

SEGGEMAN, PAMELA MOORE REV
LIVING TRUST
4255 SAN VINCENTE ST
CHINO CA 91710

B23351P240

Property Data			Assessment Record				
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	155,000	24,366	0	179,366
REVIEW	0		2012	155,000	24,366	0	179,366
Building Permit	0		2013	155,000	24,366	0	179,366
Zone/Land Use	11 Rural Residential & Agri		2014	155,000	24,366	0	179,366
Secondary Zone	23 Lake District		2015	155,000	24,400	0	179,400
Topography	2 Rolling	3 Above Street	2016	155,000	24,400	0	179,400
1. Hill	4. Below St	7.	2017	155,000	24,400	0	179,400
2. Rolling	5. Low	8.	2018	155,000	24,400	0	179,400
3. Above St	6. Swampy	9.	2019	210,400	33,500	0	243,900
Utilities	4. Filled Well/Point	6 Septic System	2020	210,400	33,500	0	243,900
1. Public	4. Dug Well/Po	7. Cesspool	2021	210,400	33,500	0	243,900
2. Water	5. Dug Well	8. Lake	2022	210,400	33,500	0	243,900
3. Holding Ta	6. Septic	9. None	2023	210,400	42,500	0	252,900
Street	1 Paved		Calc.	697,200	60,500	0	757,700
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						
GIS Map	63						
Field Review	1						

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
5/24-FR=DR

Gray

Sale Data		
Sale Date	10/20/2005	
Price		
Sale Type		
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing		
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity		
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified		
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)				%		1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-160)				%		4. Size/Shape
15. Water (1601-32)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet					Acres
16. Water (3201-6400)				%		30. Blueberry(11-20
17. Water SF Amen				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influen				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
				%		35. Shorefront C
				%		36. ANTENNA SITE
21. Base Lot	21	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	24	10.00	100	%	0	38. Mixed Wood TG
23. Base Lot Unpav	25	20.00	100	%	0	39. Hardwood TG
	26	20.00	100	%	0	40. Wasteland
24. Acres to 10	27	67.16	100	%	0	41. Woodland
25. Acres 11-30				%		42. Mobile Home Si
26. Acres 31-50				%		43. Camp Site
27. Acres 51& over				%		44. Lot Improvemen
28. Acres 71 & Ove				%		45. BA SF - Oce
29. Woods (41+)				%		46. SP Meadow Cond
Total Acreage		119.00				

