


Permit for Bedroom & Bathroom Addition (263 Sqft) – 26801 Camargo Dr

“Residential Addition 263 Square Feet New Master Bedroom And Extend Existing Bathroom Includes Electrical/ Plumbing at Single Family Dwelling”

1,750 sqft (tax roll) + 263 sqft permitted bedroom/ bathroom additions = 2,013 sqft (4 Beds/ 3 Baths)



City of Santa Clarita
23920 Valencia Blvd., Suite 140
Santa Clarita, CA 91355
Phone: (661) 255-4935

RECEIPT

Business or Project: _____
Applicant: eliseo gomez gonzalez

Receipt #: 1046733
Receipt Date: 09/30/2019
Receipt Issued By: GMENDOZA
Job Location: 26801 CAMARGO DRIVE

Owner: PEREZ JOSE J & IRMA

Record Number	Record Type	Work Description
BLD18-00912	Building Combo Permit	RESIDENTIAL ADDITION 263 SF NEW MASTER BEDROOM AND EXTEND (E) BATHROOM INCLUDES ELE / PLM @ SFD

Transaction Details:

Description	Notes	Account#	Fee Amount
Permit Issuance Fee		100-4111-010	\$26.00
B&S Plan Check Application Process		100-4111-010	\$35.00
Total:			\$61.00

Pay Method **Payer/Check Holder** **Ref. #** **Payment Amt** **Pymt Date** **Rec'd Date**

Credit Card JOSE PEREZ 033118 \$61.00 09/30/2019 09/30/2019

IMPROVEMENTS	Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA	<input type="checkbox"/> HWBB	<input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete	
	<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel	<input checked="" type="checkbox"/> X		<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Block	<input checked="" type="checkbox"/> Garage	# of Cars 2	
	<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning			<input checked="" type="checkbox"/> Patio/Deck Cvr'd	<input checked="" type="checkbox"/> Porch Cvr'd	<input type="checkbox"/> Carport	# of Cars 0	
	<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other			<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Shed	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in
	Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)										
	Finished area above grade contains: 8 Rooms 4 Bedrooms 3.0 Bath(s) 2,015 Square Feet of Gross Living Area Above Grade										
	Additional features (special energy efficient items, etc.). Energy efficient items noted recess lights, fireplace, ceiling fans and double pane windows.										
	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-one to five years ago;Subject is in above average condition with no repairs noted. No physical, functional, or external inadequacies noted at the time of inspection. Kitchen updated cabinets, quartz counters and appliances. Bath all updated with newer cabinets, granite counter tops, tiled showers and fixtures. Newer paint, laminate flooring, copper re pipe, windows and sliders. Tax roll states subject to be 1,750 s/f 3+3 however, appraiser has noted approx. 2,015 s/f 4 bedroom & 3 baths. Permits included for addition.										
	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe										
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe										

Uniform Residential Appraisal Report

1628266
File # 1221450275

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 689,000 to \$ 849,950							
There are 84 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 500,000 to \$ 885,000							
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	26801 Camargo Dr Saugus, CA 91350	22710 Rio Bueno Ct Valencia, CA 91354	22304 Barbacoa Dr Saugus, CA 91350	26888 Cuatro Milpas St Valencia, CA 91354			
Proximity to Subject		0.38 miles NW	0.33 miles NW	0.30 miles NW			
Sale Price	\$ 760,000	\$ 750,000	\$ 790,000	\$ 750,000			
Sale Price/Gross Liv. Area	\$ 377.17 sq.ft.	\$ 461.54 sq.ft.	\$ 381.27 sq.ft.	\$ 461.54 sq.ft.			
Data Source(s)		CRMLS#SR21131944;DOM 1	CRMLS#SR20234435;DOM 35	CRMLS#SR21085546;DOM 7			
Verification Source(s)		Doc#1108774 - 07/19/2021	Doc#335245 - 03/01/2021	Doc#866045 - 06/01/2021			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment