

Ownership Description				Assessment Summary																							
<b>Name:</b> APPLE LILY LLC 1885 PEACOCK AVE MOUNTAIN VIEW CA 94043-4438 <b>Subd.:</b> 08227 TOWNE WEST S/D PH III-IV <b>S-T-R:</b> 13-16-31 <b>Acres:</b> 0.11 <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 1094 S BENCHMARK LN <b>Legal:</b>				<b>Type:</b> RI Res.Impr <b>Taxable:</b> NF No-Full <b>Neigh:</b> FY1631W <b>Owner:</b> 907517 <b>Status:</b> P25 <b>Tax Status:</b> AC <b>Block:</b> <b>Lot:</b> 313  <b>City:</b> FAYETTEVILLE <b>Map:</b> <b>Old PID:</b> 765-22366-704		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Year</b></td> <td>2025</td> <td>20%</td> <td>2023</td> <td>20%</td> </tr> <tr> <td><b>Land</b></td> <td>75,000</td> <td>15,000</td> <td>37,500</td> <td>7,500</td> </tr> <tr> <td><b>Bldgs</b></td> <td>581,300</td> <td>116,260</td> <td></td> <td></td> </tr> <tr> <td><b>Total</b></td> <td>656,300</td> <td>131,260</td> <td>37,500</td> <td>7,500</td> </tr> </table>		<b>Year</b>	2025	20%	2023	20%	<b>Land</b>	75,000	15,000	37,500	7,500	<b>Bldgs</b>	581,300	116,260			<b>Total</b>	656,300	131,260	37,500	7,500
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				Review Record																							
				<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>																		
				6/24/2025	JJC	BP	75,000	581,300	656,300																		
				NEW DUPLEX FOR 2025																							
				4/29/2025	KNM	IN	75,000		75,000																		
				FOR 2025 REMOVED DD DUE TO SALE																							
				7/7/2023	MDH	RV	37,500		37,500																		
				2023 REAPPRAISAL																							
				7/7/2022	JJC	BP	25,000		25,000																		
				FOR 2022: NEW S/D																							
				4/18/2022	DMC	SP																					
				FOR 2022: NEW S/D PER S/D PLAT TOWNE WEST S/D PH III-IV 24A-380. ALL ACREAGE FROM 765-22366-704																							
Building Permit Record																											
<b>Date</b>	<b>Amount</b>	<b>Purpose</b>	<b>Note</b>																								
2/29/2024	767,112	NC New Cons	FOR 2024 DUPLEX 100% COMPLETE 6/24/25 JJC // R26																								

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input checked="" type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/31/2024	2025-00011			QC	APPLE LILY LLC	JBF 1-6-2024 NO REV
12/31/2024	2024-34176		680,000	WD	WEAVER, JESSE R & ZHU-WEAVER, GUAN	JBF 1-3-2025 // Imported from Just Appraised
12/7/2021	2021-47219			WD	TITAN TW LLC	WGO 04/20/2022 NO REV
12/7/2021	2021-47097		2,380,000	WD	TITAN TW LLC	WGO 04/20/2022

Land Record										765/765-32985-000			
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
1	HL	1.000	1.000		.000	100000.00		O	-25		75,000	50	
											0.11 AC		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
Duplex	ONE+MasonFr	1,594	4,060	3+10	1	2024		A	583,086	99	577,258			577,258	AN	
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													4,017			
<b>Total</b>													581,300			

Ext Wall	Roof Type	Sketch Area	Building Computation																																																																																																																																																																																					
<input type="checkbox"/> COMBO <input type="checkbox"/> Low Cost <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Comb M/F <input type="checkbox"/> MasonVen <input type="checkbox"/> Other <b>Foundation</b> <input type="checkbox"/> Open Pier <input type="checkbox"/> Closed Pier <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other <b>Floor Struct</b> <input type="checkbox"/> Wood SubF <input checked="" type="checkbox"/> Elev Slab <input type="checkbox"/> Slab Grade <input type="checkbox"/> Other <b>Insulation</b> <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Wall <input checked="" type="checkbox"/> Ceiling <b>Heat/Cool</b> <input type="checkbox"/> None <input type="checkbox"/> Hot Air/F <input type="checkbox"/> F/W Furn <input checked="" type="checkbox"/> Central <input type="checkbox"/> Elec Base <input type="checkbox"/> Elec Ceil <input type="checkbox"/> Other <b>Floor Cover</b> <input type="checkbox"/> None <input type="checkbox"/> Softwood <input type="checkbox"/> HW Sheath <input type="checkbox"/> HW Parq <input type="checkbox"/> Linoleum <input type="checkbox"/> CarpetTile <input type="checkbox"/> Cer Tile <input type="checkbox"/> Stone <input checked="" type="checkbox"/> LuxVinyl <b>Basement</b> <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished <input type="checkbox"/> Fin Part	<input type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Gambrel <input type="checkbox"/> Arched <input type="checkbox"/> Gable <input type="checkbox"/> Flat <input type="checkbox"/> Dormer <input checked="" type="checkbox"/> HipGable <input type="checkbox"/> Other <b>Roof Cover</b> <input type="checkbox"/> Asp Shing <input checked="" type="checkbox"/> Fib Shing <input type="checkbox"/> Wd Shing <input type="checkbox"/> Wd Shakes <input type="checkbox"/> Clay/Slate <input type="checkbox"/> GalvAlum <input type="checkbox"/> Other <b>Plumbing</b> Full 8 <input checked="" type="checkbox"/> Half 2 Extra <b>Fireplaces</b> Type Count		Base Price 30.59 +/- Grade 1.100 Story Hgt Factor .934 Grade Adj Factor 1.000 Composite Factor 1.027 Adj Price per SF 31.42 Total Base SF 4,060 Base Value 127,565 <b>Adjustments to Base</b> <table border="1"> <thead> <tr> <th>Item</th> <th>S.F./Qty</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>Foundation</td><td>1,594</td><td></td><td></td></tr> <tr><td>Floor Structure</td><td>1,594</td><td></td><td></td></tr> <tr><td>Ins Floor</td><td></td><td></td><td></td></tr> <tr><td>Ins Wall</td><td></td><td></td><td></td></tr> <tr><td>Ins Ceiling</td><td></td><td></td><td></td></tr> <tr><td>Heat &amp; 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Outbuildings and Yard Improvements												
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		13	24				2.00	1.000	99	618		
CDW		13	24				2.00	1.000	99	618		
<b>Total</b>										1,236		

Inspected: SRH 4/7/2023 Contact: PI  
 Revisited: Int.Est?:  
 Entered: SRH 4/27/2023 Sk. File:  
 Printed: 8/13/2025 Status: P25