

(no-address)

Property report generated on July 15, 2017

A. Your Notes

A1. Your Notes

Status

Color code this Property Report

Watch List

Email me when the property is updated

Add to a Folder

autocomplete content


[Add](#)

Favorite Properties

B. Overview

B1. Photos

[Google Street View](#) | [Microsoft Bird's Eye View](#)



Sorry, we have no imagery here.



Google Street View

[Upload photos for this property](#)

B2. Overview

Location

Property address **n/a**
Parcel ID **282-241-06-00**
Map number **002031**

Legal Description

LOT 83*NELY 126 FT OF SWLY 293.24 FT
MEAS ON NWLY LI*

Neighborhood

Tax rate area **Ramona Unified**

Owner

Name **West Benjamin F &
West Gudrun R**
Address **1475 Oakmont Pl
Niceville, FL 32578**

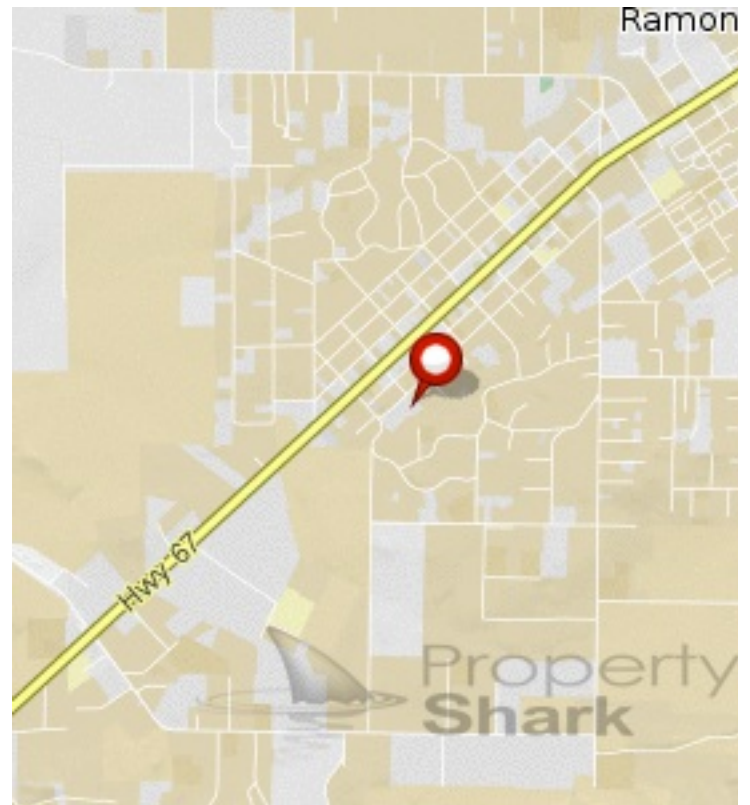
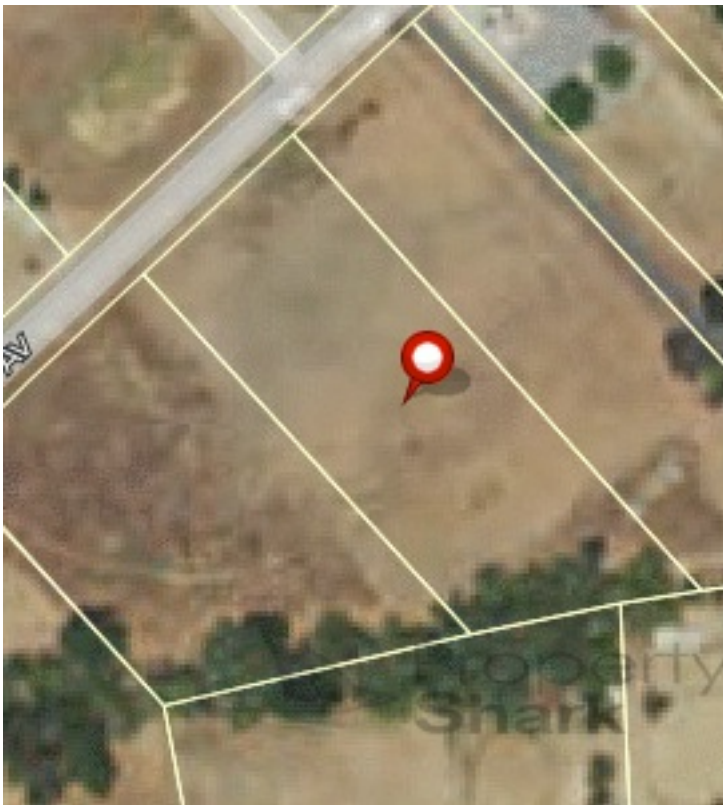
Market Value & Taxes

Tax year **2016-2017**
Land value **\$10,904**
Total value **\$10,904**
Property tax **\$113.90**

Land

Lot sq. ft. **45,302**
Property class **Vacant Residential
(10)**

B3. Maps



B4. For Sale

Post Ad

Market your commercial listing for FREE.

Have your listing displayed in front of thousands of potential buyers by posting it in our commercial for sale section. This enables you to:

Market your listing for free - no subscription required.

Reach a targeted audience - thousands of real estate investors visit our commercial for sale section each month.

Promote your listing in great detail - specify the type of property, upload photos, floor plans and much more.

C. Owners & Residents

C1. Registered Owner

West Benjamin F & West Gudrun R

1475 Oakmont Pl

Niceville, FL 32578

Source: Assessment Roll

Last recorded: 01/01/2016




Phone Lookup



See who is behind the LLC



Add to Address Book

 See past the LLC: three ways to unmask the real owner

D. Sales & Value

D1. Neighborhood Price History

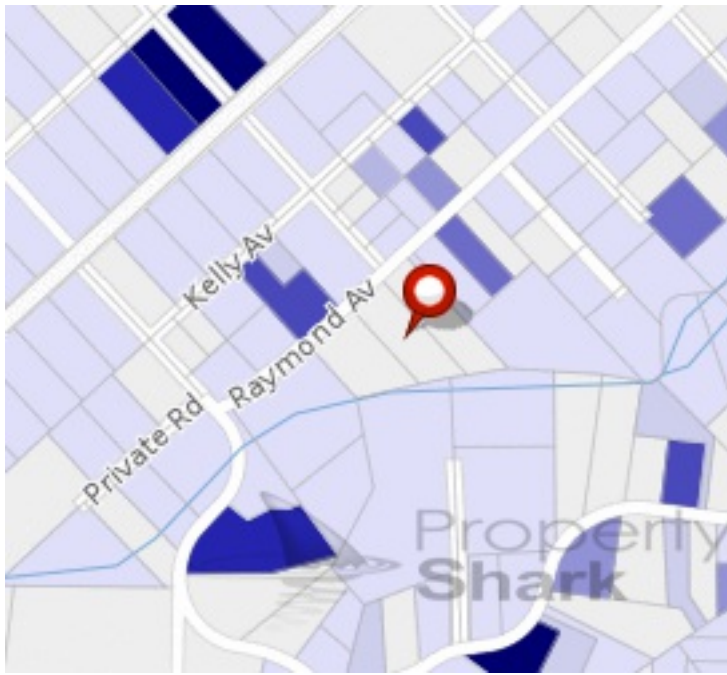
We analyzed all sales of property class Vacant Residential in the 92065 zip code since 1980. For each year we found the median sale price (half of sales were higher, half were lower) and the median size of the properties sold (half were bigger, half were smaller). We also computed the median price per square foot for this property class and the value of a median (0 sqft) property if it were to sell for the median price per square foot.

Year	# of Sales	Median Price	Median Sqft	Median \$ per Sqft	Value at Median \$ per Sqft
2017	6	\$87,500	0	\$0	\$0
2016	16	\$200,000	0	\$0	\$0
2015	6	\$190,000	0	\$0	\$0
2014	9	\$140,000	0	\$0	\$0
2013	13	\$72,000	0	\$0	\$0
2012	6	\$139,000	0	\$0	\$0
2011	6	\$70,000	0	\$0	\$0
2010	8	\$108,000	0	\$0	\$0
2009	7	\$75,000	0	\$0	\$0

2008	12	\$270,000	0	\$0	\$0
2007	4	\$650,000	0	\$0	\$0
2006	9	\$185,000	0	\$0	\$0
2005	12	\$481,500	0	\$0	\$0
2004	9	\$165,000	0	\$0	\$0
2003	8	\$250,000	0	\$0	\$0
2002	9	\$115,000	0	\$0	\$0
2001	4	\$180,000	0	\$0	\$0
2000	16	\$191,000	0	\$0	\$0
1999	17	\$210,000	0	\$0	\$0
1998	16	\$93,500	0	\$0	\$0
1997	6	\$99,000	0	\$0	\$0
1996	4	\$64,041	0	\$0	\$0
1995	7	\$207,000	0	\$0	\$0
1994	5	\$70,000	0	\$0	\$0
1993	5	\$175,000	0	\$0	\$0
1992	4	\$189,000	0	\$0	\$0
1991	5	\$145,000	0	\$0	\$0
1990	9	\$240,000	0	\$0	\$0
1989	11	\$108,000	0	\$0	\$0
1988	4	\$90,000	0	\$0	\$0

D2. Sales & Values Maps

Date of Last Sale

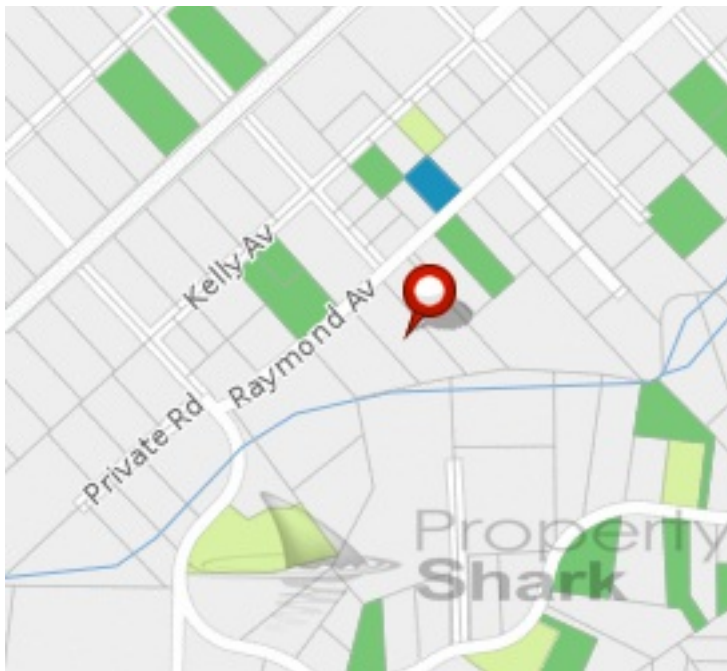


This map shows the most recent sales around the subject property, with darker colors indicating more recent sales.

- Second half of 2016
- First half of 2016
- Second half of 2015
- First half of 2015
- Second half of 2014
- First half of 2014
- 2012 - 2013
- < 2012
- No data

The map is based only on valid sales with a recorded price over \$1000.

Price per Square Foot



On this color-coded map, view the price paid per square foot around the subject property.

- | | |
|---|--|
| Below \$100 | \$700 - \$850 |
| \$100 - \$250 | \$850 - \$1000 |
| \$250 - \$400 | Above \$1000 |
| \$400 - \$550 | No data |
| \$550 - \$700 | |

Multiple properties on the same parcel.
Color coordinates with the price ranges above.

Note: The map displays Price Per Square Foot (\$/sqft) for properties sold in the last 5 years.

E. Development & Use

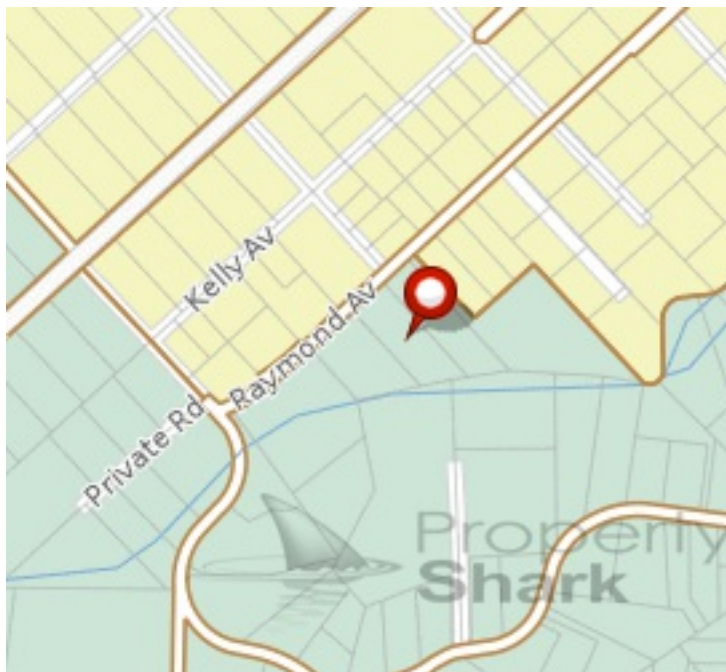
E1. Land

Lot sq. ft. **45,302**
Property class **Vacant Residential (10)**

E2. Urban Landscape Maps

Zoning

Properties can be classified by zoning and building class. San Diego County is divided into four basic zoning districts: residential (R), commercial (C), agricultural(A) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use.



Major zoning groups :

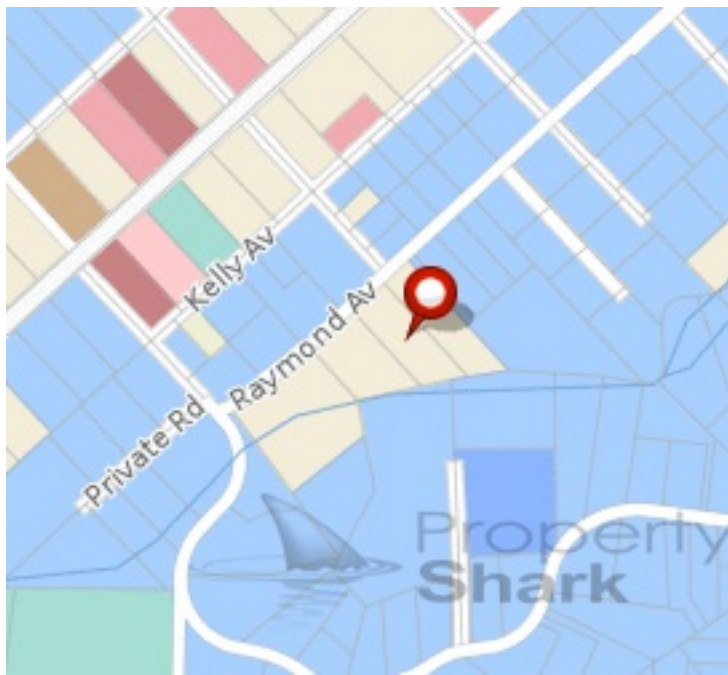
-  Multiple family
-  Single family
-  Other residential
-  Commercial
-  Industrial/manufacturing
-  Planned development
-  Public facilities
-  Open space
-  Agricultural
-  Mixed use
-  Special zones
-  Planned development - overlay
-  No zoning data available

 Zoning: **Agricultural (A70)**











For more information about zoning districts click [here](#).

Land Use

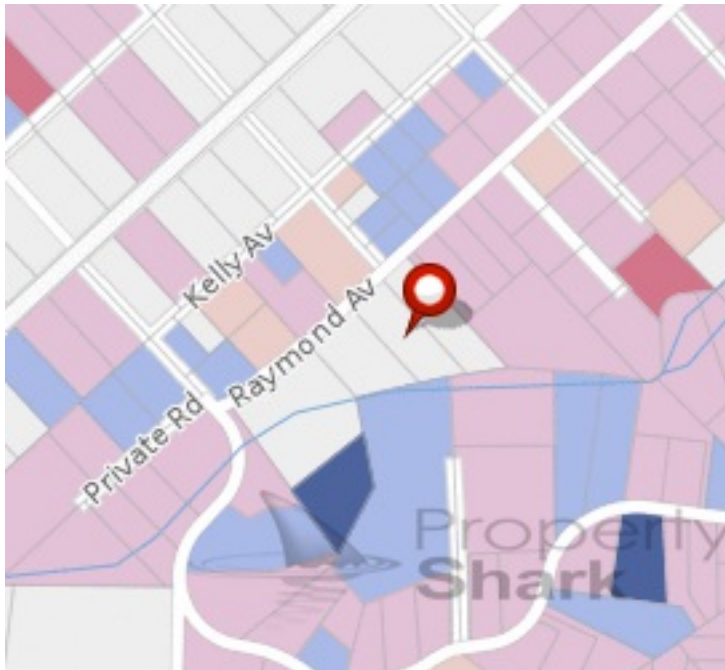
On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.



 Building class: **Vacant Residential (10)**

- | | |
|---|---|
| <p>Residential:</p> <ul style="list-style-type: none">  Single Family  Multi-Family  Condo/Coop Units  Other Residential | <p>Buildings (Spaces /Civic Use):</p> <ul style="list-style-type: none">  Hospitals  Religious & Ceme  Cultural and Thea  Recreational Facil and Parks  Government  Other Buildings /Civic Use |
| <p>Commercial:</p> <ul style="list-style-type: none">  Hotels  Restaurants  Retail  Office & Professional Services  Other commercial | <p>Agricultural:</p> <ul style="list-style-type: none">  Farm & Ranch  Agricultural  Forests |
| <p>Industrial:</p> <ul style="list-style-type: none">  Transportation & Communications  Factories/Storage Facilities  Heavy Industrial  Utilities & Other Industrial | <p>Other:</p> <ul style="list-style-type: none">  Mixed use  Vacant Land  Water  Unknown |

Year Built



On this map, view the year each property was built.



F. Property Tax

F1. Property Tax

The California Constitution mandates that all property is subject to taxation unless otherwise exempted by state or federal law. [Proposition 13](#), enacted in 1978, forms the basis for the current property tax laws.

Assessed Market Value

Assessed value is calculated based on market value using a base year value. A property's original base value is its 1975-1976 market value and can be adjusted each year by no more than 2% to account for inflation. However, if there has been a change in ownership or completed new construction, the new assessed value will be the market value of the property as of the date that it changed ownership or was newly constructed.

The base year for this property's market value is: 11/22/2006.

Land value	\$10,904
Assessed value	= \$10,904

Exemptions and Taxable Value

Taxable value represents the assessed value less any tax exemptions that apply. Several [exemptions](#) are available in the County of San Diego that may lower the property's tax bill.

We have no information whether any exemptions currently apply to this property, therefore, the taxable value is equal to the assessed value.

Property Tax

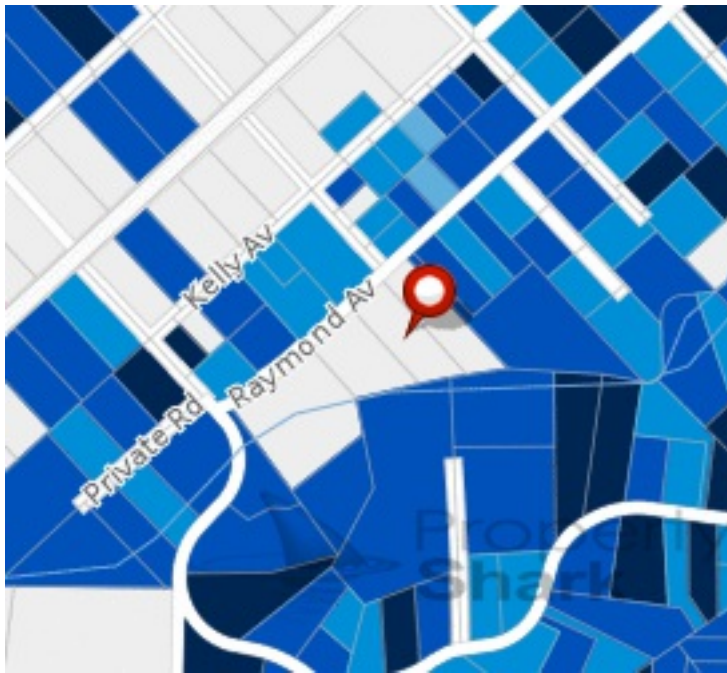
Property tax is calculated by multiplying the property's *taxable value* by all the [tax rates](#) applicable to it and is an estimate of what an owner **not** benefiting from any exemptions would pay.

Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs or to non ad-valorem taxes levied as [fixed charge assessments](#).

Tax description	Assessed value	Tax rate	Tax amount
Property tax	\$10,904	* 1.0446%	= \$113

For more information please visit [California State Board of Equalization](#) webpage or this [publication](#). Also, you can visit the San Diego County's [Assessor/Recorder/County Clerk](#) and [Treasurer-Tax Collector](#), or look up this property's current [valuation and tax situation](#).

Tax per Square Foot



This map shows property tax in correlation with square footage of the property.

Above \$10.00	\$4.00 - \$5.00
\$9.00 - \$10.00	\$3.00 - \$4.00
\$8.00 - \$9.00	\$2.00 - \$3.00
\$7.00 - \$8.00	\$1.00 - \$2.00
\$6.00 - \$7.00	Below \$1.00
\$5.00 - \$6.00	No Data

Multiple properties on the same parcel.
Color coordinates with the price ranges above.

F2. Assessment History

Year	Property class	Assessment value	Total tax rate	Property tax
2013-2014	Vacant Residential	\$10,484	1.0396%	\$109
2012-2013	Vacant Residential	\$10,279	1.0407%	\$107
2011-2012	Vacant Residential	\$10,078	1.041%	\$105
2010-2011	Vacant Residential	\$10,003	1.0419%	\$104

G. Neighborhood

G1. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **92065**.

Population Demographics

Total population	36,039
Female population	49.7%
Male population	50.3%
Median age	40.7
Male median age	38.9
Female median age	42.7

Race & Ethnicity

White	89.3%
Black or african american	1.1%
American indian	0.9%
Asian	1.2%
Other	7.5%

Education

No highschool	6.2%
Some highschool or college	62.2%
Bachelors degree	15.2%

Other

Citizens	90.5%
Citizens born in US	85.0%
English speakers	94.4%

Journey to Work

Work in a metropolitan area	99.9%
Work at home	7.3%
Go to work by car	90.0%
Go to work after 10 am	11.9%

Economic/Employment

Average household income	\$92,982
White collar	77.9%
Blue collar	22.1%

Housing

Family households	78.0%
Households with kids	36.5%
Housing units	12,630
Occupied housing units	11,612
Owner occupied units	72.7%
Average number of people per household	3.08
Median year structure built	1983
Houses with mortgages	78.9%

Wealth

Median value for units with a mortgage	\$385,700
Median value for units without a mortgage	\$381,300
Median gross rent	\$1,241
Median mh values	54400
Median housing costs per month	\$1,877
Population in poverty	8.3%

H. Hazards & Environment

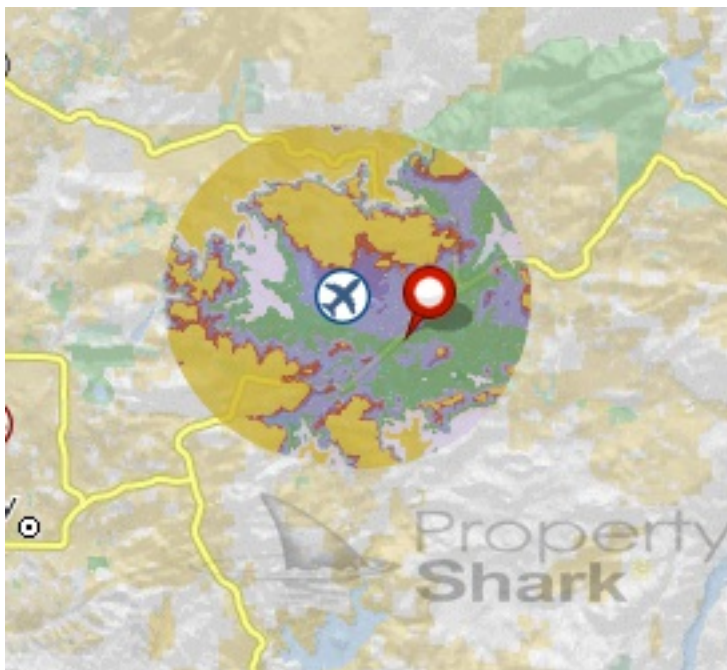
H1. Air Regulations Maps



Air Safety Zones








Risk level

-  Airport Influence Area
-  Low Risk
-  Low to Moderate Risk
-  Moderate Risk
-  High Risk
-  Very High Risk



Air Safety Heights Zones

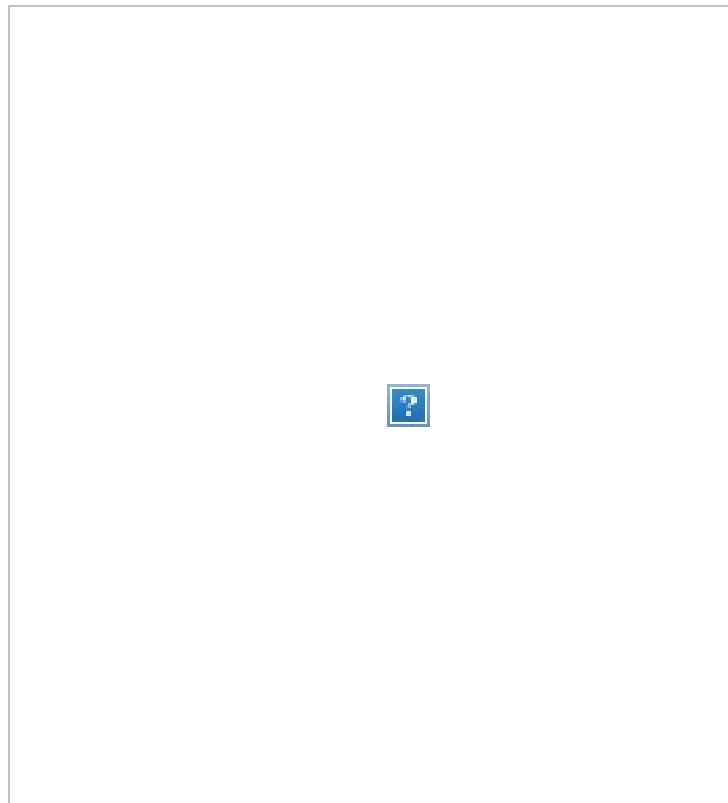
FAA Height Grid Codes

-  Max elevation below to 201 feet below FAAHNS
-  200 to 101 feet below FAAHNS
-  100 to 61 feet below FAAHNS
-  60 to 21 feet below FAAHNS
-  20 to 0 feet below FAAHNS
-  * 1 to 40 feet above FAAHNS
-  * 41 to maximum elevation above FAAHNS

* notification required automatically

FAAHNS: Federal Aviation Authority Height Notification Surface

H2. Fire Maps










This map shows the likelihood of an area burning and how it would burn (example: intensity, speed, embers produced).



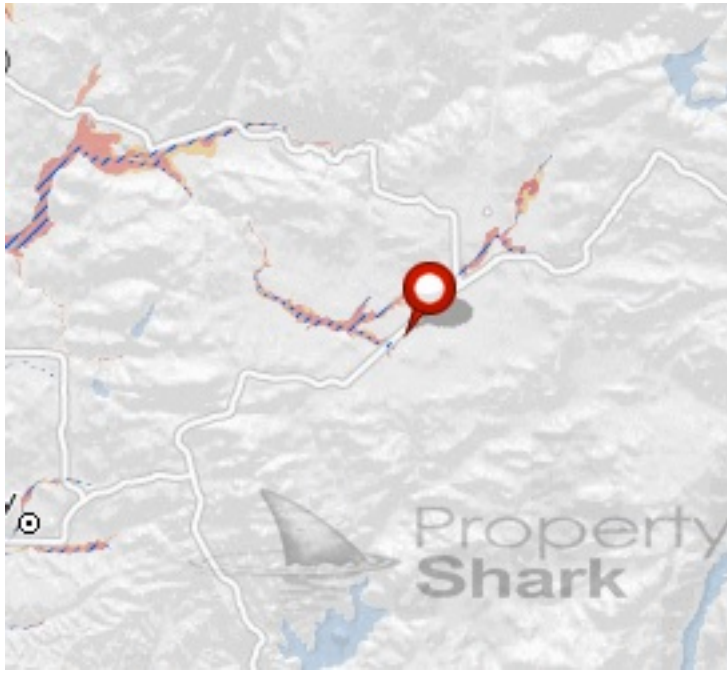
H3. Geohazard Map



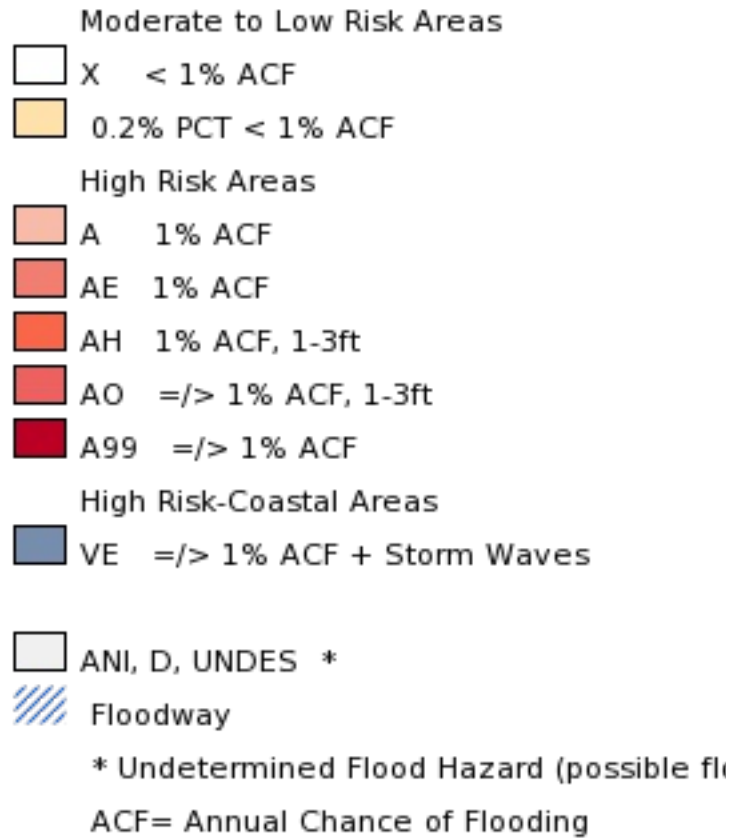
- Geohazards:
 -  Potential Liquefaction
- Slide prone formations:
 -  Neutral or favorable geologic structure
 -  Unfavorable geologic structure
 -  Sweetwater and others
- Landslide:
 -  Confirmed
 -  Suspect
- Liquefaction:
 -  low
 -  high
- All Other Conditions:
 -  nominal
 -  low
 -  low to moderate
 -  moderate

H4. Fema Flood Zones Map

Use this map to determine if the property is in a flood zone.



Find out more about: [FEMA Flood Hazard Map](#)



FEMA Flood Zoning

FEMA flood zone n/a
Costal barrier resources system area (COBRA) n/a
FEMA floodway
FEMA special flood hazard area Out

FEMA Map Details

Map panel ID n/a
Map quadrant ID n/a

Disclaimer

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