

Adams, Harold  
Adams, Elisa  
4052 Ishi Trail  
Oroville CA 95965

B1P1

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
1/24 - PM VACANT

New Sharon

Property Data			Assessment Record						
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	33,300	0	0	33,300		
1ST MORTGAGE <b>0</b>			2012	33,300	0	0	33,300		
2ND MORTGAGE <b>0</b>			2013	33,300	0	0	33,300		
Zone/Land Use <b>1 New Sharon all</b>			2014	33,300	0	0	33,300		
Secondary Zone			2015	33,300	0	0	33,300		
Topography			2016	33,300	0	0	33,300		
1.Level 4.Below St 7.LevelBog			2017	33,300	0	0	33,300		
2.Rolling 5.Low 8.			2018	33,300	0	0	33,300		
3.Above St 6.Swampy 9.			2019	33,300	0	0	33,300		
Utilities			2020	33,300	0	0	33,300		
1.Public 4.Dr Well 7.Cesspool			2021	33,300	0	0	33,300		
2.Water 5.Dug Well 8.			2022	33,300	0	0	33,300		
3.Sewer 6.Septic 9.Non			2024	50,000	0	0	50,000		
Street									
1.Paved 4.Proposed									
2.Semi Imp 5.R/O/W									
3.Gravel 6.									
TG PLAN YEAR <b>0</b>									
Tif District # <b>0</b>									
Sale Date			<b>Land Data</b>						
Price			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b> 1.Unimproved 2.Excess Frtg 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Open Space 8.View/Environ 9.Fract Share <b>Acres</b> 30.Rear Land >10 31.Tillable 32.Pasture 33.Orchard 34.Software F&O 35.Mixed Wood F&O 36.Hardwood F&O 37.Software TG 38.Mixed Wood TG 39.Hardwood TG 40.Wasteland 41.Open Space 42.Mobile Home Si 43.Condo Site 44.Lot Improvemen 45.Subdivision Lo 46.Golf Course
Sale Type			11.Com-Site		Frontage	Depth	Factor	Code	
1.Land 4.Mobile 7.C/I L&B			12.Ind-Site				%		
2.L&B 5.Other 8.			13.Res-Site PR				%		
3.Bundling 6.C/I Land 9.			14.Res-Site DR				%		
Financing			15.Res-Site RMT				%		
1.Convent 4.Seller 7.			<b>Square Foot</b>	<b>Square Feet</b>					
2.FHA/VA 5.Private 8.			16.Not Used				%		
3.Assumed 6.Cash 9.Unknown			17.Not Used				%		
Validity			18.Not Used				%		
1.Valid 4.Split 7.Renovate			19.Not Used				%		
2.Related 5.Partial 8.Other			20.Residential-Si				%		
3.Distress 6.Exempt 9.			<b>Fract. Acre</b>	<b>Acres/Sites</b>					
Verified			21.Homesite (Frac	51	1.00	100	%	0	
1.Buyer 4.Agent 7.Family			22.Baselot (Frac	28	4.00	100	%	0	
2.Seller 5.Pub Rec 8.Other			23.Misc (Fract)	54	15.00	100	%	0	
3.Lender 6.MLS 9.			<b>Acres</b>				%		
			24.Homesite				%		
			25.Baselot				%		
			26.Not Used				%		
			27.Not Used				%		
			28.Rear Land <5	<b>Total Acreage 20.00</b>					
			29.Rear Land 5-10						

Proposed Value

**New Sharon**

Map Lot 06-33

Account 6

Location Muddy Brook Road

Card 1 Of 1 10/16/2024

Building Style			SF Bsmt Living			Layout					
1.Conv.	5.Garrison	9.Other	Fin Bsmt Grade			1.Typical	4.	7.			
2.Ranch	6.Split	10.Gar/Apt	Secondary Heat			2.Inadeq	5.	8.			
3.R Ranch	7.Contemp	11.Cottage	Heat Type <b>100%</b>			3.Poor	6.	9.			
4.Cape	8.Log	12.Dblewid	1.HWBB	5.FWA	9.No Heat	Attic					
Dwelling Units			2.HWCI	6.GravWA	10.Radiant	1.1/4 Fin	4.Full Fin	7.			
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.			
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None			
1.1	4.1.5	7.	Cool Type <b>0%</b>			Insulation					
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.			
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.	8.			
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None			
1.Wood	5.Stucco	9.Other	Kitchen Style			Unfinished %					
2.Vin/Al	6.Brick	10.Cement	1.Modern	4.Obsolete	7.	Grade & Factor					
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.			
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade			
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same			
1.Asphalt	4.Composit	7.SS	1.Modern	4.Obsolete	7.	SQFT (Footprint)					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition					
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc			
Solar Voltaic			# Bedrooms			3.Avg-	6.Good	9.Same			
OPEN-4-CUSTOM			# Full Baths			Phys. % Good					
Year Built			# Half Baths			Funct. % Good					
Year Remodeled			# Addn Fixtures			Functional Code					
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power			
1.Concrete	4.Wood	7.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>			2.O-Built	5.Bsmt	8.No Power			
2.C Block	5.Slab	8.				3.Damage	6.Common	9.No Power	Econ. % Good		
3.Br/Stone	6.Piers	9.				Economic Code			0.None	3.No Power	7.
Basement						Entrance Code			1.Location	4.General	8.
1.1/4 Bmt	4.Full Bmt	7.				1.1/4 Bmt			2.Encroach	9.None	9.
2.1/2 Bmt	5.None	8.				2.1/2 Bmt			Unoccupied		
3.3/4 Bmt	6.	9.None				3.3/4 Bmt			1.Interior	4.Vacant	7.
Bsmt Gar # Cars						Wet Basement			2.Exterior	5.Estimate	8.
1.Dry	4.	7.				1.Dry			3.Informal	6.Reviewed	9.
2.Damp	5.	8.				2.Damp			Information Code <b>5 Estimate</b>		
3.Wet	6.	9.	3.Wet			1.Owner	4.Agent	7.			
Date Inspected 1/30/2024			3.Relative			5.Estimate	8.				
			3.Tenant			6.Other	9.				
<b>Additions, Outbuildings &amp; Improvements</b>											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value				
					%	%		1.One Story Fram			
					%	%		2.Two Story Fram			
					%	%		3.Three Story Fr			
					%	%		4.1 & 1/2 Story			
					%	%		5.1 & 3/4 Story			
					%	%		6.2 & 1/2 Story			
					%	%		21.Open Frame Por			
					%	%		22.Encl Frame Por			
					%	%		23.Frame Garage			
					%	%		24.Frame Shed			
					%	%		25.Frame Bay Wind			
					%	%		26.1SFr Overhang			
					%	%		27.Unfin Basement			
					%	%		28.Unfinished Att			
					%	%		29.Finished Attic			

Proposed Value