

Parcel	22-06-331-010-0000
Owner	DAUD, CHARLES T M & SAW K; JT
Address	284 E 4500 S
Total Acreage	0.33
Above Ground sqft.	
Property Type	507 - RETAL-CNVRSN
Tax District	21

Value History		Record	Land Value	Building Value	Market Value	Tax Rate
					\$ 454,300	not set
2017			\$ 178,600	\$ 275,700		
2016	1		\$ 173,900	\$ 283,400	\$ 457,300	.0112400
2015	1		\$ 170,800	\$ 122,200	\$ 293,000	.0123780
2014	1		\$ 166,200	\$ 120,300	\$ 286,500	.0124800
2013	1		\$ 163,100	\$ 123,400	\$ 286,500	.0128660



40.674000100,-111.883637810

22-06-331-010-0000

Land Record

Record ID	1	Influence Effect		Lot Shape	REGULAR	Traffic	HEAVY
Lot Use	COMMERCIAL	Assmt. Class	COM-SECONDRY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-FRNT	Lot Depth	177	Neighborhood	5701	Street type	HIGHWAY
Land Class		Acres	0.33	Nbhd Type	TRANSITIONAL	Street Finish	PAVED
Income Flag	YES	Zone	GO	Nbhd Effect	INFERIOR	Curb Gutter	Y
Seasonal use		Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots					

Commercial Section

Building Number	1	101	102
Class	D	D	D
Depreciation Grade	A	A	A
Tenant Apeal	A	A	A
Exterior Wall type	SO	SO	SO
Foundation	Y	Y	Y
Perimeter	134	94	94
Stories	1.0	2.0	2.0
Street Height	9	8	8
Ground Floor Area	1107	736	736
% office			
Year Built	1920	2002	2002
Effective Year Built	1996	2011	2011
Year Remodeled			
Land Building ratio	5.57	5.57	5.57
Rental Class	C		B

Commercial Group	102-1	101-1	101-2
Commercial Use	660	160	661
Cost Grade	A	A	A
Inside Grade	A	A	A
Outside Grade	A	A	A
Over all Condition	A	A	VG
Inside Condition	A	A	VG
Outside Condition	A	A	VG
Base Floor	1	1	0
Base Floor Area	736	1107	1107
Number of Floors	2	1	1
Additional Floor Area			
Total Floor Area	1472	1107	1107
Lighting	A	A	A
Heating/Cooling type 1	PU	PU	FA
Heating/Cooling type 2			
Partitioning	A	A	A
Total Income Area		2579	1107
Total Number of Income U.		1	1
Average Inc Unit Size		2579	1107

Percent Heated 1
 Percent Heated 2
 Percent Sprinklers
 Number of Units

100

100

100

					22-06-331-010-0
Detached Structures	1	2	3	4	
Record ID					
Structure	<u>PVNG-ASPHALT</u>	<u>OTHER</u>	<u>PVNG-CONCRTE</u>	<u>IRON-FENCE</u>	<u>FENCE-CHL</u>
Description		<u>ADA-RAMP</u>			
Assessment Class	<u>COM-SECONDRY</u>	<u>COM-SECONDRY</u>	<u>COM-SECONDRY</u>	<u>COM-SECONDRY</u>	<u>COM-SECONDRY</u>
Units	<u>SQUARE-FEET</u>	<u>SQUARE-FEET</u>	<u>SQUARE-FEET</u>	<u>SQUARE-FEET</u>	<u>LINEAL-FEET</u>
Measure 1	<u>1</u>	<u>1</u>	<u>1</u>	<u>5</u>	
Measure 2	<u>10000</u>	<u>239</u>	<u>168</u>	<u>90</u>	
Effective Year Built	<u>2010</u>	<u>2010</u>	<u>2008</u>	<u>2006</u>	<u>2</u>
Actual Year Built	<u>1999</u>	<u>2002</u>	<u>2002</u>	<u>2002</u>	<u>2</u>
Quality	<u>AVERAGE</u>	<u>AVERAGE</u>	<u>AVERAGE</u>	<u>AVERAGE</u>	<u>AVERAGE</u>
Condition	<u>GOOD</u>	<u>GOOD</u>	<u>GOOD</u>	<u>GOOD</u>	<u>GOOD</u>
Income Flag	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	
Replacement Cost New	<u>\$ 23,200</u>	<u>\$ 956</u>	<u>\$ 983</u>	<u>\$ 5,994</u>	
Replacement Cost New, Less Depreciation	<u>\$ 14,384</u>	<u>\$ 956</u>	<u>\$ 639</u>	<u>\$ 4,076</u>	
Sound Value	<u>\$ 0</u>	<u>\$ 956</u>	<u>\$ 0</u>	<u>\$ 0</u>	
Building Number	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	

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 This page shows the assessor's CAMA data, as it was, on May 22, 2017.