	Y OWNER ENTITY	DESCRIPTI	ION					
Check organization ☐ Sole Proprietorsh ☐ Limited Liability (☐ Other, please de The organization de	nip Company (LLC) scribe:	☐ Trust ☐ General	or Limited Part	tnership	☐ Corporati ☐ Goverme	ral person. Natural pon on nt or Govermental A		kip Part B.
The organization de Part C. RELATION	escribed above is a	non-profit or	rganization 🗆	Yes 🕏 N	lo	ΓΑ		
☐ Self ☐ Co-owner, Partn ☐ Employee or Offi	er, Management Mocer of Managemen	Trustee of T ember t Company	rust			rmation may be nece. Employee of Propel Officer of Company erest in real property	rty Owner	ee Instructions.
☐ Other, please de	scribe:							
Part D. PROPERT	Y IDENTIFICATION	INFORMA	TION					Approximation
	Address of Proper	ty:						
ADDRESS 2660	STREET/ROAD MONTESSOUR	ST			SPRING VALL			COUNTY
PURCHASE PRICE: 370000					0/17/07			
2. Enter Applicable	le Assessor Parce	Number or	Personal Proj	perty Acc	count Number	from assessment	notice or tax	bill:
ASSESSOR'S PARCEL I 163-10-507-018	NUMBER (APN)					ACCOUNT NUMBER		
3. Does this appe	al involve multiple	parcels?	Yes □ No ✓		List m	ultiple parcels on a s	eparate, letter	r-sized sheet.
If yes, enter number	er of parcels:				Multiple p	arcel list is attached	l.	
Appeals must be s	ingle parcels unles	s multiple co	ntiguous parcel	ls act as a	a single unit.			
4. Check Property	Type: 🗸							
☐ Vacant Land					oile Home (Not			ing Property
Residential Pro					nmerical Prope			strial Property
	erest in Real or Per	sonal proper	tv	LIAgn	cultural Proper	ty	□ Exe	
	Roll Type of Ass						<u> </u>	ription
✓ 25-26 Secu	The same of the sa						a# 12 5 6	
Part E. VALUE OF								
	What is the value yo	u seek? Writ	te N/A on each	line for va	alues which are	not being appealed	l. See NRS 3	51.025 for the
	Property Type		As	sessor's	Taxable Value		Owner's Opior	nion of Value
Land					Sangar Bell			
Buildings					- No 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -			- Karana - 1885
Personal Property	У		1					
Possessory interes	est in real property							14*
Exempt Value	, , ,		-					
			1					
Total			 			3,007,145 2,814,44	6	
	Approved by SBOE on 11/	20/2015				0,007,140 2,014,44		TH PAGES OF THIS FOR

And Andreas

any.					
#s.h					
	APPE	AL FORM	# 25-00823	•	
ort F. TYPE OF APPEAL	thority of the County Boa	ard to take ju	risdiction to hea	r the appeal.	
NRS 361.357: The full cash value of n	ny property is less than the	computed to	axable value of the	e property.	
11	to the first of the standard many	author propor	ty that has an ida	ntical use and a comparable lo	cation to my property.
X [™] NRS 361.356: My property is assesse NRS 361.355: My property is overvaluthe owner, the location, the description	ed because other property	v within the c	ounty is undervalu	ued or not assessed; and have	attached the proof showing
☐ NRS 361.155: I request a review of the	e Assessor's decision to d	leny my claim	for exemption from	om property taxes.	
NRS 361A.280: The Assessor has de	termined my agricultural p	roperty has b	een converted to	a higher use and that deferred	taxes are now due.
NRS 361.769: My property has been					
art G. WRITE A STATEMENT DESC	RIBING THE FACTS A	ND/OR RE	ASONS FOR YOU	OUR APPEAL, M IS NEEDED)	
very other similar properties in the a	rea got an average 1% of	decrease in	their taxable val	ue from 2024-2025. See bel	ow:
521 Yonie Ct. 89117 - from \$1,643,1	54 to \$1,630,840810	09 Dark Hol	low PI - from \$9	56,011 to \$933,614	
785 S. Monte Cristo Way - from \$4.8	94.983 to \$4.663,917	1801 S. C	imarron Rd fro	om \$3,181,426 to \$3,178,79	4
385 Heron Canyon Ct from \$2,584	,309 to \$2,570,14332	56 COSTA	SMERALDA CIF	R - from \$2,480,700 to \$2,45	3,431
		CERTIFIC	AND DESCRIPTION OF THE PERSON NAMED IN	No. of the Control of	
certify (or declare) under penalty of paccompanying statements or docume who owns or controls taxable property interest, one ficial interest or benefic property Owner and I am action with land of the property Owner and I am action within a medical within the property of	nts, is true, correct, and y, or possesses in its ent at use, pursuant to NRS	tirety taxable	e property, or the 2) I am a person	e lessee or user of a leasehol employed by the Property O	d interest, possessory wner or an affiliate of the a authorized the agent
named therein to represent the prope	ry Owner as stated and	i nave the at	MANAGER		78
Owner/Petitioner Signature		migrae .	Title		
REBECCA SHABAT			1/13/25		
Print Name of Owner/Petitioner			Date		
Part H. AUTHORIZATION OF AGEN Complete this section only if an agent the County Board. Read instructions of the reby authorize the agent whose re to contest the value and/or exemption if further authorize the agent listed be the arings and matters including stipul appeal of property valuation for the to	or further information. lame and contact inform n established for the pro- low to receive all notices	ation appea perties nam s and decisi	rs below to file a ed in Part D(2) on letters related lark County Boa	a petition to the Clark County of this Petition. If thereto; and represent the ard of Equalization. This auth	y Board of Equalization and Petitioner in all related
Authorized Agent Contact Informa	tion:		TITLE:		
NAME OF AUTHORIZED AGENT:			IIILE:	3.5	
AUTHORIZED AGENT COMPANY, IF APP	LICABLE:		EMAIL ADDRESS		
	THE STREET ADDRESS OF	8 8 0 8 0 Y			
MAILING ADDRESS OF AUTHORIZED AG	ENT (STREET ADDRESS OF	K F.O. BOX			
CITY STATE	ZIP CODE	DAYT	IME PHONE	ALTERNATE PHONE	FAX NUMBER
L. L. L. L. L. L. L. L. L. L. L. L. L. L	intment as the authorize	d agent of th	e Property Own	er in proceedings before the	County Board.
		CERTIF	ICATION		
Agent Signature required only if Peti I certify (or declare) under penalty of per statements or documents, is true, correc County Board subject to the requirement submitted	ury under the laws of the S	cation and a tate of Nevad	separate Agent a that the foregoin	d I am the authorized agent with	authority to petition the Clark
Authorized Agent Signature	AND AND ADDRESS OF THE PARTY OF		Title		
Print Name of Signatory			Date		
☐ I hereby withdraw appeal to the	Board of Equalization				
Signature of Owner or Authorized	Agent/Attorney	-		Date	

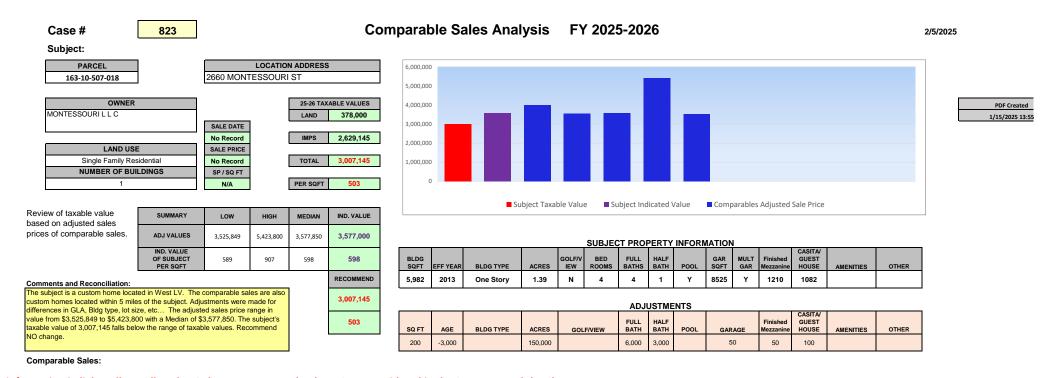
(5)



CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

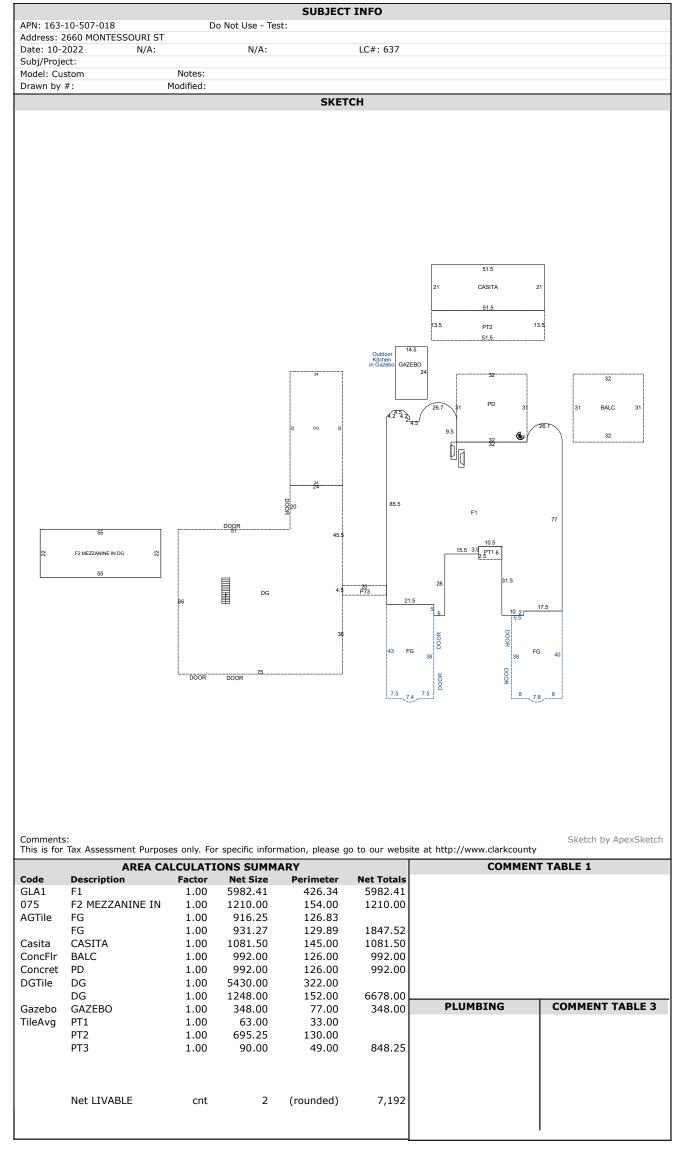
Assessor Information



Enter information in light yellow cells only. Only comps numered 1 thru 10 are considered in the Summary and the Chart.

Eliter lille	TITIO	tion in light yellow	cens only.	· · · · · ·	Compa	Halli	i cu i ti		uic	COMBIN	crea n	i tile 5	anninary and	tile Ci	iui ti														
IDENTIFIER	COMP #	LOCATION	PARCEL	SAI	LE PRICE	SALE PR		SAL TE TYP		ADJ SALE PRICE	BLDG SQFT	EFF. YEAR	BLDG TYPE	ACRES	GOLF/V IEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	Finished Mezzanine	CASITA/ GUEST HOUSE	AMEN	IITIES	OTHER	PROX. (Miles To Subject)	Total Adjustments GROSS	% Gross Adj.
1735285	4	504 LOB WEDGE CT	138-30-713-070	\$	4,625,000	\$ 8	28 2024/1) R	\$	5,423,800	5,586	2003	Two Story	0.41	N	4	5	1	Υ	927	N	0	0	Similar	0%		3.96	\$ 810,800	18%
1743164	1	5170 RUSTIC RIDGE DR	163-29-613-007	\$	3,350,000	\$ 5	37 2024/1	1 R	\$	4,005,500	6,243	2004	One Story	0.50	N	4	4	1	Y	955	N	0	0	Similar	0%		3.75	\$ 759,900	23%
1744020	2	10936 WILLOW HEIGHTS DR	164-12-212-009	\$	2,700,000	\$ 5	05 2024/1	1 R	\$	3,556,150	5,346	2004	One Story	0.36	N	5	4	2	Y	890	N	0	0	Similar	0%		4.73	\$ 862,150	32%
1727281	3	6385 DARBY AVE	163-11-805-005	\$	3,060,000	\$ 4	2024/0	B R	\$	3,577,850	6,239	2020	Two Story	0.66	N	5	4	1	Y	1524	Y	0	380	Similar	0%		1.13	\$ 662,650	22%
1625907	5	2780 EL CAMINO RD	163-11-603-009	\$	2,999,999	\$ 4	56	L	\$	3,525,849	6,433	2006	One Story	0.83	N	5	5	1	Y	1558	N	0	0	Similar	0%		1.02	\$ 718,250	24%

SKETCH/AREA TABLE ADDENDUM



Parcel Equity Analysis

Si	ubjec	t:																											
					Bldg					ی *Buildi	g *Quality						Garage		Patio						Taxable V	alues			
				Bldg	RCN	*Eff.		*Norm.	*Econ.			*Wall	Bed	Full	Half	Finish	Ct Tota		Total	70		Land			Extra	Common		Total	
N	lo.	Parcel Number	Property Address	SqFt	cost/sf	Year	*Age	Depr.	Obs.	# Descr	Descr.	Ht.	Rooms	Baths	Baths	Bsmnt	SqFt		SqFt	8	Casita/Mezz.	Acres	Land	Building	Features	Elements	Total	Per SF	Comments
	S	163-10-507-018	2660 MONTESSOURI ST	5.982	263.15	2013	12	18.0%	5.0%	3 One Sto	v Verv Good -	Ex 10	4	4	1	0	4 8525	5	2.832	Υ	1082 / 1210	1.39	\$378.000	\$2,198,483	\$430,662	\$0	\$3.007.145	\$503	

Equity Comparison Properties:

-90.	ty companison i i	0 p c. c.co.																												
				Bldg						*Building	*Quality						G	arage	P	atio						Taxable V	alues (
			Bldg	RCN	*Eff.	*	Norm.	*Econ.	gs			*Wall	Bed	Full	Half	Finish	Ct	Total	Ct	Total -	5		Land			Extra	Common		Total	
No.	Parcel Number	Property Address	SqFt	cost/sf	Year	*Age	Depr.	Obs.	# Bic	Descr.	Descr.	Ht.	Rooms	Baths	Baths	Bsmnt		SqFt		SqFt &	Casita	/Mezz.	Acres	Land	Building	Features	Elements	Total	Per SF	Comments
1	163-03-315-032	7521 YONIE CT	7,022	208.73	2009	16 2	24.0%	0.0%	1	Two Story	Very Good	12	5	5	1	0	1	908	4	721 \	1	0	0.35	\$248,000	\$1,307,732	\$75,107	\$0	\$1,630,839	\$232	Pet. Comp 1
2	163-09-514-005	8109 DARK HOLLOW PL	4,879	160.99	2001	24 3	86.0%	0.0%	1	Two Story	Good	0	4	4	1	0	2	968	3	928 \	1	0	0.27	\$217,550	\$631,224	\$78,267	\$6,573	\$933,614	\$191	Pet. Comp 2
3	163-10-203-013	2785 MONTE CRISTO WAY	16,461	304.16	2001	24 3	86.0%	0.0%	1	Two Story	Excellent Plus	12	6	7	3	0	1	1997	4	2,657	′	0	1.00	\$336,000	\$4,054,473	\$273,444	\$0	\$4,663,917	\$283	Pet. Comp 3
4	163-04-304-002	1801 CIMARRON RD	9,553	249.97	2002	23 3	34.5%	0.0%	3	Two Story	Very Good - E	11	6	6	2	0	2	1814	6	2,486 \	<i>!</i>	1078	2.05	\$820,000	\$2,174,871	\$183,924	\$0	\$3,178,795	\$333	Pet. Comp 4
5	163-10-313-007	7385 HERON CANYON CT	6,169	275.09	2024	1	1.5%	0.0%	1	Two Story	Excellent	11	6	6	1	0	1	1404	5	1,634 Y	1	483	0.50	\$280,000	\$2,084,380	\$205,763	\$0	\$2,570,143	\$417	Pet. Comp 5
6	163-10-418-007	3256 COSTA SMERALDA CIR	5,943	276.76	2006	19 2	28.5%	0.0%	1	Two Story	Excellent	11	3	4	3	2,843	1	833	4	1,675	<i>(</i>	916	0.48	\$290,000	\$1,925,501	\$224,316	\$13,615	\$2,453,432	\$413	Pet. Comp 6
									III																					

Parcel Equity Analysis
Subject:

				Bldg				ន្ត *Buildi	g *Quality								Garage		Patio								Taxable V	alues			
			Bldg	RCN	*Eff.	*Nor	n. *Ecor	. <u>R</u>		*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct Tota	l Ct	Total				Golf /			Extra	Structural	Common	Ì		Total
No	Parcel Number	Property Address	SqFt	cost/sf	Year	Age Dep	r. Obs.	# Descr	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt	:	SqFt	2	Casita/ Mezz.	Acres	View	Land	Building	Features	Elements	Elements	Suppl.	Total	Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12 18.0%	5.0%	3 One Sto	ry Very Good - E	Frame-Stucco	10	4	4	1	0	0	4 8525	5	2,832	Υ	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503

No.	Parcel Number	-17					e Depr.			Descr.	Descr.	Туре	_	Rooms	Baths	Baths	Bsmnt			qFt			ita/ Mezz.	Acres	-	Land	Building	Features				Total	Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good -	E Frame-Stucco	10	4	4	1	0	0	4 852	25 5	2,832	Y 108	2 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,0)21 \$0	\$0	\$3,007,145	\$503
Equi	ty Comparison Pi	operties:																															
				Bldg						*Building	*Quality								Garag	ge	Patio								Taxable	e Values			
			Bldg	RCN	*Eff.		*Norm	ı. *Eco	ո. բ			*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct To	otal c	+ Total	_		Land	Golf /			Extra	Structur	al Common	1		Total
No.	Parcel Number	Property Address	SqFt	cost/sf	Year	*Age	e Depr.	Obs	. 8	Descr.	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	S	qFt	SqFt	o Cas	ita/ Mezz.	Acres	View	Land	Building	Features	Elemen	ts Elements	Suppl.	Total	Per SF
1		2660 MONTESSOURI ST	5.982	263.15			18.0%	5.0%	3		Very Good -			4	4	1	0	0	4 852			Y 108		1.39	N	\$378,000	\$2,198,483	\$430.662			\$0		
2		2660 MONTESSOURI ST		263.15				0.0%			Very Good -	F Frame-Stucco	10	4	4	1			2 184			v 100	1082	0.71	N	\$294,000	\$1,749,884	\$346.892				\$2,390,776	
2		2740 BELCASTRO ST	4,496					0.0%			Very Good	Frame-Stucco		5	5	1			1 115			v	1584	0.72	N	\$308,000		\$163,099			·		
3		7055 LAREDO ST										Frame-Stucco		4	4	1	0		1 113				900	0.72	N N			\$277,460					
				211.25				0.0%			Very Good			ļ		<u> </u>		·				Y			N	\$252,000					· · · · · · · · · · · · · · · · · · ·		
5		7175 PALMYRA AVE		209.02				0.0%	·····÷··-		Very Good	Frame-Stucco		5	5	1	0		3 195		1,100		1080	0.47	N	\$280,000	\$1,163,696	\$137,028		····· :	÷X		
6		7275 TARA AVE		223.40			31.5%	0.0%			Very Good	Frame-Stucco		4	4	0	0	·	1 81			Y	0	0.53	N	\$280,000	\$586,133	\$76,86					
7		3160 ROSANNA ST		275.25			31.5%	0.0%	······································	Two Story		Frame-Stucco		5	6	1	0		1 82			Υ	0	0.72	N	\$308,000		\$151,946			· •		
8		7150 TARA AVE		194.69			31.5%	0.0%	1	One Story	Good	Frame-Stucco		4	3	0	0	0	1 108			Υ	0	0.73	N	\$308,000	\$579,352	<u> </u>			.÷		
9		2815 ROSANNA ST	1,344	142.36	1972			0.0%	1	One Story	Fair	Masonry-CB/C	1 0	3	2	0	0	4	1 48			N	0	0.85	N	\$322,000	\$53,875	\$5,268			·\$		
10	163-10-705-008	3035 MONTESSOURI ST	10,180	278.04	2005	20	30.0%	0.0%	1	One Story	Very Good -	E Frame-Stucco	12	5	6	1	0	0	1 116	57 3	2,515	Υ	0	1.06	N	\$350,000	\$2,234,794	\$232,725	\$107,6	61 \$0	\$0	\$2,817,519	\$277
11	163-10-706-012	7080 PALMYRA AVE	3,567	168.99	2003	22	33.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	0	0	0	1 57	75 3	928	Υ	0	0.51	N	\$280,000	\$498,193	\$191,010	\$32,0	000 \$0	\$0	\$969,203	\$272
12	163-10-811-003	7250 BIRKLAND CT	2,941	189.16	1997	28	42.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	2 155	54 4	1,477	Y	0	0.44	N	\$280,000	\$468,083	\$48,769	\$33,3	36 \$0	\$0	\$796,852	\$271
13	163-10-702-002	2926 MONTESSOURI ST	7,606	263.15	1993	32	48.0%	0.0%	2	One Story	Very Good -	E Frame-Stucco	10	4	5	1	1,189	0	3 255	51 5	2,430	Y	1545	1.16	N	\$350,000	\$1,535,636	\$138,084	\$112,0)87 \$0	\$0	\$2,023,720	\$266
14	163-10-706-017	3025 ROSANNA ST	3,537	211.96	1999	26	39.0%	0.0%	1	One Story	Good	Masonry-Face	0	2	4	1	0	0	1 81	18 2	395	Y	0	0.55	N	\$280,000	\$564,098	\$85,256	\$43,7	'83 \$0	\$0	\$929,354	\$263
15	163-10-602-009	2757 MONTESSOURI ST	4,291	131.06	1973	52	75.0%	0.0%	2	One Story	Average	Frame-Stucco	0	4	5	1	0	0	1 120	00 2	2,076	Υ	0	2.13	N	\$886,080	\$178,664	\$61,518	\$8,8	865 \$0	\$0	\$1,126,262	\$262
16	163-10-605-016	7265 TARA AVE	4.597	209.04	2001	24	36.0%	0.0%	1		Very Good	Frame-Stucco	10	5	4	1	0	0	1 77	76 3			0	0.53	N	\$280,000	\$832,126	\$91,776		61 \$0	\$0		
17		7165 TARA AVE		167.99		19	28.5%	0.0%			AvgGood	Frame-Stucco		3	4	0	0	0	1 84			Υ	0	0.52	N	\$280,000	\$584,192	\$94.038					
18	163-10-811-004	7260 BIRKLAND CT	3.795	181.29	2001	24	36.0%	0.0%	1			Frame-Stucco	0	4	3	0	0	0	1 85		599	Υ	576	0.44	N	\$280,000	\$538,260	\$166,650	\$30,0	95 \$0	\$0		
19		2747 BELCASTRO ST		129.94			52.5%	0.0%		One Story		Frame-Stucco		4	3	0	n		2 131			N	378	0.50	N	\$280,000	\$269,755	\$219,589			·÷		
20		2850 ROSANNA ST	3.689	168.06			43.5%	0.0%	······································	Two Story		Frame-Stucco		4	5	0	0	·					0	0.83	N	\$322.000	\$495.804	\$134,889			· ·		
21		7060 PALMYRA AVE		168.10				0.0%				Frame-Stucco		6	5	1		4	1 66				0	0.48	N	\$280,000	\$543,662	\$120,51					
22		3035 ROSANNA ST		167.14				0.0%				Frame-Stucco		4	3	0	0		2 140				0	0.49	N	\$280,000	\$349,618	\$69,508					
***************************************									······································		AvgGood			4	3	2									IN								ţ
23		2970 MONTESSOURI ST		170.41				0.0%	·····························			Frame-Stucco	· •		3		<u> </u>		2 93			Y	0	0.47	N	\$280,000	\$874,939	\$91,864			.÷		
24		7261 BIRKLAND CT		204.12			36.0%	0.0%			Very Good	Frame-Stucco		6	4	1	Ü		2 119			Y		0.44	N	\$238,000	\$948,239	\$123,89					
25		6965 TARA AVE		160.25			19.5%	0.0%			AvgGood	Frame-Stucco		4	5	1	0		1 50			Y	190	0.56	N	\$280,000	\$744,604	\$170,734			·		
26		7235 ELDORA AVE		140.41			75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0		1 66			Υ	0	1.25	N	\$364,000	\$81,731	\$25,916			.÷		
27		7235 TARA AVE	1,912	128.90	1984	41	61.5%	0.0%	1	One Story	Fair	Frame-Stucco		6	4	0	1,984	704	1 86				0	0.48	N	\$280,000	\$182,792	\$11,878)16 \$0	\$0		
28	163-10-806-004	3264 MONTESSOURI ST	3,041	129.37	1979	46	69.0%	0.0%	3	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	3 296	54 3	857	Y	868	0.66	N	\$294,000	\$409,584	\$35,565	\$7,6	21 \$0	\$0	\$739,149	\$243
29	163-10-813-007	3275 CRYSTAL PALM CT	3,062	187.71	2002	23	34.5%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	1 72	28 2	620	N	0	0.45	N	\$238,000	\$460,474	\$40,166	\$20,0)54 \$0	\$0	\$738,640	\$241
30	163-10-506-006	7165 LAREDO ST	3,029	164.20	1992	33	49.5%	0.0%	1	One Story	AvgGood	Frame-Stucco	0	3	2	1	0	0	1 49	98 5	944	Y	0	0.73	N	\$308,000	\$326,312	\$86,402	\$23,1	.98 \$0	\$0	\$720,714	\$238
31	163-10-806-014	3215 ROSANNA ST	2,518	144.73	1978	47	70.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	0	0	0	1 67	73 4	1,412	Y	900	0.51	N	\$280,000	\$136,897	\$178,28	\$6,3	\$14 \$0	\$0	\$595,182	\$236
32	163-10-703-005	6986 COLEY AVE	1,587	144.73	1973	52	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1 42	20 2	395	Υ	0	0.51	N	\$280,000	\$66,610	\$27,249	\$9	36 \$0	\$0	\$373,859	\$236
33	163-10-706-011	7070 PALMYRA AVE	3,681	168.10	2003	22	33.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	1	0	0	1 66	6 2	438	Υ	0	0.48	N	\$280,000	\$508,446	\$76,686	\$37,0)48 \$0	\$0	\$865,132	\$235
34		7255 TARA AVE		138.04			36.0%	0.0%	2			Frame-Stucco	0	3	2	1	0	0	2 136			Υ	0	0.53	N	\$280,000	\$384,774	\$89,982			\$0		
35		7265 DARBY AVE	2.397	145.48	1989			0.0%	1	One Story		Frame-Stucco	0	3	2	1	0	0	1 50			Υ	0	0.64	N	\$294,000	\$206,373	\$59,820					
36		3030 MONTESSOURI ST	3,260	185.69	1995			0.0%	1	·		Frame-Stucco	0	3	3	0	0	0	1 74			٧	0	0.48	N	\$280,000	\$396,445	\$82,528					
37		7180 DARBY AVE		133.42			63.0%	0.0%		One Story		Frame-Stucco		4	2	1	n		2 118			N	990	0.48	N	\$280,000	\$297,901	\$22,550					
38		7055 DARBY AVE		142.38		28		0.0%	2			Frame-Stucco	0	2	3		,		1 78				220	0.47	N	\$280,000	\$332,703	\$22,84					
39		7254 ELDORA AVE		166.53			34.5%	0.0%	······································				0	6	5	4	0	·	1 77			V	0	0.51	N	\$280,000	\$537,974	\$88,062				T	
40				131.79			75.0%	0.0%		One Story		Frame-Stucco		3	2	0	0	4	1 42				0	0.46	N								
		6993 ELDORA AVE											.÷			U	Ú	······				T V	Ū		IN .	\$280,000	\$65,662	\$36,925					
41		7255 LAREDO ST	3,681	168.10		23		0.0%	1	Two Story		Frame-Stucco		6	5	1	0	į	1 66			Y	U	0.51	N	\$252,000	\$511,520	\$75,51					
		2784 BELCASTRO ST		134.30			72.0%	0.0%				Frame-Stucco		4	4	0	616		1 57			Y	0	0.50	N	\$280,000	\$121,000	\$39,968					
43		2890 MONTESSOURI ST	÷	142.32			48.0%	0.0%		One Story		Frame-Stucco		4	3	0	0		2 132			Y	0	0.47	N	\$280,000	\$277,455	\$58,266				7 /	
44		7285 TARA AVE		178.83		23		0.0%	1			Frame-Stucco	·	4	4	2	0		1 80			N	0	0.53	N	\$280,000	\$573,699	\$31,61	.4				
45		2755 ROSANNA ST		139.48				0.0%				Frame-Stucco		4	3	0	0		1 59			Υ	715	0.50	N	\$280,000	\$433,655	\$74,453					
46	163-10-805-008	7245 DARBY AVE	2,363	145.88	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	1	0	0	1 82	25 4	939	N	0	0.46	N	\$280,000	\$210,573	\$26,606	\$8,9)82	\$0	\$517,179	\$219
47	163-10-507-008	2655 ROSANNA ST	3,193	127.96	2001	24	36.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0	1 45	51 3	984	Y	0	0.49	N	\$280,000	\$300,295	\$116,034	\$19,9	71 \$0	\$0	\$696,329	\$218
48	163-10-710-015	7262 LAFITE CT	3,908	179.97	1997	28	42.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	4	0	0	0	1 86	50 2	348	Υ	0	0.45	N	\$280,000	\$493,965	\$71,533	\$32,1	.19 \$0	\$0	\$845,498	\$216
49	163-10-710-011	7224 LATOUR CT	3,972	179.20	1989	36	54.0%	0.0%	2	One Story	Good	Frame-Stucco	8	4	4	0	0	0	1 71	L4 5	684	Y	606	0.47	N	\$280,000	\$524,277	\$54,189	\$27,3	\$10 \$0	\$0	\$858,466	\$216
50	163-10-811-007	7251 BIRKLAND CT	3,293	185.50	1994	31	46.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1 119	94 2	872	Y	0	0.44	N	\$238,000	\$419,711	\$52,968	\$17,8	302 \$0	\$0	\$710,679	\$216
51	163-10-813-006	3265 CRYSTAL PALM CT	3,818	181.04	1998	27	40.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	4	0	0	0	1 67	75 2	730	Y	0	0.45	N	\$280,000	\$498,578	\$45,348	\$25,9	55 \$0	\$0	\$823,926	\$216
52		7165 COLEY AVE	2,428	134.37			72.0%	0.0%	2	One Story		Frame-Stucco		4	2	1	0	·	1 54			Y	1200	0.55	N	\$280,000	\$208,022	\$34,70					
53	163-10-813-009	3256 CRYSTAL PALM CT	3,225	185.90	1993	32	48.0%	0.0%	······································	One Story		Frame-Stucco	0	4	3	0	0	0	1 50	06 3	876	Υ	0	0.48	N	\$280,000	\$369,836	\$42,693	.4		· \$		£
54		7210 BIRKLAND CT	4.365	163.86	2000		37.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	5	0	0	0	1 73			Υ	0	0.45	N	\$280,000	\$560,057	\$96,23					
55		7042 TARA AVE		160.52			61.5%	0.0%			AvgGood	Frame-Brick V		5	3	1	1.584	·	1 75				0	0.71	N	\$308,000	\$340,961	\$97,832					
56		2982 TENAYA WAY		181.77				0.0%	1			Frame-Stucco		4	3	1	_,554	ļ	1 74			Y	595	0.49	N	\$280,000	\$375,354	\$139,506					£
57		3160 MONTESSOURI ST	2,118					0.0%		One Story	-	Frame-Stucco	.÷	4	2	0	,	÷	1 38			v	0	0.48	N	\$280,000	\$146,060	\$27,068			÷		÷
	163-10-505-014		3.567				34.5%	0.0%		Two Story		Frame-Stucco		6	5	0	0		1 57			NI .	0	0.58	N N	\$252,000	\$476,459						
1	103-10-303-014	7273 LANEDU 31	1 3,307	100.39	2002		34.370	0.0%		I WU SLUTY	Juuu	Frame-Stucco		U	ر	U	<u>v</u>	v	1 3/		2/0		U	0.58	i iv	3232,000	3470,439	221,36	232,2	.07	j Şu	40,040ردد ا د	2213

Parcel Equity Analysis
Subject:

					Bldg					န္က *Building	*Quality								Garage		Patio								Taxable V	alues			
				Bldg	RCN	*Eff.	*	lorm.	*Econ.	5		*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct Total	Ct	Total	5		Land	Golf /			Extra	Structural	Common			Total
N	. Parcel Nur	mber	Property Address	SqFt	cost/sf	Year	*Age I	epr.	Obs.	# Descr.	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt		SqFt	℃ Casita/	Mezz.	Acres	View	Land	Building	Features	Elements	Elements	Suppl.	Total	Per SF
	163-10-507	7-018 26	60 MONTESSOURI ST	5,982	263.15	2013	12 18	.0%	5.0%	3 One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4 8525	5	2,832	Y 1082 / 1	210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503
E	uity Comparis	son Prope	rties:																														

S	163-10-507-01	3 2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4 852	5 5		1082 / 1210		N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503
Equ	ty Comparison	Properties:																				_										
			Bldg	Bldg RCN	*Eff.		*Norm.	*	l . l	*Building	*Quality	**********	*Wall	Red	Full	Half	Finish	Unfin	Garag		Patio			C-15 /			Futur	Taxable Va				Total
No.	Parcel Numbe	r Property Address	SqFt	cost/s	- 1	*Age		*Econ. Obs.	Bldgs	Descr.	Descr.	*Construction Type	~wa⊪ Ht.	Rooms	Baths	Hair Baths	Bsmnt	Bsmnt	Ct To		t Total -	Casita/ Mezz.	Land Acres	View	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF
59		1 7085 TARA AVE	2,287		_		<u> </u>	0.0%	1	One Story		Frame-Stucco	0	3	2	0	0		1 63			0	0.49	N	\$280,000	\$160,044	\$43,928	\$5,331	\$0	\$0	\$483,972	\$212
60	163-10-603-01	3 7045 ELDORA AVE	2,350	146.04	1 1985	40	60.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1 69	6 1	322	0	0.46	N	\$280,000	\$161,237	\$55,726	\$7,555	\$0	\$0	\$496,963	\$211
61	163-10-710-01	4 7253 LAFITE CT	3,268	185.65	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1 87	3 2	709 \	' 0	0.45	N	\$280,000	\$343,807	\$65,813	\$13,504	\$0	\$0	\$689,620	\$211
62	163-10-803-00	7010 DARBY AVE	1,740	129.76	1979	46	69.0%	0.0%	1	One Story	Fair	Frame-Siding/S	0	3	2	0	0	0	1 48	0 1	184 N	1 0	0.52	N	\$280,000	\$81,243	\$5,491	\$2,888	\$0	\$0	\$366,734	\$211
63	163-10-704-00	7266 PALMYRA AVE	2,052	149.61	1977	48	72.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	0	0	0	1 63	0 3	1,826	0	0.51	N	\$280,000	\$106,433	\$40,548	\$2,532	\$0	\$0	\$426,981	\$208
64		2 3228 CRYSTAL PALM CT	3,538					0.0%	ç	One Story		Frame-Stucco	0	4	3	1	0	į	1 70			0	0.50	N	\$280,000	\$406,468	\$48,816	\$24,314	\$0	\$0	\$735,284	\$208
65		7231 BIRKLAND CT	3,687					0.0%	·	One Story		Frame-Stucco	0	3	3	1	0		1 53			0	0.44	N	\$238,000	\$448,510	\$79,348	\$20,919	\$0	\$0	\$765,858	\$208
66		3185 MONTESSOURI ST	2,558					0.0%	·	One Story		Frame-Stucco	0	4	2	0	0		1 44			0	0.52	N	\$280,000	\$203,806	\$47,012	\$7,232	\$0	\$0	\$530,818	
67		7 3180 TENAYA WAY 3 3130 TENAYA WAY	2,535	144.63 127.83			58.5% 60.0%	0.0%	· (One Story		Frame-Stucco Frame-Stucco	0	3 4	2	0	0	ļ	1 63 1 128			0	0.51	N N	\$280,000	\$188,013 \$189,899	\$56,932 \$58,171	\$8,306	\$0 \$0	\$0 \$0	\$524,945 \$528,070	
69		5 3160 TENAYA WAY		135.45				0.0%		One Story		Frame-Stucco	0	3	2	0	0		1 120			, ,	0.48	N N	\$280,000 \$280,000	\$153,106	\$46,393	\$10,413 \$4.493	\$0 \$0	\$0 \$0	\$479,499	
70		5 7265 LAREDO ST	3.944				34.5%	0.0%	·	Two Story	×	Frame-Stucco	0	6	5	1	0	······	1 77			1 0	0.48	N	\$252,000	\$527,318	\$31,387	\$35.843	\$0 \$0	\$0 \$0	\$810,705	\$206
71		3 3223 CRYSTAL PALM CT		179.66				0.0%	· · · · · · · · · · · · · · · · · · ·	One Story		Frame-Stucco	0	4	3	1	0		1 87			, 0	0.48	N	\$280,000	\$472,822	\$54,997	\$26,356	\$0	\$0	\$807,819	
72		2 3230 MONTESSOURI ST	2.663	143.48	3 1986			0.0%	÷	One Story		Frame-Stucco	0	3	2	0	0	0	1 73			, 0	0.48	N	\$280,000	\$205,474	\$60,198	\$8,342	\$0	\$0	\$545,672	
73		1 7265 PALMYRA AVE		135.08			60.0%	0.0%		One Story		Frame-Stucco	0	3	3	0	0	0	1 54		660 N	1 0	0.66	N	\$294,000	\$162,372	\$23,395	\$7,984	\$0	\$0	\$479,767	
74	163-10-805-00	2 7285 DARBY AVE	2,649	143.65	1987	38	57.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1 60	0 2	792	0	0.49	N	\$280,000	\$212,760	\$46,048	\$9,774	\$0	\$0	\$538,808	\$203
75	163-10-813-00	4 3235 CRYSTAL PALM CT	3,307	185.41	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1 83	4 2	610 N	1 0	0.45	N	\$280,000	\$381,450	\$10,124	\$8,663	\$0	\$0	\$671,574	\$203
76	163-10-813-00	3251 CRYSTAL PALM CT	3,728	181.69	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	4	0	0	0	1 72	3 3	543	, 0	0.45	N	\$280,000	\$421,510	\$54,043	\$24,185	\$0	\$0	\$755,553	\$203
77	163-10-804-00	3170 ROSANNA ST	2,827	183.7	1 1985	40	60.0%	0.0%	1	Split Level	Good	Frame-Stucco	0	4	3	0	0	0	1 78	3 1	221	0	0.47	N	\$280,000	\$244,793	\$47,218	\$7,462	\$0	\$0	\$572,011	\$202
78		1 2735 ROSANNA ST	2,404					0.0%		One Story		Frame-Stucco	0	3	2	0	0		1 42			0	0.48	N	\$280,000	\$154,316	\$51,364	\$3,654	\$0	\$0	\$485,680	
79		1 2890 TENAYA WAY		125.72			63.0%	0.0%		One Story		Frame-Stucco	0	3	2	1	0	796	1 45			0	0.52	N	\$280,000	\$128,862	\$39,680	\$4,769	\$0	\$0	\$448,542	
80		3 2950 MONTESSOURI ST	2,043				70.5%	0.0%		One Story		Frame-Stucco	0	4	2	1	0	0	1 42			0	0.47	N	\$280,000	\$94,973	\$36,450	\$5,340	\$0	\$0	\$411,423	\$201
81		5 2774 BELCASTRO ST	2,387				70.5%	0.0%		One Story		Frame-Stucco	0	4	2	1	0		2 135			0	0.47	N	\$280,000	\$162,704	\$36,853	\$6,399	\$0	\$0	\$479,557	\$201
82		4 3140 BELCASTRO ST		162.43				0.0%	·	One Story	Ж	Frame-Stucco	0	3	3	0	0		1 83			0	0.48	N	\$280,000	\$285,311	\$71,711	\$12,007	\$0	\$0	\$637,022	\$201
83		3245 BELCASTRO ST	3,827					0.0%	çı	One Story		Frame-Stucco	0	4	3	1	0		1 108 1 88			0	0.67	N	\$294,000	\$409,867 \$355,625	\$62,815	\$15,134	\$0	\$0 \$0	\$766,682	\$200 \$200
85		3 2760 MONTESSOURI ST 7 2975 MONTESSOURI ST	4,023 3,507				51.0% 55.5%	0.0%	÷	One Story One Story	96	Frame-Stucco Frame-Stucco	0	4	3	0	<u>U</u>		1 88 1 74			, 0	0.96	N N	\$336,000 \$280,000	\$355,625	\$113,056 \$67,976	\$22,648 \$18,281	\$0 \$0	\$0 \$0	\$804,681 \$698,757	
86		1 3244 CRYSTAL PALM CT		182.5			48.0%	0.0%		One Story		Frame-Stucco	0	4	2	1	0	į	1 69			1 0	0.34	N N	\$280,000	\$422,083	\$11,397	\$10,604	\$0 \$0	\$0 \$0	\$713,480	\$199
87		1 3120 ROSANNA ST	2,634					0.0%	· · · · · · · · · · · · · · · · · · ·	y Finished 2		Frame-Stucco	0	4	3	0	0		1 57	i			0.48	N	\$280,000	\$224,280	\$18,837	\$11,470	\$0	\$0	\$523,117	\$199
88		4 3150 TENAYA WAY		144.29				0.0%	·	One Story		Frame-Stucco	0	4	2	1	0		1 75				0.48	N	\$280,000	\$214,874	\$19,472	\$11,832	\$0	Š0	\$514,346	
89		3055 MONTESSOURI ST		131.59				0.0%	Ç	One Story		Frame-Stucco	0	4	2	1	0	0	2 235			, 0	1.06	N	\$350,000	\$140,316	\$57,719	\$4,734	\$0	\$0	\$548,035	\$198
90		2 7230 BIRKLAND CT	3,933					0.0%	·	One Story		Frame-Stucco	0	5	3	0	0		1 106			, 0	0.44	N	\$280,000	\$442,088	\$52,455	\$21,408	\$0	\$0	\$774,543	
91	163-10-710-01	7252 LAFITE CT	3,436	170.56	1989	36	54.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	3	0	0	0	1 72	0 4	1,478 \	0	0.46	N	\$280,000	\$334,263	\$61,406	\$18,783	\$0	\$0	\$675,669	\$197
92	163-10-607-00	3 2840 MONTESSOURI ST	3,082	139.67	7 1996	29	43.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1 79	8 2	510 N	1 0	0.47	N	\$280,000	\$304,698	\$18,100	\$14,252	\$0	\$0	\$602,798	\$196
93		2 3020 TENAYA WAY	2,282					0.0%		Two Story		Frame-Stucco	0	3	2	1	0		2 150			0	0.56	N	\$280,000	\$129,300	\$36,397	\$5,395	\$0	\$0	\$445,697	\$195
94		1 7275 DARBY AVE		141.71				0.0%	· []	One Story		Frame-Stucco	0	3	2	0	0		1 94			0	0.45	N	\$280,000	\$217,761	\$53,155	\$7,765	\$0	\$0	\$550,916	
95		1 3175 MONTESSOURI ST		134.78				0.0%	·	Two Story		Frame-Brick Ve	0	4	2	1	0		1 60			0	0.48	N	\$280,000	\$136,518	\$65,752	\$8,311	\$0	\$0	\$482,270	
96		3 2962 TENAYA WAY	4,417					0.0%	garanaga.	One Story		Frame-Stucco	0	4	3	1	0		1 98			0	0.48	N	\$280,000	\$488,926	\$92,296	\$24,780	\$0	\$0	\$861,222	
97		7 3015 MONTESSOURI ST 5 7045 DARBY AVE		129.10			73.5% 54.0%	0.0%		Two Story		Frame-Siding/S	0	3	2	1	0		1 52 1 76			0	0.55	N	\$280,000	\$88,960 \$262,377	\$39,879 \$68,939	\$3,532	\$0 \$0	\$0 \$0	\$408,839 \$625,316	
99		5 3235 BELCASTRO ST	2,794					0.0%	·	One Story One Story		Frame-Stucco Frame-Stucco	0	3	2	1	0		1 76- 1 69			, ,	0.67	N	\$294,000 \$280,000	\$202,377	\$48,299	\$15,539 \$8,551	\$0 \$0	\$0 \$0	\$542,226	
100		2 7236 EDNA AVE	2,792					0.0%	C	One Story		Frame-Stucco	0	3	2	n	0		1 46			, 0	0.47	N	\$280,000	\$175,526	\$34,034	\$9,972	\$0 \$0	\$0 \$0	\$489,560	
101		3 3235 ROSANNA ST		140.92				0.0%	\$	One Story		Frame-Stucco	0	3	3	0	0		1 68			, ,	0.48	N	\$280,000	\$237,998	\$53,638	\$6,610	\$0	\$0	\$571,636	
102		3 3250 MONTESSOURI ST	3,918				52.5%	0.0%	garana gara	Two Story		Frame-Stucco	0	3	4	1	0	į	1 73			, 0	0.66	N	\$294,000	\$394,758	\$66,929	\$38,862	\$0	\$0	\$755,687	
103		2 7140 EDNA AVE	3,457				66.0%	0.0%		Two Story		Frame-Stucco	0	4	2	1	0	4	2 213			864	0.70	N	\$308,000	\$285,130	\$72,457	\$4,663	\$0	\$0	\$665,587	\$193
104	163-10-710-00	2 2942 TENAYA WAY	4,895	173.11	1993	32	48.0%	0.0%	·	One Story		Frame-Stucco	0	5	4	1	0	0	1 88	0 2	952	0	0.48	N	\$280,000	\$541,213	\$116,765	\$32,742	\$0	\$0	\$937,978	\$192
105	163-10-804-00	7 6950 DARBY AVE	3,619	175.54	1 1988	37	55.5%	0.0%	1	Split Level	Good	Frame-Stucco	0	4	3	0	0	0	1 75	9 2	773 \	0	0.48	N	\$280,000	\$352,845	\$58,827	\$17,723	\$0	\$0	\$691,672	\$191
106		3 3060 MONTESSOURI ST	5,883	199.48	3 1990			0.0%	1	Two Story	Very Good	Frame-Stucco	10	5	4	1	0	0	1 72			' 0	0.73	N	\$308,000	\$668,487	\$145,426	\$41,034	\$0	\$0	\$1,121,913	
107		3170 TENAYA WAY	2,648	132.85	1985	40		0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0		1 68	2 3		0	0.48	N	\$280,000	\$180,043	\$44,066	\$11,489	\$0	\$0	\$504,109	[
108		4 2960 ROSANNA ST		132.84			72.0%	0.0%	÷	One Story		Frame-Siding/S	0	4	2	1	0	}	2 108			0	0.50	N	\$280,000	\$128,758	\$53,433	\$4,518	\$0	\$0	\$462,191	
109		1 7085 PALMYRA AVE	3,024			39		0.0%	ģj	One Story		Frame-Stucco	0	4	3	0	0		1 97		301	0	0.55	N	\$280,000	\$234,582	\$54,771	\$9,823	\$0	\$0	\$569,353	\$188
110		1 7275 ELDORA AVE	2,583					0.0%		One Story		Masonry-Face	0	3	3	0	0		1 102			0	0.53	N	\$280,000	\$161,304	\$43,554	\$6,064	\$0	\$0	\$484,858	
1111		7225 LATOUR CT	4,000					0.0%	·	One Story		Frame-Stucco	0	4	4	0	0		1 72			0	0.47	N	\$280,000	\$406,119	\$61,129	\$20,903	\$0	\$0	\$747,248	
112		7222 LAFITE CT		174.08				0.0%	çj	One Story		Frame-Stucco	0	4	4	1	0		1 84			, 0	0.47	N	\$280,000	\$521,473	\$80,193	\$39,941	\$0 60	\$0 \$0	\$881,666	\$187
113		3 3330 TENAYA WAY 2 7223 LAFITE CT		146.08	····•	36	54.0% 52.5%	0.0%		One Story		Frame-Stucco Frame-Stucco	0	4 5	3 4	1	0		1 62 1 86			0	0.46	N N	\$280,000 \$280,000	\$333,131 \$431,415	\$74,514 \$60,103	\$19,422 \$27,786	\$0 \$0	\$0 \$0	\$687,645 \$771,518	
114		2 7223 LAFITE CT B 6970 TARA AVE		177.79			75.0%	0.0%	·	One Story One Story		Frame-Stucco Frame-Stucco	0		2	U T	0		1 57			, 0	0.46	N N	\$280,000	\$431,415 \$86,095	\$60,103	\$27,786	\$0 \$0	\$0 \$0	\$771,518	\$186 \$186
		2 7065 COLEY AVE			1975		75.0% 58.5%			Two Story		Frame-Stucco		4	3	0	0	4	1 67			1250	0.46	N N	\$280,000	\$310,027		\$11,354	\$0 \$0	\$0 \$0	\$765,920	
1 110	1 103-10-700-00	L 1005 COLLI AVL	1 4,120	143.30	1200		: 30.370	0.076	.	I WU SLUIY	AvgGood	riame-stutto	U	i		U	i		1 0/	v : 4	2,3/3 1	1230	0.30	I!N	3200,000	231U,UZ/	21/3,093	: 400,010	<u>۽ 0</u> چ	, JU	9105,520	2100

Taxable Values

Extra Structural Common

\$30,545

\$60,801

\$15,809

\$29.236

\$58,841

\$16,852

\$24,990

\$56,331

\$58,381

\$80,570

\$36.178

\$50,783

\$103,591

\$38,047

\$70,808

\$78,759

\$38,962

\$6,909

\$6.536

\$5,078

\$2,988

\$39,588

\$6,445

\$24,373

\$32,348

\$21,084

\$4,523

\$7,562

\$6,705

\$6,496

\$5,966

\$3,531

\$3,507

\$28,785

\$96.427

\$542,992

\$115,019

\$103.852

\$435,345

\$311,921

\$115,457

\$665,888

\$419,743

\$475,815

\$124.980

\$157,226

\$138,418

\$136,609

\$510,634

\$187,732

\$138.399

\$88,373

\$280,000

\$280,000

\$308,000

\$280,000

\$280,000

\$280,000

\$280,000

\$280,000

\$280,000

\$308,000

\$280,000

\$210,000

\$308,000

\$280,000

\$280,000

\$280,000

\$280,000

\$280,000

CASE 823 2025-2026

163-10-604-010 6992 TARA AVE

163-10-702-006 7060 COLEY AVE

163-10-706-008 3095 ROSANNA ST

160 163-10-607-012 2825 ROSANNA ST

163 163-10-703-002 6985 EDNA AVE

164 163-10-606-003 7175 TARA AVE

165 163-10-710-008 7274 LATOUR CT

166 163-10-803-006 7060 DARBY AVE

167 163-10-704-003 3040 TENAYA WAY

169 163-10-803-010 3165 ROSANNA ST

173 163-10-601-002 2750 TENAYA WAY

168 163-10-806-005 7080 DESERT INN RD

170 163-10-506-008 2630 BELCASTRO ST

171 163-10-701-006 2965 MONTESSOURI ST

172 163-10-606-011 2895 MONTESSOURI ST

174 163-10-606-010 2875 MONTESSOURI ST

161 163-10-802-003 3130 BELCASTRO ST

163-10-810-007 3191 COACHLIGHT CIR

2,345 135.20 1972 53 75.0%

5,095 206.14 1987 38 57.0%

2,384 138.63 1974 51 75.0%

4,470 175.64 1989 36 54.0%

2,432 123.46 1977 48 72.0%

5,799 200.00 1990 35 52.5%

5,013 143.63 1992 33 49.5%

2,559 142.33 1977 48 72.0%

2,425 134.39 1986 39 58.5%

5,030 160.20 1989 36 54.0%

133.76 1978 47 70.5%

169.57 1987 38 57.0%

176.16 1990 35 52.5%

2,531

3,518

4,391

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

0.0%

3,204 127.34 1979 46 69.0% 0.0% 1 Two Story Average

2,654 132.78 1979 46 69.0% 0.0% 1 One Story Fair-Avg.

3,191 120.11 1983 42 63.0% 0.0% 1 Two Story Fair-Avg.

2,677 132.54 1977 48 72.0% 0.0% 2 One Story Fair-Avg.

2,198 136.96 1975 50 75.0% 0.0% 1 One Story Fair-Avg.

One Story Fair-Avg.

1 Two Story Very Good

1 One Story Fair-Avg.

1 One Story Fair-Avg.

1 One Story Good

1 Two Story Good

1 Two Story Very Good

1 One Story Good

1 One Story Fair-Avg.

1 Two Story Good

1 One Story Fair

0.0% 1 Split Level Avg.-Good

0.0% 1 One Story Average

Frame-Stucco

Frame-Siding/S

Masonry-Slum

Frame-Stucco

Frame-Stucco

Frame-Stucco

Frame-Stucco 10

Frame-Stucco 0

Frame-Siding/S 0

Frame-Stucco 0

Frame-Stucco 0

Frame-Stucco 0

Frame-Stucco 0

Frame-Stucco 0 4 2

Parcel Equity Analysis Subject:

			Diug	INCIN.	L	1	NOITH.	LCOII.	<u> </u>			Construction	vvaii	Deu	run	Hall	Fillion	Oillin	u	IUlai	Ct	IUlai	8	Lanu	don /			LALIA	Structurar	Common			iotai
_	Parcel Number				_	*Age				Descr.	Descr.	Туре	Ht.		Baths					SqFt		SqFt d	Casita/ Mezz.			Land	Building	Features	Elements		Suppl.	Total	Per SF
-		2660 MONTESSOURI ST	5,982	263.15	2013	12 1	18.0%	5.0%	3 0	ne Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y 1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	<u>\$</u>
Equity	Comparison Pr	roperties:																															
				Bldg	l				*E	Building	*Quality								G	arage		atio						,	Taxable V				
			Bldg	RCN	*Eff.	1 1	*Norm.	*Econ.	São São São São São São São São São São		l	*Construction			Full	Half	Finish	Unfin	Ct	Total	Ct	Total -	5	Land				Extra		Common			Total
No.	Parcel Number		SqFt	cost/sf	Year	*Age	Depr.	Obs.	<u>=</u> 1	Descr.	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt		SqFt		SqFt 2	Casita/ Mezz.	Acres	View	Land	Building	Features	Elements	Elements	Suppl.	Total	Per SF
117		7045 LAREDO ST	3,187			47 7			2 Tv	wo Story	Average	Frame-Stucco		3	3	1	0		1		3	515		0.70		\$308,000	\$153,923		\$8,506	\$0	\$0	\$590,861	ţ
118		7245 TARA AVE		122.67						ne Story		Frame-Siding/		4	2	0	0		1	483	2	306		0.48		\$280,000	\$115,996	\$44,307	\$4,116	\$0	\$0	\$440,303	
119		3272 CRYSTAL PALM CT	3,664	182.08	1994	31 4	16.5%	0.0%	1 0	ne Story	Good	Frame-Stucco	0	4	3	1	0	0	1	736	2	587 I		0.48		\$238,000	\$434,365	\$4,938	\$24,935	\$0	\$0	\$677,303	
120		3190 ROSANNA ST		162.46				0.0%		wo Story		Frame-Stucco		4	4	1	0	0	1	841	2	939		0.49	{	\$280,000	\$496,107	\$73,635	\$29,362	\$0	\$0	\$849,742	
121		3035 BELCASTRO ST	4,184			38 5		0.0%	1 0	ne Story	Good-Very Go	Frame-Stucco	0	4	3	0	0	0	1	706	2	1,218		0.53		\$280,000	\$422,153		\$12,323	\$0	\$0	\$770,214	
122	163-10-803-004	7080 DARBY AVE	2,578	144.37	1985	40 €	50.0%	0.0%	1 0	ne Story	Average	Frame-Stucco	0	3	3	0	0	0	1	462	1	372 I		0.51		\$280,000	\$175,894	\$17,700	\$7,355	\$0	\$0	\$473,594	ţ
123	163-10-705-013	7156 PALMYRA AVE	3,186	138.42	1985	40 €	50.0%	0.0%	1 0	ne Story	Average	Frame-Stucco	0	4	3	0	0			1656	4	1,053		0.53	N	\$280,000	\$248,280		\$11,480	\$0	\$0	\$581,056	
124	163-10-806-010	3275 ROSANNA ST	3,531	190.84	1979	46 6	59.0%	0.0%	1 Sp	olit Level	Good	Frame-Brick Ve	e 0	5	3	1	1,122	0	2	1203	3	1,226		0.48	N	\$280,000	\$315,042		\$16,994	\$0	\$0	\$643,687	
125	163-10-710-001	2922 TENAYA WAY	3,674	182.02	1989	36 5	54.0%	0.0%	1 0	ne Story	Good	Frame-Stucco	0	4	3	1	0	0	1	746	2	398 1	N 0	0.49	N	\$280,000	\$367,526		\$21,743	\$0	\$0	\$668,471	\$182
126	163-10-704-012	3055 BELCASTRO ST	4,048	178.52	1989	36 5	54.0%	0.0%	1 0	ne Story	Good	Frame-Stucco	0	5	3	0	0	0	1	806	3	610	Υ 0	0.54	N	\$280,000	\$393,606	\$62,801	\$12,834	\$0	\$0	\$736,407	\$182
127	163-10-608-007	2830 ROSANNA ST	3,063	127.56	1986	39 5	58.5%	0.0%	1 0	ne Story	Fair-Avg.	Frame-Siding/	S 0	4	3	1	0	0	1	572	2	234	Υ 0	0.57	N	\$280,000	\$198,750	\$75,475	\$9,388	\$0	\$0	\$554,225	\$181
128	163-10-607-007	7070 EDNA AVE	3,040	128.81	1989	36 5	54.0%	0.0%	1 Tv	wo Story	Average	Frame-Stucco	0	4	3	1	0	0	1	807	3	697 I	N 0	0.68	N	\$294,000	\$230,565	\$24,986	\$13,748	\$0	\$0	\$549,551	\$181
129	163-10-705-016	7145 COLEY AVE	2,134	137.63	1976	49 7	73.5%	0.0%	1 0	ne Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	484	2	469 I	N 0	0.55	N	\$280,000	\$93,017	\$12,731	\$2,715	\$0	\$0	\$385,748	\$181
130	163-10-802-008	7160 DARBY AVE	2,620	133.14	1983	42 €	53.0%	0.0%	1 0	ne Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	400	2	210	Υ 0	0.48	N	\$280,000	\$153,547	\$39,295	\$5,966	\$0	\$0	\$472,842	\$180
131	163-10-811-009	7211 BIRKLAND CT	4,753	161.65	1994	31 4	16.5%	0.0%	1 T\	wo Story	Good	Frame-Stucco	0	5	5	0	0	0	1	726	3	755	Y 0	0.44	N	\$238,000	\$512,441	\$106,840	\$47,137	\$0	\$0	\$857,281	\$180
132	163-10-506-002	7180 ELDORA AVE	2,309	123.27	1977	48 7	72.0%	0.0%	1 0	ne Story	Fair	Frame-Siding/	s 0	4	2	1	0	0	1	529	2	563	Y 0	0.55	N	\$280,000	\$97,996	\$38,001	\$4,305	\$0	\$0	\$415,997	\$180
133	163-10-806-001	3210 MONTESSOURI ST	3,992	132.79	2000	25 3	37.5%	0.0%	1 0	ne Story	Average	Frame-Stucco	0	5	3	0	0	0	1	821	2	745 I	N 0	0.50	N	\$280,000	\$415,979	\$22,397	\$16,284	\$0	\$0	\$718,376	\$180
134	163-10-803-014	7045 PALMYRA AVE	2,618	133.16	1977	48 7	72.0%	0.0%	1 0	ne Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	420	2	855	Y 0	0.71	N	\$308,000	\$122,752	\$40,190	\$9,274	\$0	\$0	\$470,942	\$180
135	163-10-710-013	7243 LAFITE CT	4,201	177.39	1989	36 5	54.0%	0.0%	1 0	ne Story	Good	Frame-Stucco	0	4	3	1	0	0	1	720	2	914	Y 0	0.45	N	\$280,000	\$414,486	\$59,910	\$17,779	\$0	\$0	\$754,396	\$180
136	163-10-605-002	2880 TENAYA WAY	3,296	119.43	1993	32 4	18.0%	0.0%	1 Tv	wo Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	672	3	888	Y 0	0.50	N	\$280,000	\$251,489	\$60,283	\$9,191	\$0	\$0	\$591,772	\$180
137	163-10-702-007	7040 COLEY AVE	2,352	135.12	1977	48 7	72.0%	0.0%	1 0	ne Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	942	2	268	Y 0	0.47	N	\$280,000	\$113,763	\$28,207	\$3,856	\$0	\$0	\$421,970	\$179
138	163-10-506-003	7170 ELDORA AVE	2,126	126.71	1977	48 7	72.0%	0.0%	1 0	ne Story	Fair	Frame-Stucco	0	3	2	0	0	0	1	576	2	400 I	N 0	0.53	N	\$280,000	\$86,050	\$14,708	\$2,992	\$0	\$0	\$380,758	\$179
139	163-10-505-011	2645 BELCASTRO ST	2,372	134.88	1978	47 7	70.5%	0.0%	1 0	ne Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	484	2	396	Υ 0	0.48	N	\$280,000	\$113,984	\$30,399	\$6,142	\$0	\$0	\$424,383	\$179
140	163-10-801-002	3110 TENAYA WAY	3,145	131.76	1987	38 5	57.0%	0.0%	1 Sp	olit Level	Average	Frame-Stucco	0	6	2	1	908	0	1	644	5	768 I	N 0	0.50	N	\$280,000	\$263,066	\$18,809	\$11,930	\$0	\$0	\$561,875	\$179
141	163-10-810-005	3151 COACHLIGHT CIR	3,632	182.27	1986	39 5	58.5%	0.0%	1 0	ne Story	Good	Frame-Stucco	0	4	2	1	0	0	1	462	3	807	Υ 0	0.47	N	\$280,000	\$318,090	\$49,293	\$7,661	\$0	\$0	\$647,383	\$178
142	163-10-702-011	2945 ROSANNA ST	4,232	182.22	1987	38 5	57.0%	0.0%	1 Tv	wo Story	Good-Very Go	Frame-Stucco	0	5	4	0	0	0	1	684	3	508	Y 0	0.71	N	\$308,000	\$374,875	\$71,262	\$14,866	\$0	\$0	\$754,137	\$178
143	163-10-705-011	7140 PALMYRA AVE	3,173	138.57	1979	46 €	59.0%	0.0%	1 0	ne Story	Average	Frame-Stucco	0	3	2	1	0	0	1	994	3	765	Y 582	0.55	N	\$280,000	\$170,647	\$113,604	\$4,701	\$0	\$0	\$564,251	\$178
144	163-10-704-011	3065 BELCASTRO ST	4,332	176.54	1989	36 5	54.0%	0.0%	1 0	ne Story	Good	Frame-Stucco	0	4	3	0	0	0	1	729	2	970	Υ 0	0.53	N	\$280,000	\$418,985	\$71,152	\$11,690	\$0	\$0	\$770,137	\$178
145	163-10-702-008	7030 COLEY AVE	2,382	134.76	1976	49 7	73.5%	0.0%	1 0	ne Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	440	2	743	Υ 0	0.47	N	\$280,000	\$101,830	\$40,007	\$5,599	\$0	\$0	\$421,837	\$177
146	163-10-710-006	7245 LATOUR CT	3,877	156.93	1989	36 5	54.0%	0.0%	1 0	ne Story	AvgGood	Frame-Stucco	0	4	3	1	0	0	1	761	2	513	Υ 0	0.46	N	\$280,000	\$341,962	\$63,429	\$21,134	\$0	\$0	\$685,391	\$177
147	163-10-607-002	2830 MONTESSOURI ST	3,406	129.94	1990	35 5	52.5%	0.0%	1 Sr	plit Level	Average	Frame-Stucco	0	5	3	1	0	0	1	736	4	1,129	Υ 0	0.47	N	\$280,000	\$276,224	\$45,260	\$16,800	\$0	\$0	\$601,484	\$177
148	163-10-802-016	7145 PALMYRA AVE	2,837	130.97	1981	44 €	66.0%	0.0%	2 0	ne Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	880	1	25	Υ 0	0.72	N	\$308,000	\$155,264	\$37,620	\$7,173	\$0	\$0	\$500,884	\$177
149	163-10-805-007	3215 BELCASTRO ST	3,492	147.63	1991	34 5	51.0%	0.0%	1 T\	wo Story	AvgGood	Frame-Stucco	0	3	3	0	0	0	1	608	3	434 I	N 0	0.49	N	\$280,000	\$308,177	\$26,143	\$15,834	\$0	\$0	\$614,320	\$176
150	163-10-703-003	2940 ROSANNA ST	3,117	154.54	1983	42 €	53.0%	0.0%	1 T\	wo Story	AvgGood	Masonry-Slum	ı 0	4	4	0	0	0	1	609	2	784	Υ 0	0.50	N	\$280,000	\$215,531	\$52,428	\$13,376	\$0	\$0	\$547,959	\$176
151	163-10-704-010	3075 BELCASTRO ST	4,639	191.39	1989		54.0%	0.0%	1 0	ne Story	Good-Very Go	Frame-Stucco	0	4	3	0	0	0	1	647	2	944	Υ 0	0.55	N	\$280,000	\$473,700	\$59,258	\$10,010	\$0	\$0	\$812,958	\$175
152	163-10-606-013	7160 EDNA AVE	2,420	123.53	1977	48 7	72.0%	0.0%	1 0	ne Story	Fair	Frame-Stucco	0	4	2	1	0	0	1	562	2	372 I	N 0	0.69	N	\$308,000	\$100,304	\$14,691	\$3,403	\$0	\$0	\$422,995	\$175
153	163-10-605-004	2860 TENAYA WAY	2,932	122.28	1989	36 5	54.0%	0.0%	1 Tv	wo Story	Fair-Avg.	Frame-Stucco	0	7	3	1	0	0	1	532	3	824 I	N 0	0.52	N	\$280,000	\$210,790	\$21,311	\$11,773	\$0	\$0	\$512,101	\$175
154	163-10-706-015	3000 MONTESSOURI ST	4,690	161.98	1996	29 4	13.5%	0.0%	1 Tv	wo Story	Good	Frame-Stucco	0	3	3	1	0	0	1	1026	3	765 I	N 0	0.54	N	\$280,000	\$518,745	\$20,324	\$15,877	\$0	\$0	\$819,069	\$175
155	163-10-804-003	3150 ROSANNA ST	5,241	159.13	1993	32 4	18.0%	0.0%	2 Tv	wo Story	Good	Frame-Stucco	0	5	5	1	0	0	1	888	2	701	Υ 0	0.72	N	\$308,000	\$541,855	\$61,156	\$27,078	\$0	\$0	\$911,011	\$174
156	163-10-603-008	2765 ROSANNA ST	3,004	132.61	1984	41 E	51.5%	0.0%	1 Sr	plit Level	Average	Frame-Stucco	0	5	3	0	0	0	1	516	5	1,194	Υ 0	0.48	N	\$280,000	\$197,318	\$44,542	\$6,729	\$0	\$0	\$521,860	\$174
				7						*******************************																							

*Construction *Wall Bed Full Half Finish Unfin Ct Total Ct Total 5

Garage Patio

0 1 775

0 1 1011

0 1 575

0 1 506

0 1 2038

0 2 1152

0 1 483

0 1 648

911

528

546

466

777

778

0

0

656 Y

512 Y

1.172 Y

564 Y

1,026 N

1,290 Y

503

1.077 Y

648 Y

454 Y

839 Y

1,904 Y

2 466 **Y**

1 160 N

3 1,355 Y

2

4

0 1 696 3 1,058 **Y**

0.47

0.50 N

0.69

0.59

0.49 N

0.53

0.50

0.52

0.44

0.49

0.72

0.47

0.53

0.71 N

0.54 N

0.47 N

0.54 N

0.47 N

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*Building *Quality

\$406,972 \$174

\$173

\$173

\$173

\$173

\$173

\$173

\$173

\$173

\$172

\$172

\$171

\$171

\$171

\$883,793

\$438,828

\$413.088

\$774,186

\$608,773

\$420,447

\$758,124

\$418,009

\$550,009

\$454,656

\$861,442

\$457,361

\$0 \$375,282 \$171

\$864,385 \$172

\$441,158 \$172

\$546,491 \$171

\$0 \$1,002,219

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Parcel Equity Analysis Subject:

		Bldg																Garage Patio							Taxable Values							
			Bldg	RCN	*Eff.		*Norm.	*Econ.	P E		*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct Tota	ıl Ct	Total	5			Golf /			Extra	Structural	Common			Total
1	No. Parcel Number	er Property Address	SqFt	cost/sf	f Year	*Age	Depr.	Obs.	# Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqF	t	SqFt	2 Casi	ita/ Mezz.	Acres	View	Land	Building	Features	Elements	Elements	Suppl.	Total	Per SF
	S 163-10-507-01	8 2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3 One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4 8525	5	2,832	Y 1082	2 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503
7	auity Comparison	Droportios																														

S		2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4 8525	5	2,832 Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503
Equ	ity Comparison P	roperties:	1	DI.I.		1 1				*n '1.1'	*0 .12	1	:					:		1 .		1						T				
			Bldg	RCN	*Eff.		*Norm.	*Econ.	,	*Building	*Quality	*Construction	*Wall	Red	Full	Half	Finish	Unfin	Garage Ct Total		Patio Total o		Land	Golf /			Extra	Taxable Vo	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Total
No.	Parcel Number	Property Address		cost/sf		*Age		Obs.	Bidg	Descr.	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt	Ct	SqFt &	Casita/ Mezz.	Acres	View	Land	Building	Features		Elements	Suppl.	Total	Per SF
175	163-10-606-007	2835 MONTESSOURI ST	2,414	123.57		49	73.5%	0.0%		One Story	Fair	Frame-Stucco	0	3	2	1	0	0	1 562	3	637 Y	0	0.47	N	\$280,000	\$99,231	\$32,910	\$3,896	\$0	\$0	\$412,141	\$171
176	163-10-704-015	3025 BELCASTRO ST	4,278	176.89	1987	38	57.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1 709	2	980 Y	0	0.55	N	\$280,000	\$390,465	\$59,556	\$13,251	\$0	\$0	\$730,021	\$171
177	163-10-705-010	3095 MONTESSOURI ST	3,956	156.20	1987	38	57.0%	0.0%	1	One Story	AvgGood	Frame-Stucco	0	4	3	0	0	0	1 586	3	681 Y	0	0.57	N	\$280,000	\$325,448	\$69,445	\$18,564	\$0	\$0	\$674,893	\$171
178		2955 MONTESSOURI ST	4,156	165.14	1988	37	55.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	5	3	1	0	0	1 984	3	880 Y	0	0.55	N	\$280,000	\$370,491	\$58,238	\$23,422	\$0	\$0	\$708,729	\$171
179		6970 PALMYRA AVE		142.01			69.0%	0.0%		One Story		Frame-Stucco	0	4	3	1	0		1 807	3	575 Y	0	0.53	N	\$280,000	\$154,748	\$40,054	\$10,816	\$0	\$0	\$474,802	\$170
180		7025 EDNA AVE	2,397	118.80		\$	75.0%	0.0%		Two Story		Frame-Stucco	0	3	2	1	0	į	1 660	3	751 Y	0	0.46	N	\$280,000	\$90,886	\$36,803	\$3,813	\$0	\$0	\$407,689	\$170
181	•	2850 BELCASTRO ST		127.86		÷	72.0%	0.0%		Two Story		Frame-Stucco	0	4	2	1	0		1 667	3	493 N	0	0.47	N	\$280,000	\$107,492	\$6,238	\$4,839	\$0	\$0		\$169
182		3028 ROSANNA ST		128.04		÷	61.5%	0.0%		One Story	×	Frame-Stucco	0	4	3	0	0		1 616	2	514 Y	0	0.49	N	\$280,000	\$200,073	\$59,072	\$12,022	\$0	\$0	\$539,145	\$169
183	•	2730 BELCASTRO ST		123.19			60.0%	0.0%	(·····································	Two Story	×	Frame-Stucco	0	3	2	1	0	ļ	0 0	1	380 N	480	0.47	N	\$280,000	\$180,917	\$20,374	\$6,542	\$0	\$0	\$481,291	\$169
184		7270 PALMYRA AVE 3180 COACHLIGHT CIR	4,846	118.76			48.0%	0.0%		Two Story		Frame-Stucco	•	4	3	0	0		1 501 1 640	5 2	1,066 Y 634 Y	0	0.51	N N	\$280,000	\$357,281	\$181,355	\$13,682	\$0 \$0	\$0 \$0		\$169
186		7070 DARBY AVE		175.18 147.64		÷	57.0% 54.0%	0.0%		One Story		Frame-Siding/S	·	4	4	1	0		2 1080		163 Y	0	0.50 0.48	N	\$280,000 \$280,000	\$385,642 \$326,072	\$69,840 \$77,029	\$15,359 \$12,065	\$0 \$0	\$0 \$0	\$735,482 \$683,101	\$169 \$169
187	•	3085 ROSANNA ST		126.51		÷	55.5%	0.0%	······································	Split Level One Story		Frame-Stucco	· •	4	3	0	0		1 528	2	682 Y	0	0.48	N	\$280,000	\$269,603	\$61,731	\$12,880	\$0 \$0	\$0 \$0	\$611,334	\$168
188		7155 PALMYRA AVE		138.96			46.5%	0.0%		Two Story	×	Frame-Stucco	÷	2	6	0	0		2 4160	3	1,010 Y	0	0.70	N	\$308,000	\$661,336	\$59,313	\$27,649	\$0 \$0	\$0 \$0		
189		7166 PALMYRA AVE		132.47			69.0%	0.0%		One Story		Frame-Stucco		3	2	o	0		1 480	3	516 Y	0	0.55	N	\$280,000	\$129,082	\$42,160	\$4,973	\$0 \$0	\$0 \$0	\$451,242	\$168
190	*	6965 COLEY AVE		145.13		÷	73.5%	0.0%	······································	One Story		Frame-Stucco	· ·	4	2	1	0		1 555	1	960 N	0	0.48	N	\$280,000	\$117,658	\$13,271	\$5,487	\$0	\$0	\$410,929	\$168
191		7146 PALMYRA AVE	3.084			÷	60.0%	0.0%		One Story		Frame-Stucco	0	4	3	0	0		1 542	2	257 Y	0	0.55	N	\$280,000	\$185,150	\$50,985	\$8,290	\$0	\$0		\$167
192		7264 TARA AVE	2,706	132.24		\$	70.5%	0.0%	(·····································	One Story	×	Frame-Stucco	0	4	2	1	0	0	1 483	4	491 Y	0	0.51	N	\$280,000	\$120,865	\$51,666	\$5,752	\$0	\$0	\$452,531	\$167
193	*	3015 BELCASTRO ST		176.63			57.0%	0.0%		One Story		Frame-Stucco	•	5	3	0	0	0	1 716	2	503 Y	0	0.56	N	\$280,000	\$382,691	\$58,113	\$14,147	\$0	\$0		\$167
194	•	3140 ROSANNA ST		137.42		?	55.5%	0.0%		One Story		Frame-Stucco	· •	4	3	0	0	0	1 888	2	437 N	0	0.47	N	\$280,000	\$254,351	\$17,592	\$10,488	\$0	\$0	\$551,943	\$167
195	•	. 3140 COACHLIGHT CIR		138.80		÷	58.5%	0.0%		One Story		Frame-Stucco	•	3	3	0	0	0	1 652	2	562 N	0	0.51	N	\$280,000	\$225,935	\$19,351	\$8,252	\$0	\$0	\$525,286	\$167
196	163-10-710-009	7264 LATOUR CT	4,759	173.88	1989	36	54.0%	0.0%		One Story		Frame-Stucco	0	5	3	1	0	0	1 755	2	568 Y	0	0.46	N	\$280,000	\$450,043	\$62,438	\$22,666	\$0	\$0	\$792,481	\$167
197	163-10-506-001	7190 ELDORA AVE	2,754	129.63	1979	46	69.0%	0.0%	2	One Story	Fair-Avg.	Frame-Siding/S	0	4	3	0	0	0	1 441	3	698 Y	0	0.57	N	\$280,000	\$136,643	\$41,061	\$7,529	\$0	\$0	\$457,704	\$166
198	163-10-605-013	7246 EDNA AVE	2,276	134.27	1975	50	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Siding/S	0	3	2	0	0	0	1 483	2	395 N	0	0.46	N	\$280,000	\$90,065	\$7,776	\$2,459	\$0	\$0	\$377,841	\$166
199	163-10-702-001	2916 MONTESSOURI ST	2,851	115.31	1974	51	75.0%	0.0%	2	Two Story	Fair	Frame-Stucco	0	4	3	0	0	0	1 1012	3	1,480 Y	0	0.86	N	\$322,000	\$111,794	\$38,797	\$4,102	\$0	\$0	\$472,591	\$166
200	163-10-810-003	3111 COACHLIGHT CIR	5,059	205.19	1986	39	58.5%	0.0%	1	Two Story	Very Good	Frame-Stucco	10	4	3	1	0	0	1 867	1	41 Y	0	0.52	N	\$280,000	\$489,562	\$68,861	\$23,123	\$0	\$0	\$838,423	\$166
201	163-10-704-009	3085 BELCASTRO ST	4,592	174.84	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1 743	2	549 Y	0	0.55	N	\$280,000	\$428,313	\$49,450	\$13,412	\$0	\$0	\$757,763	\$165
202	163-10-702-012	7005 EDNA AVE	2,314	124.68	1975	50	75.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	1 550	4	756 N	0	0.49	N	\$280,000	\$92,842	\$8,870	\$3,173	\$0	\$0	\$381,712	\$165
203	163-10-605-011	7216 EDNA AVE	2,800	139.33	1980	45	67.5%	0.0%	1	One Story	Fair-Avg.	Frame-Brick Ve	0	4	2	0	0	0	1 572	2	248 Y	0	0.48	N	\$280,000	\$139,120	\$42,689	\$3,101	\$0	\$0	\$461,809	\$165
204		7185 TARA AVE		141.98			54.0%	0.0%	D	Two Story		Frame-Stucco	0	5	4	1	0		1 885	3	959 Y	0	0.54	N	\$280,000	\$355,309	\$89,323	\$25,076	\$0	\$0		\$165
205	•	7265 LATOUR CT		133.66		ļ	54.0%	0.0%	· · · · · · · · · · · · · · · · · · ·	One Story		Frame-Stucco	•	5	3	1	0		1 867	2	388 Y	0	0.46	N	\$280,000	\$296,177	\$58,638	\$15,539	\$0	\$0	\$634,815	\$165
206	•	7264 ELDORA AVE	2,568			*	73.5%	0.0%		One Story		Frame-Stucco	?	3	2	0	0		1 600	2	726 Y	0	0.53	N	\$280,000	\$115,509	\$26,772	\$4,601	\$0	\$0	\$422,281	\$164
207		2625 ROSANNA ST	2,450	122.00		\$	73.5%	0.0%	······································	One Story		Frame-Siding/S		3	2	0	0		1 396	. 2	276 Y	0	0.48	N	\$280,000	\$90,988	\$31,659	\$4,463	\$0	\$0		\$164
208		7020 COLEY AVE		132.57		÷	72.0%	0.0%		One Story		Frame-Stucco	÷	3 4	3	0	0		1 576	2	714 Y 608 N	1010	0.50	N N	\$280,000	\$124,208	\$34,813	\$5,726	\$0	\$0	\$439,021	\$164
210		6920 EDNA AVE 3020 ROSANNA ST	2,260 3.507	136.22 135.96		ģģ	72.0% 60.0%	0.0%		One Story One Story		Frame-Stucco Frame-Stucco	0	4	3	0	0		0 0 1 584	3	608 N 522 Y	1040	0.47	N	\$210,000 \$280,000	\$148,751 \$236,279	\$12,062 \$58,789	\$4,705 \$8,290	\$0 \$0	\$0 \$0		\$164 \$164
211		6936 COLEY AVE		138.96	1973	ģ	75.0%	0.0%	[]	One Story		Frame-Stucco	0	3	2	n	0		1 1152	4	1.501 N	0	0.51	N N	\$210,000	\$102,283	\$16,288	\$1.069	\$0 \$0	\$0 \$0		\$164
212	•	7234 TARA AVE	3,750			÷	64.5%	0.0%		Split Level		Frame-Stucco	÷	3	3	1	0		1 1728	3	130 N	n	1.17	N	\$350,000	\$230,045	\$31,536	\$9,537	\$0	\$0		\$163
213		3115 ROSANNA ST	2.665	114.59			72.0%	0.0%	j	Two Story		Frame-Siding/S		4	2	1	0	į	2 2437	3	890 N	0	0.50	N	\$280,000	\$135,144	\$19,123	\$4,641	\$0	\$0		\$163
214		6977 ELDORA AVE		124.58		åå	73.5%	0.0%	b	One Story		Frame-Stucco	4	3	2	0	0		1 320	2	694 N	0	0.46	N	\$280,000	\$88,468	\$9,087	\$2,690	\$0	\$0	\$377,555	\$163
215		6935 TARA AVE	2,069	149.40		·	72.0%	0.0%		One Story		Frame-Stucco	•	4	2	0	0	0	1 540	3	563 Y	0	0.47	N	\$210,000	\$100,550		\$1,472	\$0	\$0	\$336,401	\$163
216		7140 DARBY AVE	6,190	158.41		4	48.0%	0.0%	0	Two Story		Frame-Stucco	· •	6	4	1	0	0	1 700	1	98 Y	0	0.73	N	\$308,000	\$563,549	\$130,341	\$21,589	\$0	\$0		\$162
217	163-10-701-004	2945 MONTESSOURI ST	3,830	133.83	1988	37	55.5%	0.0%	ļ	One Story		Frame-Stucco	0	4	4	0	0	0	1 738	2	424 Y	0	0.52	N	\$280,000	\$278,966	\$60,907	\$14,049	\$0	\$0		\$162
218	163-10-704-001	. 7265 COLEY AVE	2,656	132.43	1976	49	73.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	4	2	1	0	0	1 506	1	432 Y	0	0.53	N	\$280,000	\$112,125	\$37,512	\$5,554	\$0	\$0	\$429,637	\$162
219	163-10-505-010	2665 BELCASTRO ST	2,865	130.76	1978	47	70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	4	0	0	0	1 484	2	768 Y	0	0.49	N	\$280,000	\$143,151	\$39,641	\$11,195	\$0	\$0	\$462,792	\$162
220	163-10-704-013	3045 BELCASTRO ST	4,272	176.93	1986	39	58.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1 630	2	448 Y	0	0.55	N	\$280,000	\$358,673	\$50,665	\$9,295	\$0	\$0	\$689,338	\$161
221		3140 MONTESSOURI ST	4,617	174.69	1986	39	58.5%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	1 864	6	1,452 Y	0	0.54	N	\$280,000	\$402,181	\$62,186	\$11,545	\$0	\$0	\$744,367	\$161
222		3131 COACHLIGHT CIR	3,990	155.89			58.5%	0.0%		One Story		Frame-Stucco		4	2	1	0		1 660	2	264 Y	0	0.47	N	\$280,000	\$302,065	\$60,909	\$11,417	\$0	\$0		\$161
223		2725 ROSANNA ST		125.23			57.0%	0.0%	[Two Story		Frame-Stucco	· •	3	3	0	0		1 864	2	406 Y	0	0.47	N	\$280,000	\$219,960	\$65,507	\$6,902	\$0	\$0		\$161
224		3285 ROSANNA ST		128.73		4	70.5%	0.0%	ļ	Two Story		Frame-Stucco	÷	3	2	1	0		1 399	4	1,163 Y	0	0.48	N	\$210,000	\$108,413	\$40,852	\$4,757	\$0	\$0	\$359,265	\$161
225		3120 COACHLIGHT CIR	3,915				58.5%	0.0%		Two Story		Frame-Stucco	0	4	3	0	0		1 660	4	717 N	0	0.51	N	\$280,000	\$327,597	\$20,937	\$14,486	\$0	\$0	\$628,534	\$161
226		6960 PALMYRA AVE	3,270	126.88	\$	4	55.5%	0.0%		Two Story		Frame-Stucco	0	3	2	1	0		1 577	3	1,288 N	0	0.54	N	\$280,000	\$233,330	\$11,147	\$11,184	\$0	\$0		\$160
227	•	7079 LAREDO ST	2,704	124.25			69.0%	0.0%		Two Story		Frame-Stucco	•	2	2	1	0	704	0 0	1	310 Y	0	0.49	N	\$252,000	\$131,146	\$50,197	\$7,217	\$0	\$0	\$433,343	\$160
228		7235 LAREDO ST	2,488	134.01	1977	ģģ	72.0%	0.0%	ļj	One Story		Frame-Stucco	0	3	2	0	0		1 484 1 484	1 2	540 Y	0	0.58	N	\$252,000	\$115,449	\$30,460	\$4,668	\$0	\$0 60		\$160
230		2645 ROSANNA ST 2600 ROSANNA ST		133.59 135.48			73.5% 46.5%	0.0%	<u> </u>	One Story One Story		Frame-Stucco Frame-Stucco		5	2	1	0		1 484 1 480	1	596 Y 36 N	0	0.49	N N	\$280,000 \$168,000	\$106,175 \$198,146	\$23,114 \$4,914	\$5,020 \$4,607	\$0 \$0	\$0 \$0	\$409,289 \$371,060	\$160 \$160
230		2640 ROSANNA ST		135.48		÷	46.5%			One Story		Frame-Stucco		5	2	0	0		1 480	1	36 N		0.26	N N	\$168,000	\$198,146	\$4,914 \$4,914	\$4,607	\$0 \$0	\$0 \$0	\$371,060	\$160
		2660 ROSANNA ST				4	46.5%			One Story		Frame-Stucco		5	2	0	0		1 480	1	36 N		0.27	N	\$168,000	\$198,146	\$4,914	\$4,607	\$0 \$0	\$0 \$0	\$371,060	
1.232	1 103-10-311-005	2000 NUJANINA 31	1 2,322	133,46	1774	31	70.370	0.076		One story	un-Avg.	riame-statto	<u>.</u>			U	U	i	1 400		30 IN	U	1	I!N	2100,000	J170,140	4,714ر	74,007	Şυ	Şυ	3371,00U	2100

CASE 823 2025-2026

Parcel Equity Analysis
Subject:

	a o je e c .																															
				ន្ត *Building	*Quality							Garage Patio						Taxable Values														
						*Eff.				<u> </u>		*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct Total	Ct	Total	5		Golf /			Extra		Common			Total
P	lo. Parc	cel Number	Property Address	SqFt co	st/sf	Year '	*Age	Depr.	Obs.	# Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	SqFt		SqFt	Casita/ Mezz.	Acres	View	Land	Building	Features	Elements	Elements	Suppl.	Total	Per SF
	S 163	-10-507-018	2660 MONTESSOURI ST	5,982 2	63.15	2013	12 1	18.0%	5.0%	3 One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4 8525	5	2,832	Y 1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503

No.	Parcel Number	Property Address					e Dep			# [Descr.	Туре	_	Rooms		Baths	Bsmnt		Sq				Casita/ Mezz.		View	Land	Building	Features				Suppl.	Total	Per SF
S		2660 MONTESSOURI ST	5,982	263.15	5 2013	3 12	18.0%	6 5	5.0%	1O E	ne Story \	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4 852	5 5	2,832	Υ	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,66	2 \$1	57,021	\$0	\$0	\$3,007,145	\$503
Equi	y Comparison Pr	operties:																																	
				Bldg						*B	uilding	*Quality								Garag	e	Patio							.,	Tax	able Values				
			Bldg	RCN	*Eff.	•	*Nor		Econ.	S .			*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct To			5		Land	Golf /			Extra		ctural Comi	mon			Total
	Parcel Number	Property Address	SqFt	cost/sf	f Year	r *Ag	e Dep	or.	Obs.	₩ [Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	Sq		SqFt	2	Casita/ Mezz.	Acres	View	Land	Building	Features		nents Elem	ents	Suppl.	Total	Per SF
233	163-10-705-003	7155 COLEY AVE	3,374	136.91	1 1983	3 42	63.0%	6 (0.0%	2 Or	ne Story	Average	Frame-Stucco	0	4	2	0	0	0	2 105	2 1	288	Υ	0	0.53	N	\$280,000	\$205,585	\$52,59	9 \$	10,089	\$0	\$0	\$538,182	\$160
234	163-10-506-009	2650 BELCASTRO ST	3,006	129.69	9 1982	2 43	64.5%	6 (0.0%	1 Or	ne Story F	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1 60	0 2	840	Y	0	0.47	N	\$280,000	\$155,072	\$44,20)7	\$5,172	\$0	\$0	\$479,279	\$159
235	163-10-703-006	6968 COLEY AVE	2,522	133.81	1 1977	7 48	72.0%	6 (0.0%	1 Or	ne Story F	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1 42	0 3	508	N	0	0.53	N	\$280,000	\$106,276	\$15,43	3	\$3,853	\$0	\$0	\$401,709	\$159
236	163-10-607-015	7065 TARA AVE	3,413	118.76	5 1987	7 38	57.0%	6 (0.0%	1 Tv	vo Story F	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1 66	3 3	539	N	0	0.69	N	\$308,000	\$213,833	\$21,25	3	\$9,179	\$0	\$0	\$543,086	\$159
237	163-10-608-009	2870 ROSANNA ST	3,849	185.19	9 1980) 45	67.5%	6 (0.0%	1 Tv	vo Story (Good-Very Go	Frame-Stucco	0	5	3	1	0	0	1 65	4 3	325	Y	0	0.56	N	\$280,000	\$270,823	\$61,03	7 \$	11,715	\$0	\$0	\$611,860	\$159
238	163-10-604-003	6975 ELDORA AVE	2,554	133.62	2 1974	1 51	. 75.0%	6 (0.0%	1 Or	ne Story F	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1 44	0 3	608	Y	0	0.47	N	\$280,000	\$94,546	\$30,92	13	\$2,173	\$0	\$0	\$405,469	\$159
239	163-10-601-008	7215 ELDORA AVE	2,828	125.35	5 1977	7 48	72.0%	6 (0.0%	1 Sp	lit Level F	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1 57	5 4	1,558	Y	0	0.49	N	\$280,000	\$134,241	\$34,66	1	\$6,633	\$0	\$0	\$448,902	\$159
240	163-10-505-004	2700 TENAYA WAY	3,345	182.79	9 1976	49	73.5%	6 (0.0%	2 Or	ne Story (Good	Frame-Siding/	s 0	4	2	1	0	0	1 100	6 3	1,658	Υ	0	0.57	N	\$280,000	\$213,806	\$35,10	3	\$4,059	\$0	\$0	\$528,909	\$158
241	163-10-606-001	7195 TARA AVE	4,549	141.15	5 1990	35	52.5%	6 (0.0%	1 Tv	vo Story A	AvgGood	Frame-Stucco	0	5	3	1	0	0	1 102	8 3	834	Y	0	0.53	N	\$280,000	\$375,609		8 \$	24,020	\$0	\$0	\$719,277	\$158
242	163-10-605-008	7215 TARA AVE	3,731	118.76	5 1987	7 38	57.0%	6 (0.0%	1 Tv	vo Story F	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0	1 80	8 3	1,052	Y	0	0.49	N	\$280,000	\$247,608	\$59,87	'5 \$	11,405	\$0	\$0	\$587,483	\$157
243	163-10-602-005	2754 BELCASTRO ST	2,489	123.12	2 1978	3 47	70.5%	6 (0.070		ne Story F		Frame-Stucco	0	3	2	0	0	0	0 (0 3	671	N	0	0.47	N	\$280,000	\$103,641	\$8,12	4	\$5,490	\$0	\$0	\$391,765	\$157
244	163-10-702-005	2980 MONTESSOURI ST	2,973	140.81	1 1979	46	69.0%	6 (0.0%	2 Or	ne Story A	Average	Frame-Stucco	0	4	2	1	0	0	2 192	4 1	160	N	0	0.48	N	\$280,000	\$169,852	\$16,67	7	\$6,906	\$0	\$0	\$466,529	\$157
245	163-10-810-006	3171 COACHLIGHT CIR	4,840	166.85	5 1987	7 38	57.0%	6 (0.0%	1 Sp	lit Level (Good	Frame-Stucco	0	4	4	1	0	0	1 88	8 2	778	Y	0	0.47	N	\$280,000	\$417,776	\$59,81	4 \$	15,641	\$0	\$0	\$757,590	\$157
246	163-10-706-014	3040 MONTESSOURI ST	4,008	122.31	1 1983	3 42	63.0%	6 (0.0%	2 Tv	vo Story A	Average	Frame-Stucco	0	4	3	1	0	0	2 210	0 4	997	Y	0	0.71	N	\$308,000	\$262,439	\$55,75	9 \$	10,254	\$0	\$0	\$626,198	\$156
247		6955 PALMYRA AVE	4,231	131.41	1 1986	39	58.5%	6 (0.0%	2 Or	ne Story	Average	Frame-Stucco		4	3	0	924	0	1 86				0	0.48	N	\$280,000	\$310,828			10,624	\$0	\$0	\$660,224	\$156
248	163-10-702-010	2965 ROSANNA ST	4,664	119.02	2 1993	3 32	48.0%	6 (0.0%	1 Tv	vo Story A	Average	Frame-Stucco	0	3	2	1	0	0	1 68	9 5	696	Υ	0	0.71	N	\$308,000	\$339,224	\$78,80)4	\$6,727	\$0	\$0	\$726,028	\$156
249	163-10-607-009	7000 EDNA AVE	2,784	131.42	2 1974	1 51	75.0%	6 (0.0%	2 Or	ne Story F	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1 61	6 3	812	Y	0	0.47	N	\$280,000	\$113,767	\$38,73	17	\$4,459	\$0	\$0	\$432,504	\$155
250	163-10-601-012	2740 TENAYA WAY	4,970	136.78	3 1984	41	61.5%	6 (0.0%	2 Sp	lit Level	Average	Masonry-Face	0	6	2	1	0	0	1 104	0 0	0	Y	0	1.05	N	\$350,000	\$309,898	\$111,45	2 \$	13,495	\$0	\$0	\$771,350	\$155
251	163-10-608-006	2810 ROSANNA ST	2,590	122.51	1 1977	7 48	72.0%	6 (0.0%	2 Or	ne Story F	Fair	Frame-Stucco	0	4	2	1	0	0	1 72	0 3	828	N	0	0.59	N	\$280,000	\$107,161	\$14,69	7	\$3,882	\$0	\$0	\$401,858	\$155
252	163-10-506-007	2610 BELCASTRO ST	2,942	122.18	3 1980) 45	67.5%	6 (0.0%	1 Tv	vo Story F	Fair-Avg.	Frame-Stucco	0	5	3	0	0	0	1 51	6 3	1,732	Y	0	0.48	N	\$280,000	\$143,146	\$32,80	9	\$5,806	\$0	\$0	\$455,955	\$155
253		6965 EDNA AVE	2,701	132.29			70.5%		0.0%	1 Or	ne Story F	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1 52				0	0.52	N	\$280,000	\$120,535			\$4,039	\$0	\$0	\$418,123	\$155
254	163-10-607-011	2845 ROSANNA ST	2,719	135.45	5 1974	1 51	75.0%	6 (0.0%	1 Or	ne Story F	Fair-Avg.	Masonry-Slum	0	3	2	1	0	0	1 55	1 3	1,270	Y	0	0.47	N	\$280,000	\$110,269	\$30,22	2	\$4,483	\$0	\$0	\$420,491	\$155
255	163-10-601-010	7255 ELDORA AVE	3,117	128.66	5 1981	L 44	66.0%	6 (0.0%	1 Or	ne Story F	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1 52	5 3	1,302	Y	0	0.51	N	\$280,000	\$163,190	\$37,60	8	\$6,074	\$0	\$0	\$480,798	\$154
256		7262 PALMYRA AVE	3,620	146.52	2 1978		70.5%		0.0%	2 Tv	vo Story A	AvgGood	Frame-Stucco	0	4	3	2	0	0	2 148				0	0.53	N	\$280,000	\$218,923			11,931	\$0	\$0	\$558,198	\$154
257	163-10-803-007	7040 DARBY AVE	3,403	121.51	1 1982	2 43	64.5%	6 (0.0%	2 Sp	lit Level F	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	2 108	0 2	928	Y	0	0.48	N	\$280,000	\$181,156	\$61,84	1	\$5,810	\$0	\$0	\$522,997	\$154
258	163-10-507-010	2695 ROSANNA ST	2,784	131.42	2 1977	7 48	72.0%	6 (0.0%	1 Or	ne Story F	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0	ļ	0 2	675	Y	0	0.52	N	\$280,000	\$110,319	\$35,56	8	\$3,341	\$0	\$0	\$425,887	\$153
259		7244 LATOUR CT		133.26					0.0%	1 Or	ne Story	Average	Frame-Stucco		4	3	0	0	ą	1 72			N	0	0.46	N	\$280,000	\$300,316			14,897	\$0	\$0	\$598,826	\$153
260		7165 ELDORA AVE	2,581	122.56						1 Or	ne Story F	Fair	Frame-Stucco		3	2	0	0			0 1			0	0.47	N	\$280,000	\$88,442			\$4,182	\$0	\$0	\$391,627	\$152
261		2615 ROSANNA ST		121.25					0.0%	2 Tv	vo Story F	Fair-Avg.	Frame-Stucco		4	3	0	0		1 100				0	0.49	N	\$280,000	\$132,119			\$5,392	\$0	\$0	\$460,077	\$151
262		2780 MONTESSOURI ST	2,858	ф			73.5%				ne Story F		Frame-Stucco		3	2	1	0	0	1 54				0	0.48	N	\$280,000	\$124,405			\$3,993	\$0	\$0	\$431,931	\$151
263		2742 ROSANNA ST		118.69			73.5%	6 (0.0%	1 Or	ne Story F	Fair	Frame-Stucco		4	2	0	0	0	1 50				0	0.72	N	\$308,000	\$114,608			\$2,446	\$0	\$0	\$456,941	\$151
264		3145 MONTESSOURI ST		135.26					0.0%	1 Or	ne Story	Average	Frame-Stucco	0	4	3	0	0	0	1 62			N	0	0.48	N	\$280,000	\$248,822	· · · · · · · · · · · · · · · · · · ·		\$6,839	\$0	\$0	\$544,393	\$151
265		7060 ELDORA AVE		151.44					0.0%		ne Story A		Masonry-Face		4	2	1	0	4	1 66				0	0.74	N	\$308,000	\$155,135			\$3,770	\$0	\$0	\$503,041	\$151
266		3010 BELCASTRO ST	2,800	131.57			. 75.0%				vo Story A		Frame-Stucco		4	3	1	0		1 48	J			0	0.54	N	\$280,000	\$110,902			\$4,292	\$0	\$0	\$421,580	\$151
267		2675 ROSANNA ST		131.39					0.0%		ne Story F		Frame-Stucco		3	2	0	0		1 60				0	0.49	N	\$280,000	\$106,252			\$2,508	\$0	\$0	\$419,327	\$150
268		7040 EDNA AVE	3,062	139.91			73.5%				ne Story /		Frame-Stucco		3	2	1	0	4	1 56				0	0.67	N	\$294,000	\$127,396			\$4,047	\$0	\$0	\$460,461	\$150
269		7278 PALMYRA AVE	3,009	129.67			73.5%	6 (ne Story		Frame-Stucco	0	3	2	0	0		1 76				0	0.54	N	\$280,000	\$127,703			\$4,495	\$0	\$0	\$447,835	\$149
270		7190 DARBY AVE		119.52							vo Story F		Frame-Stucco	. 0	4	2	1	0		1 124			N	0	0.51	N	\$280,000	\$196,495	4		\$5,938	\$0	\$0	\$487,522	\$149
271		6960 ELDORA AVE	2,862	141.47							ne Story /		Frame-Stucco		4	2	1	0		1 68			N	0	0.26	N	\$168,000	\$232,416			\$9,716	\$0	\$0	\$424,538	\$148
272		2925 MONTESSOURI ST		131.38							ne Story /		Frame-Stucco	.÷	3	4	1	0		1 75				0	0.51	N	\$280,000	\$312,629			17,586	\$0	\$0	\$624,860	\$147
273		2660 TENAYA WAY	3,288	137.57					0.0%		ne Story /		Frame-Stucco		3	3	0	0		2 104				0	0.55	N	\$280,000	\$171,251			\$7,918	\$0	\$0	\$484,468	\$147
274		2855 BELCASTRO ST		125.33			70.5%				ne Story		Frame-Siding/		3	2	1	0		1 60				0	0.71	N	\$308,000	\$157,821			\$7,840	\$0	\$0 \$0	\$521,052	\$147
275		2915 MONTESSOURI ST		130.80			55.5%		0.0%		ne Story /		Frame-Stucco	· ·	3	5	0	0	 	1 74				0	0.52	N	\$280,000	\$315,844	4		18,569	\$0		\$636,481	\$147
276		7045 EDNA AVE		141.15					0.0%		ne Story /		Frame-Stucco	·	4	2	0	0		1 48				0	0.46	N	\$280,000	\$117,131			\$2,768	\$0	\$0	\$426,353	\$146
		3245 ROSANNA ST	3,216								ne Story		Frame-Stucco		5 3	3	1	0		1 49				0	0.48	N	\$280,000	\$138,224			\$5,806	\$0	\$0	\$464,985	\$145
278		2640 TENAYA WAY	3,109	139.34			70.5%				ne Story /		Frame-Stucco				0	0		1 62				0	0.55	N	\$252,000	\$161,319	4		\$5,375	\$0	\$0	\$449,397	\$145
279		500 GRAND CENTRAL PKWY		128.54					0.0%		ne Story		Frame-Stucco	. 	4	3		0		1 128				0	0.50	N	\$280,000	\$138,751	4		\$5,065	\$0	\$0	\$451,675	\$144
280		7244 ELDORA AVE	3,390				64.5%				ne Story		Frame-Stucco		4	2	0	0		1 46				0	0.58	N N	\$280,000	\$163,806			\$3,828	\$0	\$0	\$488,447	\$144
281 282		7176 PALMYRA AVE	3,458	126.51 154.38			67.5%				ne Story F		Frame-Stucco Frame-Stucco	·	3	3	1	0		1 64 1 40				U	0.57	N N	\$280,000	\$168,766	4		\$8,141	\$0 \$0	\$0 \$0	\$497,214	\$144
282	163-10-601-004										lit Level A			.÷	3 4	2	1	0		ļ				U	0.53	N N	\$280,000	\$163,258 \$227,713					\$0 \$0	\$479,916 \$400,831	\$144 \$143
283		2680 ROSANNA ST 3265 ROSANNA ST	2,799 4.094	141.85 165.56			52.5% 66.0%				ne Story A		Frame-Stucco Frame-Stucco		4	2	1	0	į	1 65 1 71			N	U	0.27	N N	\$168,000 \$280,000	\$227,713 \$255,907			10,156 \$4.119	\$0 \$0	\$0 \$0	\$585,471	\$143
284		2985 MONTESSOURI ST		165.56					0.0%		vo Story (Frame-Stucco	·	4	4	1	0		1 /1				υ •	0.48	N N	\$280,000	\$255,907 \$463,659	4		26.762	\$0 \$0	\$0 \$0	\$585,471	\$143
285		6955 DARBY AVE		138.96			72.0%				vo Story A	8	Frame-Stucco		6	3	1	0		1 60				U	0.53	N N	\$280,000	\$463,659			\$7,600	\$0 \$0	\$0 \$0	\$490,549	\$143
286		2620 ROSANNA ST		130.07			49.5%				ne Story F		Frame-Stucco		4	3	1	0	ģ	1 43				U	0.53	N N	\$168,000	\$156,561			11,170	\$0 \$0	\$0 \$0	\$490,549	\$142
288		6990 PALMYRA AVE		130.07				, ,			vo Story F		Frame-Stucco		4	3	1	, v		1 43				U	0.27	IN N	\$168,000	\$241,852	4		\$8.126	\$0 \$0	\$0 \$0	\$416,937	\$141
289		3160 BELCASTRO ST		138.96							vo Story F		Frame-Stucco	.÷	9	4	1	0		1 94				U	0.55	IN N	\$308,000	\$129,868	·		44,637	\$0 \$0	\$0 \$0	\$781,918	\$141
					1984		70.5%						4		4	3	1	0		1 50				0	0.71	N N	\$280,000				\$6,797	\$0 \$0	\$0 \$0	\$447,975	
[290	103-10-007-010	2875 ROSANNA ST	3,192	120.10	J 19/8	9 4/	/0.5%		0.0%	1 IV	vo Story F	raii-AVg.	Frame-Stucco	; U	4	3		. 0	. 0	1 50	4 9	1,280	Y .	U	U.4/	. N	\$280,000	\$136,264	\$31,/	1	,/און, סכְ	ŞU	Ş 0	\$447,975	\$140

CASE 823 2025-2026 Parcel Equity Analysis

Subject:	Sul	bject:	
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			Bldg	RCN	*Eff.		*Norm.	*Econ.	믎			*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct	Total	Ct 1	Total 🙀 👨		Land	Golf /			Extra	Structural	Common			Total
No.	Parcel Number	Property Address	SqFt	cost/sf	Year	*Age	Depr.	Obs.	#	Descr.	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt		SqFt		SqFt 🖁 🚨	Casita/ Mezz.	Acres	View	Land	Building	Features	Elements	Elements	Suppl.	Total	Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3 (One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832 Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503
Equi	ty Comparison Pr	perties:																															
				Bldg					*	Building	*Quality								Ga	arage	Pat								Taxable Va	lues			
			Bldg	RCN	*Eff.		*Norm.	*Econ.	São D			*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct		Ct 1	Total 👨	5	Land	Golf /				Structural	Common			Total
No.	Parcel Number	Property Address	SqFt	cost/sf	Year	*Age	Depr.	Obs.	<u>a</u>	Descr.	Descr.	Туре	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt		SqFt		SqFt 운	Casita/ Mezz.	Acres	View	Land	Building	Features	Elements	Elements	Suppl.	Total	Per SF
291	163-10-807-003	6965 DARBY AVE	3,454	126.51	1979	46	69.0%	0.0%	1 (One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	396	1	600 Y	0	0.51	N	\$280,000	\$160,347	\$41,831	\$6,248	\$0	\$0	\$482,178	\$140
292		6980 ELDORA AVE	2,799				52.5%	0.0%		One Story		Frame-Stucco	0	4	2	1	0	0	1	651	2	255 N		0.25	N	\$168,000	\$215,830	\$5,118	\$9,953	\$0	\$0	\$388,948	\$139
293		÷	3,425	126.51		÷	70.5%	0.0%	1 (One Story	Fair-Avg.	Frame-Stucco	0	5	3	0	0	0	1	475	3	954 Y		0.53	N	\$280,000	\$158,638	\$36,650	\$7,389	\$0	\$0	\$475,288	\$139
294		2725 MONTESSOURI ST	3,358	÷		· · · · · · · · · · · · · · · · · · ·	75.0%	0.0%		Split Level		Frame-Stucco	0	4	3	0	0	0	0		4	2,370 Y		0.70	N	\$308,000	\$127,325	\$29,473	\$4,597	\$0	\$0	\$464,798	\$138
295		6970 ELDORA AVE	3,418	÷		÷	49.5%	0.0%		One Story		Frame-Stucco	0	3	3	0	0	0	1	680	2	241 Y		0.26	N	\$168,000	\$282,995	\$21,293	\$10,329	\$0	\$0	\$472,288	\$138
296		2870 BELCASTRO ST	2,982	119.02		· · · · · · · · · · · · · · · · · · ·	72.0%	0.0%		One Story		Frame-Stucco	0	4	3	1	0	0	0			1,290 N		0.47	N	\$280,000	\$114,672	\$9,409	\$5,962	\$0	\$0	\$404,081	\$136
297		2935 MONTESSOURI ST	5,761	÷		4	55.5%	0.0%		Split Level	9	Frame-Stucco	0	4	3	1	0		įį.		3	1,817 Y		0.51	N	\$280,000	\$447,787	\$50,052	\$24,794	\$0	\$0	\$777,839	\$135
298		3160 COACHLIGHT CIR	6,813	÷		÷	54.0%			Two Story		Frame-Stucco	0	6	4	1	0		1	677	5	970 Y		0.51	N	\$280,000	\$581,459	\$50,678	\$30,312	\$0	\$0	\$912,137	\$134
299		7050 ELDORA AVE		121.51		·	64.5%			Split Level		Frame-Stucco	0	4	4	0	0		1		2	1,168 N	0	0.71	N	\$308,000	\$233,154	\$18,893	\$11,919	\$0	\$0	\$560,047	\$133
300		2890 BELCASTRO ST	5,826	÷		÷	48.0%	0.0%		wo Story		Frame-Stucco	0	3	4	1	0		1	634	4	669 Y	0	0.47	N	\$280,000	\$428,273	\$66,151	\$19,280	\$0	\$0	\$774,424	\$133
301		·	4,956	÷		÷	61.5%			wo Story		Frame-Stucco		4	3	1	0		··········			2,129 Y		0.55	N	\$280,000	\$316,944	\$56,801	\$16,160	\$0	\$0	\$653,745	\$132
302	163-10-705-006	\$		118.26		·	72.0%	{		wo Story		Frame-Siding/S		4	2	1	0		1		3	796 N		0.55	N	\$280,000	\$137,996	\$17,691	\$4,301	\$0	\$0	\$435,687	\$130
303		7185 ELDORA AVE	3,797	÷		÷	60.0%	0.0%		Two Story		Frame-Siding/S	0	4	4	0	0		1		3	513 N		0.47	N	\$280,000	\$191,836	\$21,271	\$8,518	\$0	\$0	\$493,107	\$130
304		2845 BELCASTRO ST	5,759	÷		· · · · · · · · · · · · · · · · · · ·	54.0%	0.0%		plit Level		Frame-Stucco	0	5	4	0	0		1		2	878 N		0.71	N	\$308,000	\$399,366	\$35,354	\$16,972	\$0 \$0	\$0	\$742,720	\$129
305		2620 TENAYA WAY	3,634	÷		4	72.0%	0.0%		One Story		Frame-Stucco	0	4	3	1	0		1		2	976 Y		0.55	N	\$252,000	\$175,774	\$31,523	\$8,490		\$0	\$459,297	\$126
306	163-10-601-006			118.76		÷	72.0%			Two Story		Frame-Stucco	0	5	3	0	0		1			1,285 Y		0.98	N	\$336,000	\$175,960	\$40,269	\$6,628	\$0	\$0	\$552,229	\$124
307		7215 LAREDO ST	3,888	†		·	70.5%	0.0%	······	One Story		Frame-Stucco	0	4	2	1	0	0	1	441	6	787 Y		0.49	N	\$280,000	\$180,785	\$21,693	\$4,661	\$0 \$0	\$0	\$482,478	\$124
308			3,384	÷	··•	÷	73.5% 70.5%	0.0%		wo Story		Frame-Siding/S	0	5	2	0	U	U	0	525	3	384 Y 1,212 Y		0.46	N N	\$280,000	\$114,573 \$200,453	\$23,836 \$94,061	\$2,174 \$5.707	\$0 \$0	\$0 \$0	\$418,409 \$602,514	\$124 \$124
309		3045 ROSANNA ST 3135 MONTESSOURI ST	4,877 4,812	÷		·	66.0%	0.0%		Two Story One Story		Frame-Stucco Frame-Stucco		4	3	0	0		1	735	1	98 Y		0.72 0.48	N N	\$308,000 \$280,000	\$245,836	\$66,696	\$8,297	\$0 \$0	\$0 \$0	\$592,532	\$124
310		7040 PALMYRA AVE		117.56		· · · · · · · · · · · · · · · · · · ·	64.5%	0.0%		Two Story		Frame-Stucco	0	5	3	1	0		0		4	1,109 Y		0.48	N	\$308,000	\$243,667	\$66,790	\$12.326	\$0 \$0	\$0 \$0	\$618,457	\$123
312		2855 MONTESSOURI ST	3,902	÷		÷	72.0%	0.0%		Two Story		Frame-Stucco	0		2	1	0		1	483		1,813 Y		0.74	N	\$280,000	\$155,917	\$38,458	\$5,689	\$0 \$0	\$0 \$0	\$474.375	\$123
313		3042 ROSANNA ST	4.214	·		· · · · · · · · · · · · · · · · · · ·	73.5%	0.0%		Two Story	×	Frame-Stucco	0	5	2	1	0		0		3	468 Y		0.71	N	\$308,000	\$157,617	\$43,080	\$6,494	\$0	\$0 \$0	\$508,697	\$121
314	163-10-703-008	<u></u>	2,795	÷		4	73.5%	0.0%		One Story		Frame-Stucco	0	2	2	0	0		0		3	962 N		0.71	NI NI	\$210,000	\$112,438	\$13,677	\$2,471	\$0 \$0	\$0 \$0	\$336,115	\$120
315	163-10-608-010		3.796	÷		÷	73.5%	0.0%		One Story	······	Frame-Stucco	0	2	2	1	0		1	······		1.140 Y		0.55	N	\$280,000	\$143,630	\$32,552	\$4,787	\$0	\$0 \$0	\$456,182	\$120
316		7272 PALMYRA AVE	4,449	÷		·	72.0%	0.0%	······	Two Story		Frame-Stucco	o	4	3	0	0		1		3	438 Y		0.56	N	\$280,000	\$198,505	\$49,101	\$7.003	\$0 \$0	\$0 \$0	\$527,606	\$119
317		3131 ROSANNA ST		127.48		÷	58.5%	0.0%		One Story		Frame-Stucco	o	a	5	1	0		1			1.009 N		0.49	N	\$280,000	\$359,952	\$16,833	\$20,168	\$0	\$0	\$656,785	\$118
318		<u> </u>	3,227	·		·	73.5%			One Story		Frame-Stucco	0	3	3	0	0		1		1	297 Y		0.47	N	\$210,000	\$132,650	\$32,142	\$5,710	\$0	\$0	\$374,792	\$116
319		\$	4.098	÷		49	o	0.0%		One Story		Frame-Stucco		4	2	0	0		1		2	518 Y		0.50	N	\$280,000	\$154,665	\$27,982	\$3.865	\$0	\$0	\$462,647	\$113
320		7234 ELDORA AVE	3,963	132.98		÷	75.0%	0.0%		One Story		Frame-Stucco	0	3	3	0	0		1			1,336 N		0.60	N	\$280,000	\$154,115	\$11,009	\$6,173	\$0	\$0	\$445,124	\$112
321		7080 ELDORA AVE	4.933	÷		· •	73.5%	0.0%		One Story		Frame-Stucco		4	3	0	0		······		2	903 Y		0.74	N	\$308,000	\$192,508	\$49,536	\$3,905	\$0	\$0	\$550,044	\$112
322		6980 PALMYRA AVE	4.936	ş		4	69.0%			Two Story		Frame-Stucco	0	8	4	0	0		2			1.350 Y		0.55	N	\$280,000	\$213,608	\$45,119	\$9.523	\$0	\$0	\$538,727	\$109
323			4.865	†		÷	72.0%			One Story		Frame-Stucco	0	4	2	1	0		0			1,462 Y		0.55	N	\$280,000	\$202,674	\$46,001	\$8,874	\$0	\$0	\$528,675	\$109
324		3075 ROSANNA ST		÷		·	75.0%	0.0%	·	Two Story		Frame-Stucco	0	5	4	0	0		1	483		1,104 Y		0.48	N	\$280,000	\$165,822	\$35,437	\$4,384	\$0	\$0	\$481,259	\$98
		2740 MONTESSOURI ST		#VALUE!	··•	÷	÷				#VALUE!	n/a	n/a	#VALUE!	#VALUF!	#VALUF!	0		} -		2	739 Y	#VALUE!	0.97	N	\$336,000		\$133,693	#VALUE!	\$0	\$0	\$1,570,095	\$0
1									 i				::/			·	·	·									, -,, .02						

PETITION 823: MONTESSOURI L L C

Parcel Number(s): 163-10-507-018
Petitioner Duly Sworn: Rebecca Shabat
Document(s) Submitted: See Attached

DISCUSSION:

SCOTT DUGAN

Okay. Case Montessouri, LLC. Case number is 823. Yeah, and all you people in the back, move on down to the front so we can keep this moving please.

REBECCA SHABAT

Hi, good morning. Rebecca Shabat. 2660 Montessouri Street.

SCOTT DUGAN

Okay, thank you. What's your first name?

REBECCA SHABAT

Rebecca.

SCOTT DUGAN

Rebecca. Thanks, Rebecca.

REBECCA SHABAT

And I have some additional information. Can I?

SCOTT DUGAN

You can, they'll hand it out to us. Thanks.

SCOTT DUGAN

Thanks, Jayme.

JAYME JACOBS

Thank you.

SCOTT DUGAN

Okay, Jeffrey, kind of familiarize us.

JEFFREY STEWART

Good morning, Jeffrey Stewart for the Assessor's Office. Case 823 is an equity appeal case that begins on page 923 in the master book and the addendum book pages 205 to 218. The subject is a one-story custom-built in 2013 that sits on a 1.39 acre lot. It has 5,982 square feet of gross living area.

SCOTT DUGAN

I'm in the wrong book. Okay.

JEFFREY STEWART

1,082 square feet casita with a six-car attached garage and two additional detached garages. All the garages total 8,525 square feet. The subject is situated near the vicinity of Rainbow, end of Sahara. We recommend no change in the taxable value of \$3,007,145.

SCOTT DUGAN

Okay. Rebecca, go ahead.

REBECCA SHABAT

Okay, so the first page is just where I wanted to show that my assessment increased by 52% just from adding a garage, which we tried to fight last year, but that wasn't, we negotiated the price. But on the second page, what I'm showing is instead of showing what sold, what I did was I looked at houses in my area that were comparable. So, what you're seeing is I gave the living square feet, and the size, and the value per taxable square feet, and then it showed that on all these houses, the taxable values all went down, whereas mine went up by 6% and then if you go on the last column, it shows —

SCOTT DUGAN

Okay. Just a minute, Rebecca. You just went through this last case with us, right?

REBECCA SHABAT

I'm sorry? Yes.

SCOTT DUGAN

Yeah. So, you understand that, you have the year built here, they're all over the place.

REBECCA SHABAT

Right, so —

SCOTT DUGAN

So, there's a significant depreciation involved in every one of these properties. So, your house is built in when?

REBECCA SHABAT

2013. So, the closest one that I found was 2765 South Tenaya, which is built in 2016. So, it's three years newer, which is three-quarters of the way down. It's about 6,805 square feet. And that one went down by 1%, with 31% less value per square feet. And what I've also done, is on the following pages, I've added pictures of all these properties so you could see that I'm not picking run-down, dilapidated houses. These are all luxury homes with pictures of the exterior and interior. So, they're all homes in very nice luxury condition that I'm using as my comparables.

SCOTT DUGAN

So, your value went up by 6%, and all these went down? Now, hopefully, Jeremy. Is it Jeremy or Jeffrey? Jeremy —

JEFFREY STEWART

Jeffrey.

SCOTT DUGAN

Jeffrey can show us where there's some sales that went up, just like yours did. Okay? So, in other words, some go down, some go up. Just between us, Rebecca, I can go out here and cherry-pick things like this and show many that went down and many that went up.

REBECCA SHABAT

Well, it was hard. I tried to go by what sold, and it was very difficult to find anything similar in terms of what sold, because there hasn't been much that actually sold.

SCOTT DUGAN

Well, but we —

REBECCA SHABAT

And I can't really go by the properties that are listed, because as we all know what you plan to list it at is not necessarily what you're going to sell it at, if it even sells. So, I didn't want to go by what's on the market either, because that wouldn't really be fair.

SCOTT DUGAN

Okay. Let's let Jeremy tell us what he thinks.

JEFFREY STEWART

Jeffrey Stewart for the Assessor's Office. Since this is an equity case, I would first like to explain why the petitioner's taxable value increased for the 2025/2026 tax year more than their neighbors. Two years ago, in the 2023/2024 tax year, there was an appeal case where the value was reduced for the subject property, and it was stipulated down to \$2.75 million. In the 2024/2025 tax year, we reviewed the property, and we found that a similar reduction should be made for obsolescence, which was about 11%. In the current 2025/2026 tax year, we again reviewed this property and found that the obsolescence adjustment should now be lowered, which is why the property had an increase from last year to this year. None of the other properties that the petitioner provided had a reduction in the prior year for an appeal.

I also completed a comp sales worksheet to ensure that we did not exceed full cash value. This can be found on the addendum, page 210. All comparable sales are within a five-mile radius and took place within six months. Adjustments were made for any differences in gross living area, building type, and lot sizes. The adjusted sales prices range from approximately \$3.5 million to \$5.3 million, with a median sales price of approximately \$3.5 million, which supports our value.

I also ran the equity grids to ensure that we are valuing the subject property fairly and equitably. This can be found on pages 212 to 218 in the addendum. The equity grids display property characteristics and taxable value. Some of the most notable differences are in the garage sizes, casita sizes, lot sizes, and square footage. Any differences in taxable value can be attributed to the unique differences in the subject's property characteristics, as these are custom homes, and they are not identical in use. We believe that the subject's taxable value of \$3,007,145 is fair and equitable and does not exceed full cash value, and we recommend no change.

SCOTT DUGAN

Who built this house?

REBECCA SHABAT

We did.

SCOTT DUGAN

Who is your contractor?

REBECCA SHABAT

It was an owner build.

SCOTT DUGAN

Do I have any pictures of this house?

REBECCA SHABAT

On page, It's the first one when you get to the pictures. And there's a picture of the living room, and that's the garage, the addition, that caused the increase in 2023.

SCOTT DUGAN

You gave me all these other pictures and then you gave me, what, just a picture of your garage?

REBECCA SHABAT

Well, and then it's a basic one-story. That's all I could - It was hard to get the -

SCOTT DUGAN

Your house was built when?

REBECCA SHABAT

2013.

TIMOTHY ALBERT

What's the property next door? Is that yours too?

REBECCA SHABAT

The property —

TIMOTHY ALBERT

There's a building next door on the aerial.

REBECCA SHABAT

On the aerial —

TIMOTHY ALBERT

And it looks like it's part of your parcel. There's no real fence, too much of a fence line.

REBECCA SHABAT

Okay, so are you talking about from here?

TIMOTHY ALBERT

Yeah, I'm looking at your — Yeah.

REBECCA SHABAT

So that's the garage.

TIMOTHY ALBERT

That's the garage on that side?

REBECCA SHABAT

Correct.

TIMOTHY ALBERT

Okay, so that's part of this parcel, correct?

REBECCA SHABAT

Right.

TIMOTHY ALBERT

Okay.

PATRICK EGGER

Jeffrey, you said there was obsolescence. What was the obsolescence adjustment for?

JEFFREY STEWART

The 11% obsolescence was a market adjustment, I believe.

SCOTT DUGAN

For what reason?

FRED VANDOVER

I can explain that. Fred VanDover, Clark County Assessor's Office. So, the 2023/2024 year, there was an appeal, and we lowered it to \$2.7 million.

PATRICK EGGER

I understand all that. I just want to know why there was obsolescence. Was it on the street?

FRED VANDOVER

It's called partial obsolescence. We're making sure that we weren't going to exceed full cash value, so we put 11% on it last year. Now, this year we reviewed it again, and actually last year there was even \$645,000 worth of new construction on the garage. So, we reviewed the whole thing, determined that there was going to be 11% last year, and then this year, we reviewed it again and realized that, "Hey, we're a little bit high on that obsolescence," and so we lowered it by 5% more percent. So, now there's only a 6% obsolescence on there because we didn't want to go past full cash value. And so there is —

PATRICK EGGER

I understand all that. I'm asking a simple question. What was the cause of the obsolescence? What was the factor that caused the obsolescence that you made the adjustment?

FRED VANDOVER

We felt that it was still above full cash value without the obsolescence on there. So we -

SCOTT DUGAN

That's not obsolescence.

PATRICK EGGER

That's not obsolescence.

FRED VANDOVER

So, we put a reduction.

PATRICK EGGER

Obsolescence is a form of depreciation. Obsolescence can be caused by —

SCOTT DUGAN

High-traffic Street.

PATRICK EGGER

by a high-traffic street.

TIMOTHY ALBERT

I suppose it could be overbuilt for the area.

SCOTT DUGAN

Huh?

TIMOTHY ALBERT

You could say that, overbuilt, with the cost approach or something, right?

SCOTT DUGAN

Yeah, but it's only 6,800 feet. It's okay for that area.

TIMOTHY ALBERT

Yeah, (inaudible).

JAYME JACOBS

Mr. Chair —

PATRICK EGGER

Obviously, the Board did something a couple of years ago. There was an obsolescence caused by some factor. I just want to know what the factor was, that's all.

JAYME JACOBS

Sure. Jayme Jacobs for Clark County Assessor's Department. It's not what you would think is an obsolescence for market adjustment. This is basically where our taxable is and where we feel the market value is, so we adjust our costs down to the market.

PATRICK EGGER

But you shouldn't call it obsolescence then.

JAYME JACOBS

Yeah, we call it EOs in our office. It's just economic obsolescence.

PATRICK EGGER

I know, but you need to change it because that's —

JAYME JACOBS

Right. It's just putting —

PATRICK EGGER

You're making up words.

JAYME JACOBS

Putting a reduction on our costs to get it down to not exceed market.

PATRICK EGGER

All right, thank you, because that was confusing to me.

JAYME JACOBS

Yep.

SCOTT DUGAN

So, the taxable value on 2023/2024 was \$2,826,000, 2024 and 2025 it went to \$2,842,000, and now it went to \$3,007,000. Am I right?

TIMOTHY ALBERT

When was the garage built?

REBECCA SHABAT

In —

SCOTT DUGAN

Jeremy, when was —

REBECCA SHABAT

So, it was probably 2023 or 2024 because that was the reason I was told last year, that the assessment, that the price went up was because of the garage.

TIMOTHY ALBERT

When was the garage picked up by the Assessor?

REBECCA SHABAT

Because I was told because we made an addition, that 3% rule no longer existed and that they reevaluated everything.

TIMOTHY ALBERT

Right.

SCOTT DUGAN

Well, but the 3% got – What'd you spend on the garage? \$150,000?

REBECCA SHABAT

Yeah, around that.

SCOTT DUGAN

Okay, so the total market value is going to go up, and they're going to take a portion of the cap off.

STEPHANIE JONES

Mr. Chair, the garage was added on in supplemental the same year that the Board reduced the value, so for 2023/2024, the garage was added on after the Board's decision. So the Board made a decision without the garage, and then after that the garage was complete and we added the garage on, which added in 2023/2024 added an additional approximately 76,000.

REBECCA SHABAT

No, I was told when I tried to dispute it last year —

SCOTT DUGAN

Well, we can't, I can't get into —

REBECCA SHABAT

Okay.

SCOTT DUGAN

I can't get into what you were told. That's hearsay.

REBECCA SHABAT

Okay.

SCOTT DUGAN

Okay? If you want somebody here or somebody, you need to pick that person out that told you that.

REBECCA SHABAT

No, I'm sorry, I didn't bring the email that said last year it was because of the garage that it went up by 52%, which we thought was ludicrous, but we are just adding a garage.

SCOTT DUGAN

It's 6,800 square feet, right?

TIMOTHY ALBERT

The residence is 5,982.

SCOTT DUGAN

5,982. So, they got you – Am I right, Jeremy? You got them at \$504 a square foot? Jeffrey, I'm sorry.

JEFFREY STEWART

Yes.

SCOTT DUGAN

59, whatever it is, divide —

KRISTEN LOWE

603 per square foot.

SCOTT DUGAN

603.603?

TIMOTHY ALBERT

503.

SCOTT DUGAN

503.

FRED VANDOVER

503.

KELLY WADE

But it's two lots, that's 0.39 acres.

SCOTT DUGAN

Yeah, it's, yeah.

KELLY WADE

8,500 square foot garage.

JAYME JACOBS

Hey Mr. Dugan, Jayme Jacobs —

KELLY WADE

Hey, can I ask a question?

JAYME JACOBS:

For Clark County Assessor's Department.

SCOTT DUGAN

No, absolutely, Kelly.

KELLY WADE

So, the sale that you provided on Tenaya, how familiar are you with that transaction? Sold in November of 2023, so it's a little older than what the Assessors were considering; all their sales are newer. It's a nice property, but I don't think it has — Obviously, it's half the lot. It's not as nice as your house. What were you saying?

TIMOTHY ALBERT

I don't know, it's exactly. It's not (inaudible). It's one up (inaudible).

SCOTT DUGAN

Yeah, she basically is saying hers went up and —

KELLY WADE

So, she gave us the sale on Tenaya —

SCOTT DUGAN

Everybody else went down.

KELLY WADE

And I was just looking at it as a comparable, even though it's a little outside of what the Assessors were considering. And it's a great property, but it's not as nice as the subject. It's half the land basically.

SCOTT DUGAN

That's all for what?

KELLY WADE

\$3.5 million.

SCOTT DUGAN

Who was the listing agent?

KELLY WADE

\$3.358, excuse me. Donna Lefever.

SCOTT DUGAN

I did that house over there. Yeah, it's nice. Brand new. They built it three years —

KELLY WADE

Like in 2019. Yeah.

SCOTT DUGAN

Yeah, they built four or five in a row along that street, and I never thought they'd get that for that. We need a motion. I don't see it. I can't compare older properties that show some going down. I mean, we can show some going up. So, you do have the right to take it to the State Board? Can we get someone to make a motion? Either way, whatever you think.

KELLY WADE

On that aspect, on that way. Yeah.

MOTION

TIMOTHY ALBERT

I can make a motion, I guess. Same as the last time. There's just not enough information to change what the Assessor has, as long as you've considered the obsolescence cost thing.

SCOTT DUGAN

Okay, you heard the motion. Cast your vote. You do have the right to take it to the State Board. How do I get to that?

REBECCA SHABAT

So, the information, it's outside?

KELLY WADE

Oh, tab.

REBECCA SHABAT

Or how do I —

SCOTT DUGAN

Yeah, that's information is on tab.

TIMOTHY ALBERT

Alt tab. No, alt tab.

KELLY WADE

I did. I think I did.

SCOTT DUGAN

Where is it?

KELLY WADE

You have voted.

SCOTT DUGAN

It won't stay.

TIMOTHY ALBERT

Who wants a vote here?

SCOTT DUGAN

I want a vote.

TIMOTHY ALBERT

Oh.

KRISTEN LOWE

Go to the black square on the bottom.

SCOTT DUGAN

Black square on the bottom.

KRISTEN LOWE

Right there, yeah.

SCOTT DUGAN

God, it just –They got to make this complicated. I don't know.

VOTE

VOTING AYE: Scott Dugan, Patrick Egger, Timothy Albert, Kristen Lowe, Kelly Wade

VOTING NAY: None ABSENT: None ABSTAIN: None

SCOTT DUGAN

Sorry, we can't help you. Best of luck. You can appeal it to State Board.

FINAL ACTION:

It was moved by Member Timothy Albert, and carried by unanimous vote of the members present, to accept the Assessor's recommendation (for no change in the total taxable value of \$3,007,145) based on the information provided.

SBE NOTICE OF HEARING



JOE LOMBARDO Governor

STATE OF NEVADA STATE BOARD OF EQUALIZATION

3850 Arrowhead Drive, Second Floor Carson City, Nevada 89706 Telephone (775) 684-2160 Fax (775) 684-2020 SHELLIE HUGHES Secretary

September 2, 2025

NOTICE OF HEARING

CERTIFIED MAIL - 9489 0090 0027 6613 7915 91

PETITIONER:

MONTESSOURI LLC ATTN: REBECCA SHABAT 2660 MONTESSOURI ST LAS VEGAS, NV 89117 CERTIFIED MAIL – 9489 0090 0027 6613 7915 84 RESPONDENT:
BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PARKWAY 2ND FLOOR

LAS VEGAS NV 89155-1401

DATE/ TIME: September 29, 2025 at 9:30 AM

September 30, 2025 at 9:00 AM October 1, 2025 at 9:00 AM

PLACE: Nevada Department of Taxation

700 E Warm Springs Road, Room 150

Las Vegas, Nevada 89119

Nevada Department of Taxation

9850 Double R Blvd. Reno, Nevada 89521

ZOOM OPTION:

https://us02web.zoom.us/i/82951348384

Or Telephone:

US:+1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592

or +1 312 626 6799

Webinar ID: 829 5134 8384

Hearings begin on the first day. It is each taxpayer's or his representative's responsibility to be present when the case is called.

LEGAL AUTHORITY AND JURISDICTION OF THE STATE BOARD OF EQUALIZATION: NRS 361.400

BRIEF STATEMENT OF MATTER: Appeal from the action of the Clark County Board of Equalization

Case No: 25-106 Parcel No: 163-10-507-018

The State Board of Equalization (State Board) will hear the Petitioner's appeal at the time and place stated above. Please be aware that the time is approximate and although you may be assured the appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled at the same time. If the taxpayer or his representative is not present when his hearing is called, the State Board will invoke the requirements of NRS 361.385 and NAC 361.708(4). The State Board may (a) proceed with the hearing; (b) dismiss the proceeding with or without prejudice; or (c) recess the hearing for a period to be set by the State Board to enable the party to attend.

Please be aware the State Board will limit its consideration to the issues and contentions set forth in the petition. Other issues may be heard if the requirements of NAC 361.745 are met.

Information regarding the rules of practice and procedure before the State Board are on the attached information sheet.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this hearing should notify the Department at least 3 days before the hearing. In order to comply with the security procedures of the Department, you will be required to show identification and sign a visitor's log prior to entering the hearing room.

If you need an accommodation in order to communicate during the hearing, the Department will provide one at no cost to you. Arrangements for an interpreter should be made as soon as possible, but no later than 14 days before the scheduled meeting. Please contact Kari Skalsky at 775-684-2160 at least 14 days in advance to request an interpreter in your preferred language. You may also submit your request through state.nv.us.

Si necesita una ayuda para comunicarse durante la audiencia, el Departamento se lo proporcionará sin costo alguno. Los trámites para conseguir un intérprete deben hacerse lo antes posible, pero a más tardar 14 días antes de la cita programada. Por favor, póngase en contacto con Kari Skalsky al 775-684-2160 con al menos 14 días de anticipación para solicitar un intérprete en su idioma de preferencia. También puede solicitarlo a través de state.nv.us.

If you have any questions, please call (775) 684-2160.

Shellie Hughes

Secretary to the State Board of Equalization

Kari Skalsky

Management Analyst III, Boards and Commissions

Department of Taxation