

**Sullivan (082)**  
**Tax Year 2026 | Reappraisal 2025**

Jan 1 Owner  
 TENDEVCO LLC  
 ATTN: THOMAS E ANTHONY  
 7961 WATERFALL CIRCLE  
 HUNTINGTON BEACH CA 92648

Current Owner

**INDUSTRIAL PARK RD 317**

Ctrl Map: 124    Group:    Parcel: 082.01    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$101,500  
**Improvement Value:** \$288,000  
**Total Market Appraisal:** \$389,500  
**Assessment Percentage:** 40%  
**Assessment:** \$155,800

**Additional Information**

**General Information**

**Class:** 08 - Commercial  
**City #:**  
**Special Service District 1:** 000  
**District:** 09  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 03 - PRIVATE - NATURAL GAS

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** P40  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** M-1

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 2.43      **Calculated Acres:** 0      **Total Land Units:** 2.43

Land Code	Soil Class	Units
11 - COM RURAL		2.43

**Commercial Building #: 1**

**Improvement Type:**  
 47 - PREFAB  
**Quality:**  
 1+ - AVERAGE +  
**Foundation:**  
 03 - SPREAD FOOTING  
**Roof Framing:**  
 05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
 03 - AVERAGE  
**Interior Finish:**  
 03 - CEILING FIN ONLY AVG  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 00 - SQUARE  
**Heat and AC:**  
 08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**

1990  
**Business Living Area:**  
 12000  
**Floor System:**  
 01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
 13 - PREFIN METAL CRIMPED  
**Floor Finish:**  
 01 - CONCRETE FINISH  
**Paint/Decor:**  
 03 - AVERAGE  
**Electrical:**  
 03 - AVERAGE  
**Structural Frame:**  
 05 - RIGID FRAME  
**Plumbing Fixtures:**  
 12  
**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
47 - PREFAB	12,000	19 - PREFIN METAL CRIMPED

**Commercial Features**

Type	Units
HAC - HEATING AND COOLING	12000 X 1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	SLB - SLAB	24X50	1,200
1	ASP - ASPHALT PAVING	65X68	4,420
1	CLF - CHAIN LINK FENCE	IRR	1,513

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/13/2003	\$0	2096C	204		-	-
11/14/2001	\$0	1703C	498		-	-
8/10/1994	\$0	1016C	70		-	-
8/18/1992	\$0	1009C	407		-	-