

LOCATION 10

BLOCK NUMBER 126

SUBDIVISION OR TRACT

DESCRIPTION

150 ft. on S. side of Johnson Ave by depth to Foster Rd., E. by Shafer.

126

LOT NUMBER

CITY OF LOS GAT

OWNERSHIP M. Mc Honnell

Scale 1" = 50'

HEIGHT... FT.

Sect.	Dimensions	Area or Cubage	Unit Cost	Repro. Cost	Out' bldgs	Pres. Value
(A)	X X =	1100	Cu. ft. @ \$ 2.95	\$ 3245.		\$ 50
(B)	X 12 X 4 =	48	Cu. ft. @ \$.90	43.		
(C)	X 8 X 4 =	32	Cu. ft. @ \$.90	29.	Miscel.	
(D)	X 12 X 9 =	108	Cu. ft. @ \$ 1.75	189.	Retain. Wall	
	X X =		Cu. ft. @ \$.		Tank	
	X X =		Cu. ft. @ \$.		Pool	
Reproduction Cost of Main Building				\$ 3506.	36 % Good	\$ 1260.
Garage	X 20 X 20 =	400	Cu. ft. @ \$.80	\$ 320.	70 % Good	\$ 285.
Depreciation %		Pct. Good %	TOTAL DEPRECIATED VALUE		\$ 1595.	

EXTERIOR DESCRIPTION

INTERIOR DESCRIPTION

COMMERCIAL BLDGS

Stories

Stores

Office Bldg

Aparts

Rms. Hotel

Rmg. House

Rms. Hosp.

Bank

Hall

Whse. Loft

Car Garage

Seat Theatre

Mill

Factory

Gas Station

Green House

School

FOUNDATION

Deep

Shallow

Concrete

Brick

Stone

Posts

Piers

Mud sill

Piles

ROOF

Gable

Flat

Hip

Gambrel

Mansard

Drmr

Plain

Cut up

ROOFING

Wood Shingle

Pat. Shingles

Tar & Gravel

Composition

Metal

Cor. Iron

Good

Med

Chp

PORCHES; NUMBER

Front

Rear

Open

Roofed

Screened

Glassed In

OUTBUILDINGS

Garage

Cars

Detached

Attached

Shed

Barn

Poultry House

EXTERIOR WALLS

Brick

Stone

Terra Cotta

Tile

Stucco

On Wood Lath

On Chick Wire

Rustic

OP

Resawed

Brd. & Bat.

Shiplap

Novelty

T&G

Corr. Iron

Painted

Stained

EXTERIOR TRIM

Masonry

Metal

Plastic

Tile

Wood

Glass

Ornamental

Plain

STORE FRONT

Bulkhead

Plate in Met.

Plate in Wood

Plate with red

Sheet Glass

INSIDE TRIM

Stock

Spec.

Pine

Hard

Painted

Enam.

WALLS & CEILINGS

Plastered

Rms

Plast. Bd.

Rms

Compo. Bd.

Rms

Stucco

Rms

Wainscot

Paneled

Beamed Ceiling

DECORATING

Papered

Rms

Tinted

Rms

Canvas

Rms

Sanitas

Rms

Cloth & Pap.

Rms

Plain

Med

Good

FLOORS

Number of Rooms

Pine

Hardwood

Cement

Tile

Marble

Terrazzo

Composition

Earth

PLUMBING

No. of Fixt.

5

Old Style

Modern

Good

Med

Chp

BATH ROOMS

Large

Small

Rooms

NO.

Good

Medium

Cheap

Shower

Lin

Floor

Tile Wall

BUILT-IN FEATURES

Kitch. Cab.

Ft

Buffet

Ft

Book Cases

Lockers

Patent Beds

Refrigerator

Open Shelv.

MISCELLANEOUS

Sidewalk Lights

Fire Escapes

Plate Glass

MECHANICAL EQUIPMENT - Pres. Val.

Ventilating System

\$

Sprinkler System

\$

Automatic Fire Alarm

\$

Vacuum Cleaning System

\$

Water Heater

Storage

Automatic

Air Conditioning

\$

Well

Windmill

Elec. Pump

Tank

Pressure System

OUTBUILDINGS-VALUE Under \$400

Dimen.

17 X 10

Ft: Age

Walls

Roof

Floor

Area

170

SqFt @ \$

Repro. Cost

\$

% Good: PRES. VALUE

\$

Miscellaneous Remarks

See Reverse

BASEMENT

Garage

Cars

Full

Part

None

Floor: m

St. Wd. Dt

Walls: m

St. Wd. Dt

Un

Finished

ELEVATORS

Speed: H1

Low

Elec.

Hyd.

Auto

Pass. Fnt.

Dmb Wt.

Height

Ft

Sidewalk

STREET FRONT

PRICED BY W. W. Holden

DATE 5/1/41

CLASSIFICATION 1204

ABC

QUALITY: Cheap

Medium

Good

Special

OCCUPANCY

Owner

Tenant

Vacant

Not Home

Age 60

Yrs.

Remodeled Age 40

Yrs.

Condition: New

Good

Medium

Poor

Obsolescence

Yes

No

Functional Defects

Special Depreciation For: Lack of Utility

Over

Under

Improvement

Location

DESIGN: Good

Acceptable

Poor

Freak

FLOOR PLAN: Good

Acceptable

Awkward

Perimeter of Walls

162

ft; Number of angles

RENT \$

Per

Source of Information

No.

Tenant

Agent

Estimated

EQUATAX SYSTEM

THE MODERN ANALYTIC METHOD OF REALTY VALUATION--JAMES G. STAFFORD & ASSOCIATES,

OAKLAND AND SAN FRANCISCO, CALIF. ©1940

Block No.	126	Lot No.		Block Book Page	
Description, Dimensions and Ownership of Real Property Described herein, conforms with Official Block Book, and Assessment Map of The City Named on Reverse.					
No accountability Assumed for Matters Legal in Character. Computation of Values of Land and Buildings in Accordance with Contract Provisions for Equatix System Valuation.					

SYMBOL	FRONT	DEPTH	PCT.	COEF.	UNIT	COMPUTED VALUE
	150 x 119 ⊕	107	160.10	7 1/2	\$	1204
	X					
	X					
	X					
	Added For Corner					
	Added For Alley					
SYMBOLS					TOTAL	
F.T.=Front Triangle. R.T.=Rear Triangle. B.L.=Back Lot Comp.						
C.I.=Corner Influence. ♂ = Reverse Corner Comp.					\$	

Retail Business ☐	Residence ☐	SPECIAL REMARKS	Ⓡ Average 100 ft.
Semi Business ☐	Industrial ☐		

REVISIONS AND ADJUSTMENTS: Record Below Subsequent Changes in Value due to Re-appraisal. Indicate Reason for Action Such as Additions, Alterations, Rebuilding, Fire Loss, Demolition, or Removal of Buildings.

DATE	Reason for Action	BY	COST FACTOR	REPRO. COST	DEPRECIATION	REVISED VALUE
1946.	6.5 ft. corner sold to Hanson with small R.T.					
	85 ft. retained by M. Mc Donnell & Hwy & garage & Chicken House -					
	Land valuation - assessed is 5 per ft.					

YEAR	1940	19	19	19
Land Value	\$ 1200	\$	\$	\$
Building Value	\$ 1600	\$	\$	\$
Number of Bldgs	4			

OWNERSHIP RECORD	
1940	
1941	M. Mc Donnell
1942	
1943	
1944	
1945	
1946	
1947	

SKETCHES OR REMARKS, OR METES AND BOUNDS DESCRIPTION