

**Office of the Assessor-Recorder
San Francisco County
"Mills Act" Property Valuation**

APN: 0858-002

SF Landmark #: _____

Type of Property: Two Family Residential

Year _____

Property Location: 201 Buchanan Street

Applicant's Name: Howard Stein

Phone: _____

Event Date: 1/1/2013

<u>Restricted Value</u>		<u>2013 Factored Base Year Value</u>		<u>1/1/13 Fair Market Value</u>	
Land	\$616,200	Land	\$1,118,362	Land	\$1,200,000
Improvements	\$410,800	Improvements	\$520,098	Improvements	\$800,000
Total	\$1,027,000	Total	\$1,638,460	Total	\$2,000,000

Property Description

Land Area	4500	Present Use	SFR	Zoning	RH-3
Year Built	1878	Imp. Area (NRA)	3224	Stories	2 plus attic
Neighborhood	Hayes Valley	Quality and Class:	Average		

Issues: Historic Property - Mills Act valuation as of lien date, 1/1/13

Contents of Attached Valuation:

P1. Cover Sheet P2. Property Info P3. Restricted Valuation
P4. Market Sales Analysis

Conclusions and Recommendation:

Based on a three-way comparison of value, the lowest of the three values is the restricted value. Therefore, we recommended a reduction to \$1.027M for the 1/1/13 year

Timothy Landregan 6/5/2013
Appraiser Date

Matt Thomas
Principal Appraiser

Property Information

Identification

APN	0858-002
Address	201 Buchanan St (@ Waller Street) - Hayes Valley
Current Owner	Howard Stein

Assessment History

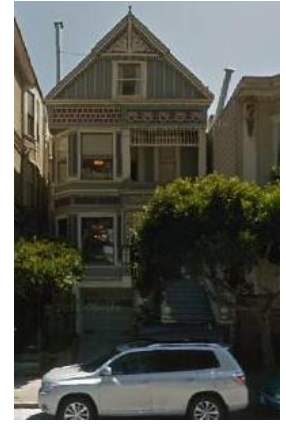
Sale Date	7/2/2010
Sale Price	\$1,535,625
Prior Sale Date	9/26/2007
Prior Sale Price	\$1,605,000
2013 Factored Base Year Val	\$1,638,460

Property Description

Type of Property	Single Family - Dwelling, with legal apartment on lower level	
NRA	3224	
Layout:	Dwelling	3 bedrooms / 2 bathroom
	Apartment	1 bedroom / 1 bathroom
Land Area	4500	
Year Built	1878	
Zoning	RH-3	

Use Currently vacant pending completion of rehabilitation and maintenance

SINGLE FAMILY RESIDENCE MARKET ANALYSIS



	Subject	Sale 1		Sale 2		Sale 3	
APN	0858-002	1176-011		0651-027		1226-033	
Address	201 Buchanan St	1640 Fulton		2016 Buchanan		1915 Oak Street	
Sales Price		\$1,249,000		\$2,412,500		\$1,700,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Lien Date / Sale Date	01/01/13	10/31/12		03/08/13		03/27/12	\$85,000
Location	Hayes Valley	North Panhandle		Lower Pac Heights (-10%)	(\$241,250)	Haight Ashbury (-10%)	(\$170,000)
Lot Size	4,500	3,437	\$42,520	2,173	\$93,080	2,500	\$80,000
Year Blt/Year Renovated	1900	1900		1900		1900	
View	panoramic	None (+20%)	\$249,800	unknown		none (+20%)	\$340,000
Lot type	corner/partial detached	Urban row/attached (+5%)	\$62,450	mid block/partial detached (+2.5%)	\$60,313	urban row/attached (+5%)	\$85,000
Condition	Fair/Original (renovation underway) - \$55,000 in work in progress spent by TO as of 1/1/13	Original/Fair (Needs Work)	\$55,000	Good/remodeled in 2009 (basement finish)	(\$350,000)	Original/Fair	\$55,000
Gross Living Area	3,224	3,437	(\$63,900)	2,600	\$124,800	2,920	\$60,800
Total Rooms	10	13		8		8	
Bedrooms	5	4		4		4	
Full Baths/Half Baths	3	2	\$20,000	3	\$0	2	\$20,000
Garage	No Parking	2 car garage	(\$60,000)	3 car garage	(\$90,000)	2 car Garage	(\$60,000)
Finished basement incl in GLA	1080			finished bonus rooms			
Other Amenities							
Net Adjustments			\$305,870		(\$403,058)		\$495,800
Indicated Value	\$2,000,000		\$1,554,870		\$2,009,443		\$2,195,800
Adjust. \$ Per Sq. Ft.	\$620		\$482		\$623		\$681

VALUE RANGE: **\$620 - \$680/foot** VALUE CONCLUSION: **\$620/foot - F.M.V.**

REMARKS:

MARKET VALUE (1/1/13)

LAND	<u>1,200,000</u>
IMPROVEMENTS	<u>800,000</u>
TOTAL	<u>2,000,000</u>

ASSESSED VALUE (1/1/13)

LAND	<u>1,118,362</u>
IMPROVEMENTS	<u>520,098</u>
TOTAL	<u>1,638,460</u>

Appraiser Timothy Landregan