

## **PROPERTY INFORMATION SUMMARY**

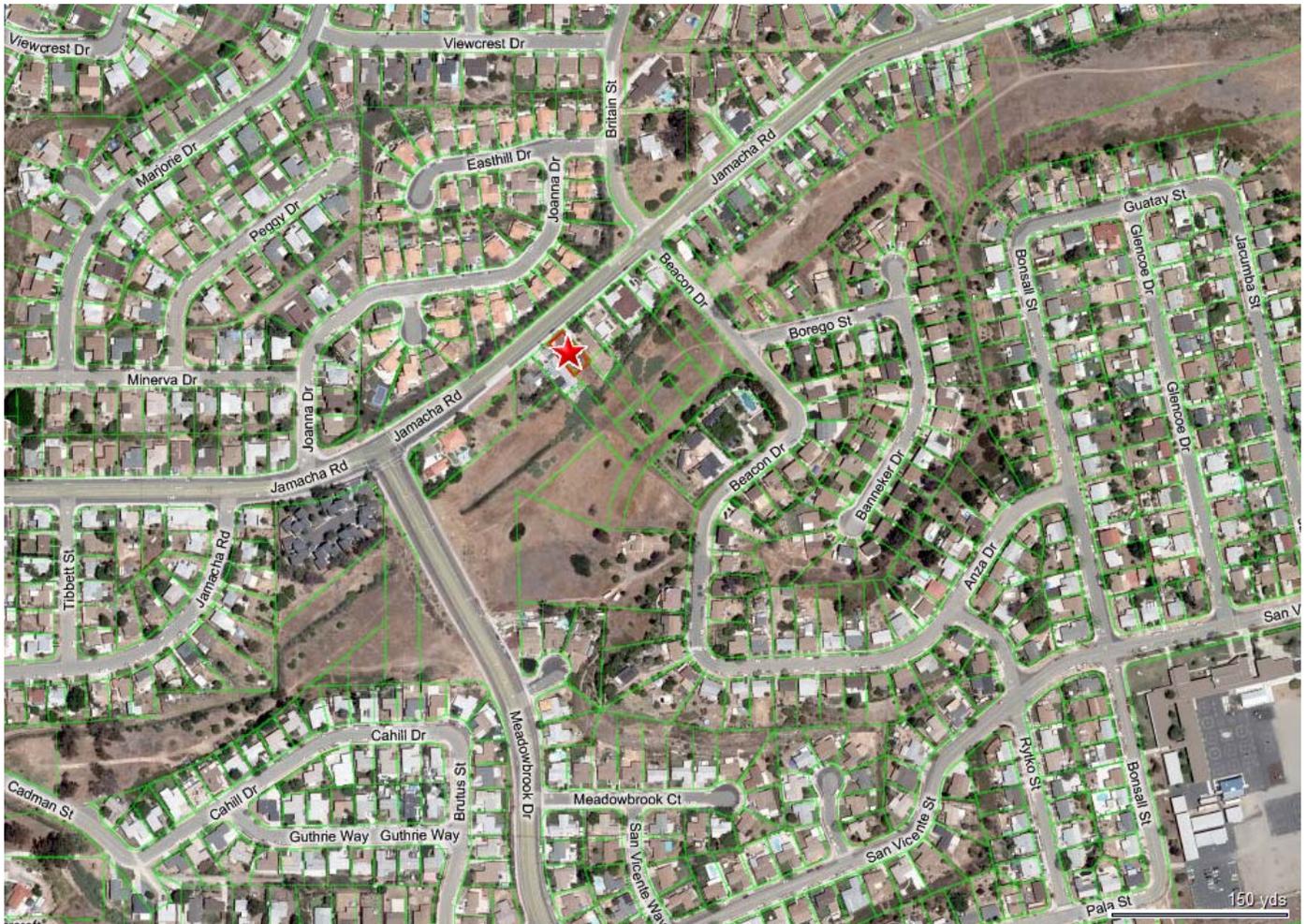
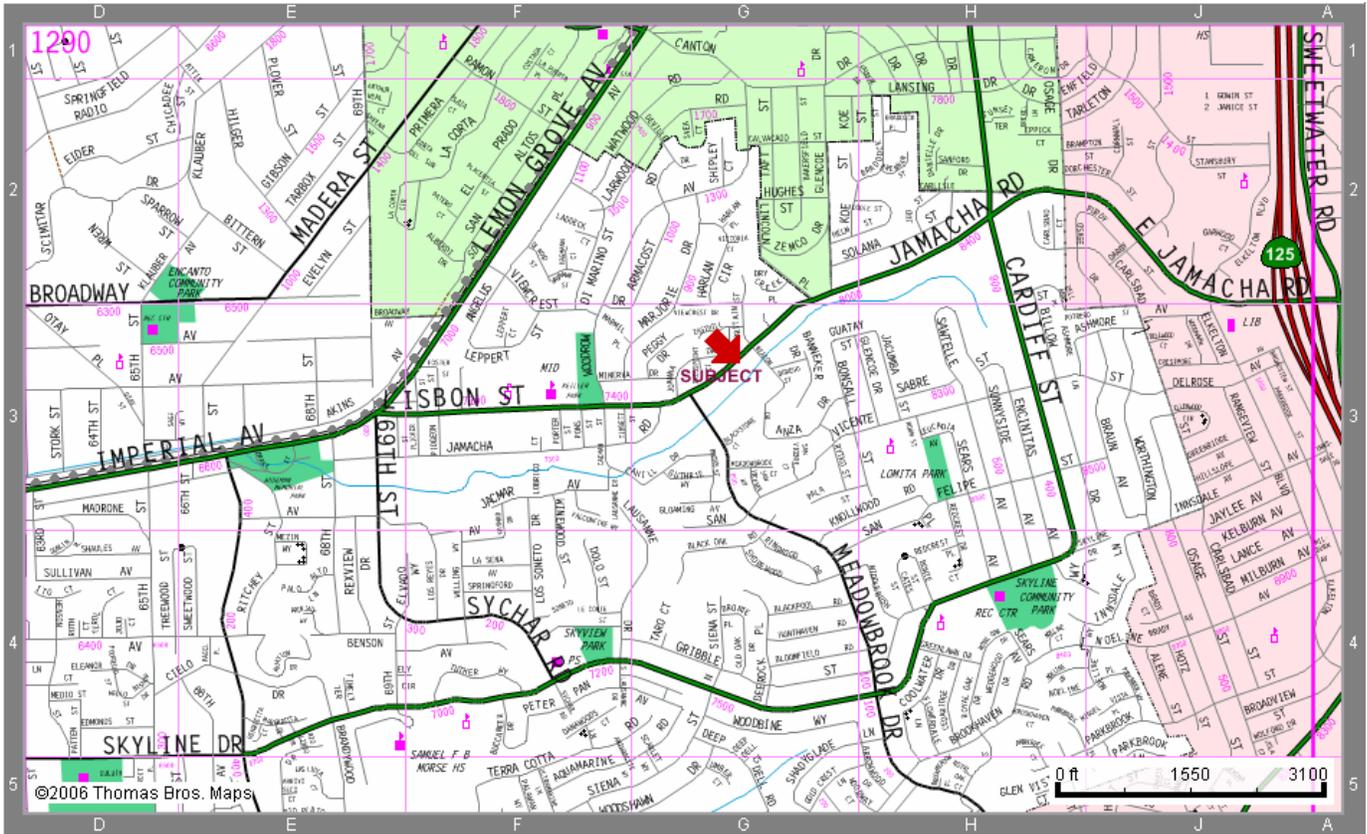
### **7629 Jamacha Road Site 22, Area C**

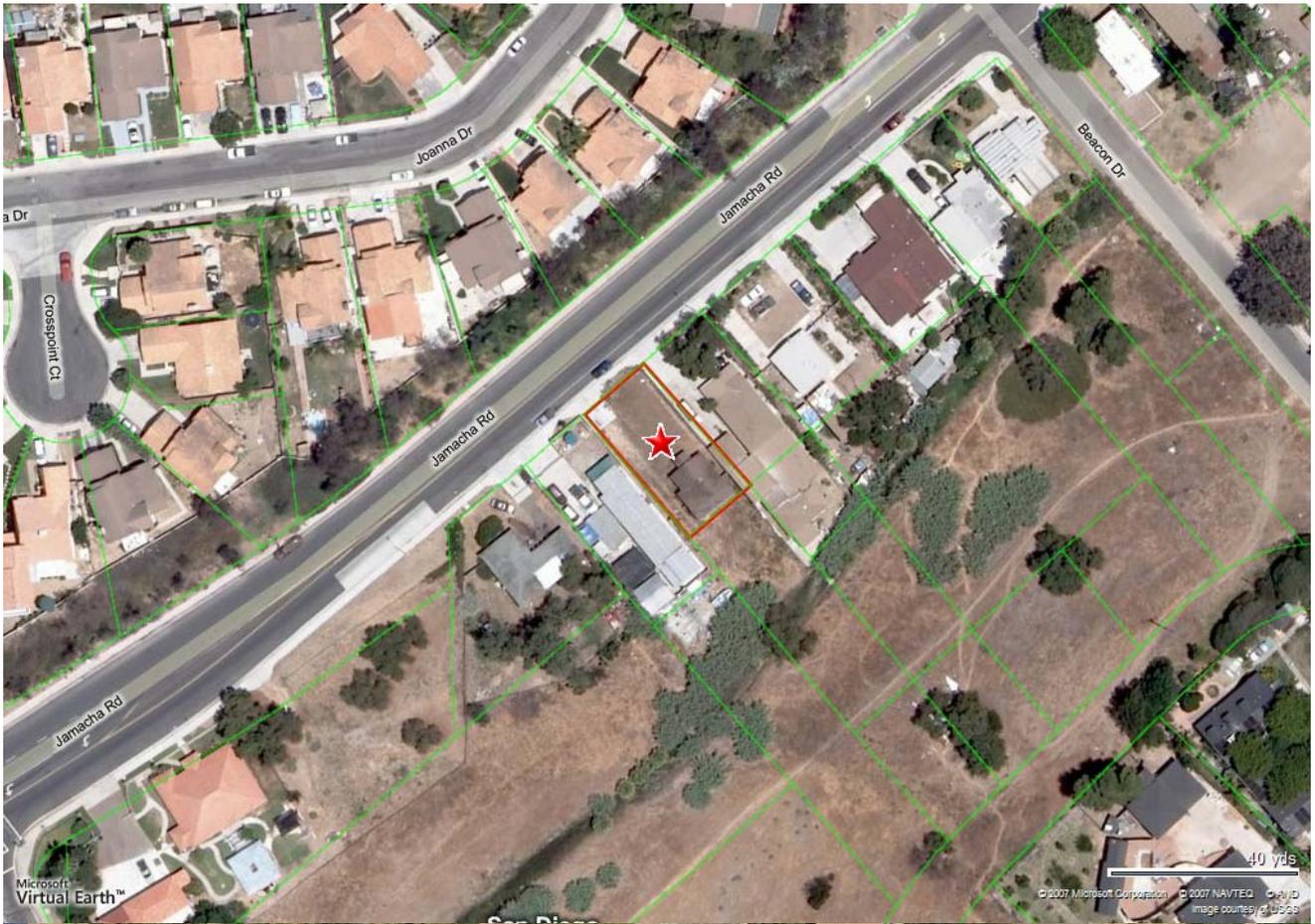
- 1. Location of Property: 7629 Jamacha Road, San Diego, CA 92114**
- 2. Legal Description: Beacon Hill, portion of Lot 53**
- 3. Council District: 4**
- 4. Assessors Parcel Number: 581-095-18**
- 5. Thomas Bros Map: 1290-G3**
- 6. Size of Parcel: 0.11 ac (City records). 0.11 ac, 5,001 sq ft (Assessor's records)**
- 7. Improvements: 866 sq ft single family residence built in the 1940s**
- 8. Community Plan / Designation: Skyline-Paradise Hills / Low Density Residential (0-10 DU/NRA)**
- 9. Zoning/Allowed uses: RS-1-1 / Low density residential, requires minimum 40,000-square-foot lots**
- 10. Date of acquisition: 2/21/1961**
- 11. Acquisition Purpose: Proposed Encanto Expressway**
- 12. Price at acquisition: Part of a larger acquisition costing \$1,425.**
- 13. Origin of funds at acquisition: N/A**
- 14. Appraised and Date of Value: \$31,000 in 1977. \$300,000 estimate in 2007**
- 15. Distribution of Proceeds: Capital Outlay Fund 302453, Revenue Account 78335**
- 16. Reason for Sale: In excess of city needs.**
- 17. Comments: The Park & Recreation Department has determined several times over the years that this parcel is not appropriate as part of the adjacent open space system.**
- 18. Property file: S799-1**

#### **DUE DILIGENCE**

The property will be sold "as is" with no warranties, usage or conditions (physical or otherwise), written, implied or expressed by the City of San Diego and its agents or employees. You are basing your purchase on the offered property solely on your findings and research, and that you have satisfied yourself as to the zoning, usage, physical condition inside and out, size and other information that might affect your decision to purchase this property. The information contained in the marketing materials is believed to be correct, however, the City of San Diego assumes no responsibility or liability for its completeness or accuracy.

# LOCATION







Parcel: 581-095-18-00  
 Situs: 7629 JAMACHA RD, SAN DIEGO CA 92114-3304  
 SCALE IN 1/8" OF AIR HOIX

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581-095-18-00

