

DURHAM PROPERTY RECORD SEARCH

108599
1505 DUKE UNIVERSITY RD

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$6,448,624

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-06-37-0452
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0751	Subdiv Desc	PROP-RIGSBEE JNO V HMEPLC
Deed Book & Page	009395 / 000511	Plat Book & Page:	00005A / 000010
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-RIGSBEE JNO V HMEPLC /DBA-DUKE VILLA APTS		

ASSESSMENT DETAILS

Land Fair Market Value	\$1,080,000
Improvement Fair Market Value	\$5,368,624
Total Fair Market Value	\$6,448,624

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$5,368,624**

Year Built:	1971	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	82,038	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$5,368,624		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$1,080,000	\$1,080,000	3.136

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000



108599 08/30/2017

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DURHAM PROPERTY RECORD SEARCH

108607
706 UNDERWOOD AVE

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$825,379

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-06-27-8680
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0751	Subdiv Desc	PROP-RIGSBEE JNO V HMEPLC
Deed Book & Page	009395 / 000511	Plat Book & Page:	00005A / 000010
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-RIGSBEE JNO V HMEPLC /LT#01		

ASSESSMENT DETAILS

Land Fair Market Value	\$120,000
Improvement Fair Market Value	\$705,379
Total Fair Market Value	\$825,379

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$705,379**

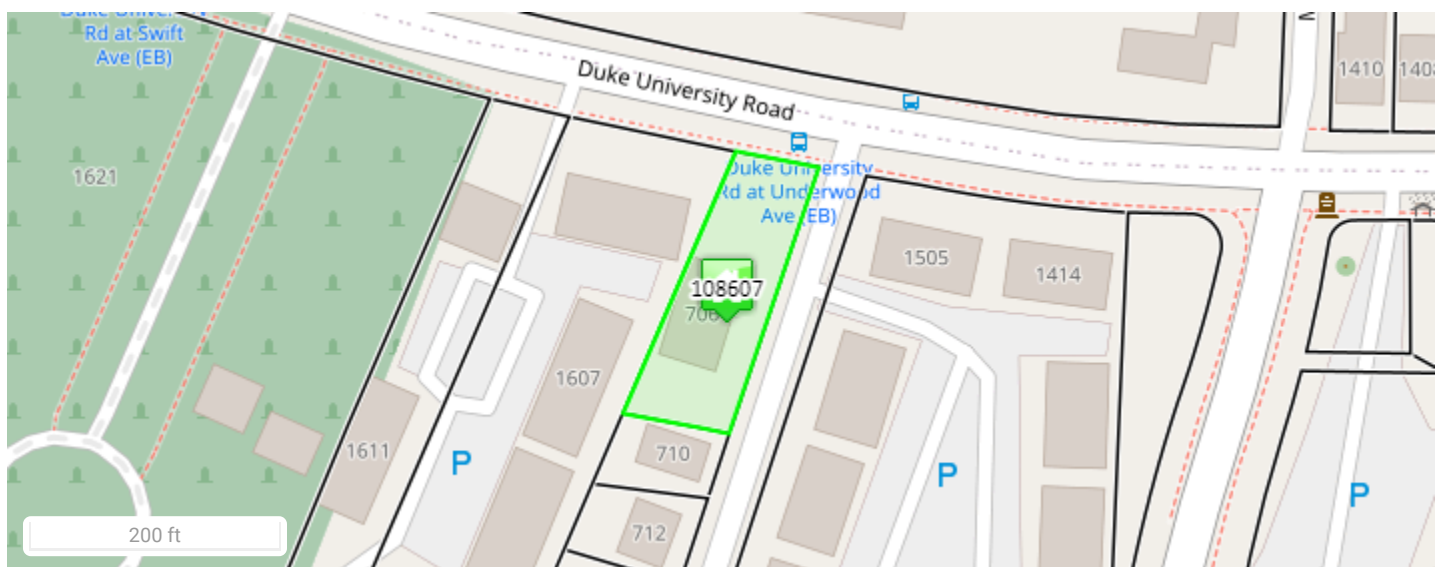
Year Built:	1972	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	11,094	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$705,379		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$120,000	\$120,000	0.386

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000





108607 08/31/2017

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DURHAM PROPERTY RECORD SEARCH

108626
801 UNDERWOOD AVE

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$552,021

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-10-27-8047
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0751	Subdiv Desc	PROP-RIGSBEE JNO V HMEPLC
Deed Book & Page	009395 / 000511	Plat Book & Page:	00005A / 000010
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-RIGSBEE JNO V HMEPLC /LT#40 LT#42 LT#44LT#46PT		

ASSESSMENT DETAILS

Land Fair Market Value	\$162,500
Improvement Fair Market Value	\$389,521
Total Fair Market Value	\$552,021

RESIDENTIAL BUILDING (1)Assessed Total Improvement Value **\$389,521**

Year Built:	1984	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	5,660	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$389,521		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$162,500	\$162,500	0.45

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
02/22/2012	1210287	-	-	-	05/02/2012
02/22/2012	1210288	-	-	-	04/05/2012



108626 08/31/2017

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DURHAM PROPERTY RECORD SEARCH

108611
802 UNDERWOOD AVE

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$460,923

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-10-27-7101
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0751	Subdiv Desc	PROP-RIGSBEE JNO V HMEPLC
Deed Book & Page	009395 / 000511	Plat Book & Page:	00005A / 000010
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-RIGSBEE JNO V HMEPLC /LT#13 LT#14 GR PT		

ASSESSMENT DETAILS

Land Fair Market Value	\$120,000
Improvement Fair Market Value	\$340,923
Total Fair Market Value	\$460,923

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$340,923**

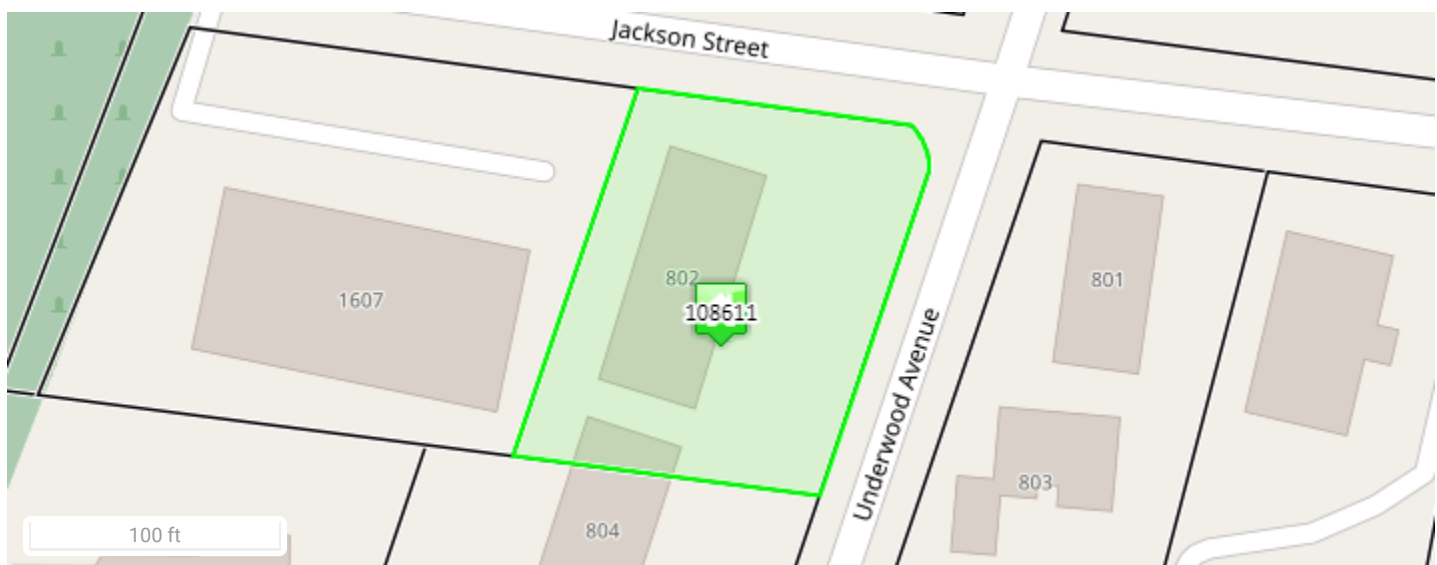
Year Built:	1970	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	5,220	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$340,923		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$120,000	\$120,000	0.419

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000





108611 08/31/2017

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DURHAM PROPERTY RECORD SEARCH

108612
804 UNDERWOOD AVE

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$458,435

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-27-60-5000
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0751	Subdiv Desc	PROP-RIGSBEE JNO V HMEPLC
Deed Book & Page	009395 / 000511	Plat Book & Page:	00005A / 000010
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-RIGSBEE JNO V HMEPLC /LT#16-18 INCL		

ASSESSMENT DETAILS

Land Fair Market Value	\$120,000
Improvement Fair Market Value	\$338,435
Total Fair Market Value	\$458,435

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$338,435**

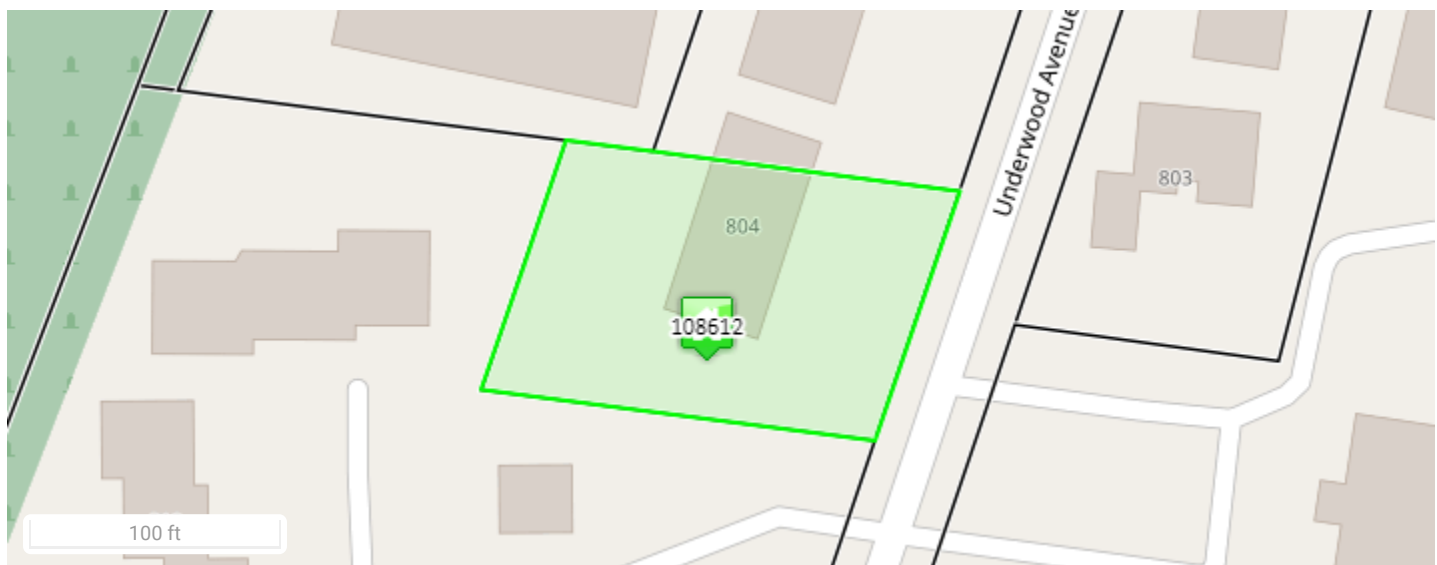
Year Built:	1970	Built Use / Ranch	MLTFMPLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	5,220	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$338,435		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$120,000	\$120,000	0.368

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000





108612 08/31/2017

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DURHAM PROPERTY RECORD SEARCH

108600
1414 CHAPEL HILL RD

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$12,858

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-06-37-2524
Account	8634081	Neighborhood	C821D
Land Use Code	340	Land Use Desc	VACANT COMMERCIAL
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	009395 / 000511	Plat Book & Page:	000101 / 000005
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-CITY OF DURHAM/CITY TR#1099 PT		

ASSESSMENT DETAILS

Land Fair Market Value	\$12,858
Improvement Fair Market Value	\$0
Total Fair Market Value	\$12,858

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$0**

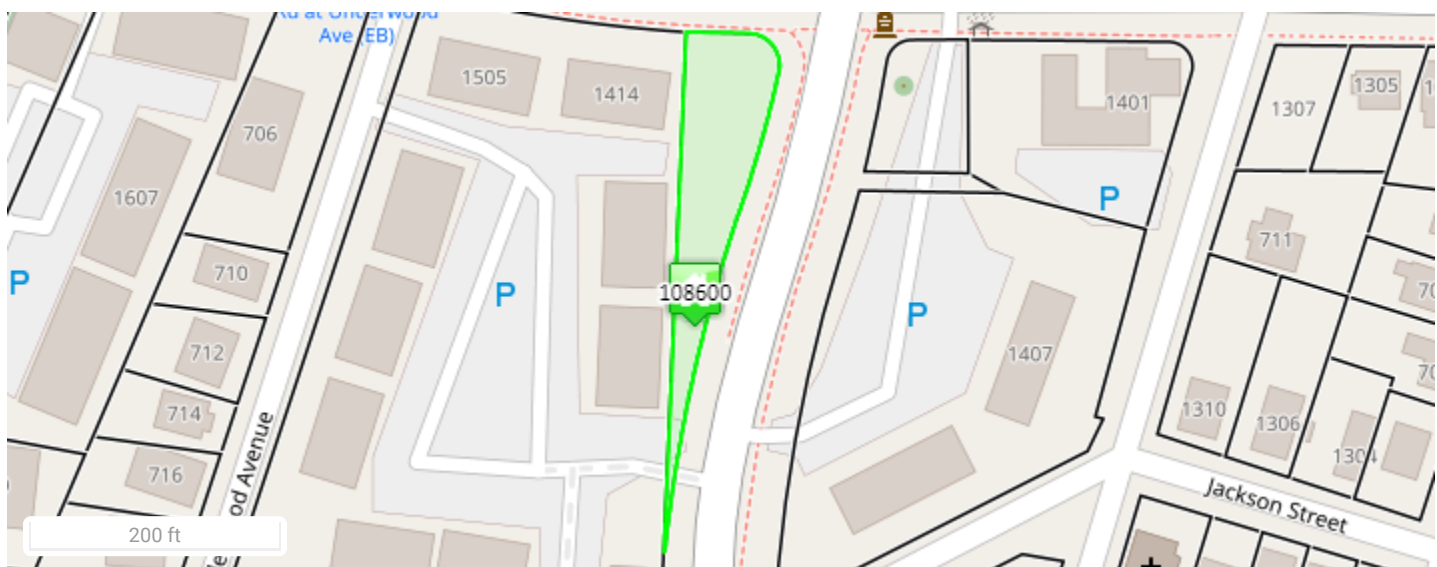
Year Built:	-	Built Use / Ranch	-
Current Use	-	Percent Complete:	0%
Heated Area (S/F):	-	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$0		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$12,858	\$12,858	0.328

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000



No Photo Available



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DURHAM PROPERTY RECORD SEARCH

113654
1502 DUKE UNIVERSITY RD

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$7,969,212

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-06-37-0920
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	009395 / 000511	Plat Book & Page:	000000 / 000000
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-UNIVERSITY ASSOCIATE S		

ASSESSMENT DETAILS

Land Fair Market Value	\$1,425,000
Improvement Fair Market Value	\$6,544,212
Total Fair Market Value	\$7,969,212

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$6,544,212**

Year Built:	1938	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	105,172	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$6,544,212		

LAND DETAILS

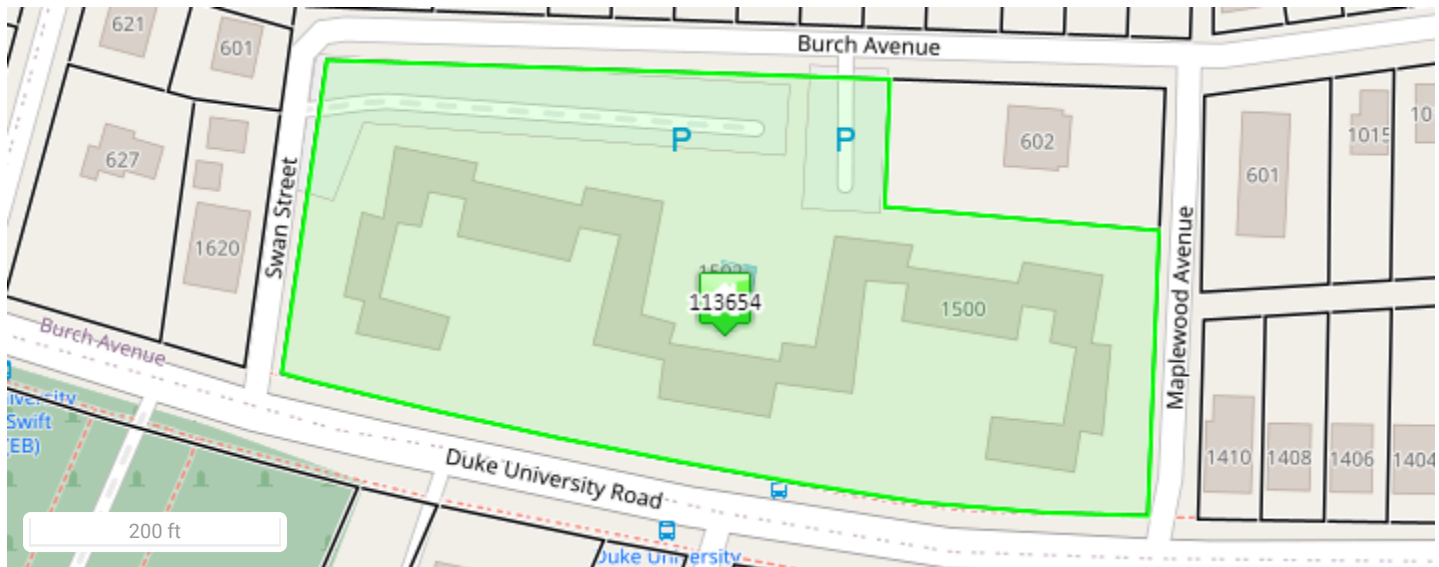
Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$1,425,000	\$1,425,000	4.238

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
05/29/2009	3,349,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
03/06/2012	1210496	-	-	-	05/17/2012
05/26/2010	1011399	-	-	-	08/08/2011
03/08/2010	1010335	-	-	-	-
12/11/2009	912768	-	-	-	08/31/2010
12/11/2009	912769	-	-	-	08/31/2010
12/11/2009	912770	-	-	-	08/31/2010
12/11/2009	912771	-	-	-	-
08/20/2009	911920	-	-	-	11/09/2009
08/20/2009	911921	-	-	-	09/08/2010
08/20/2009	911922	-	-	-	08/31/2010
08/20/2009	911923	-	-	-	07/26/2010
08/20/2009	911924	-	-	-	07/29/2010
08/20/2009	911925	-	-	-	11/18/2010
08/20/2009	911926	-	-	-	07/28/2010
08/20/2009	911927	-	-	-	08/31/2010
08/20/2009	911928	-	-	-	10/30/2009
08/20/2009	911929	-	-	-	07/26/2010
08/20/2009	911930	-	-	-	12/16/2009
07/09/2009	911502	-	-	-	09/30/2009
07/09/2009	911503	-	-	-	10/15/2009
07/09/2009	911653	-	-	-	04/29/2011



113654 01/08/2018

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DURHAM PROPERTY RECORD SEARCH

108608
1607 DUKE UNIVERSITY RD

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$2,235,508

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-06-27-7544
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	009395 / 000511	Plat Book & Page:	00018A / 000103
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-BURCH CARRIE/LT#02		

ASSESSMENT DETAILS

Land Fair Market Value	\$400,000
Improvement Fair Market Value	\$1,835,508
Total Fair Market Value	\$2,235,508

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$1,835,508**

Year Built:	1981	Built Use / Ranch	-
Current Use	-	Percent Complete:	100%
Heated Area (S/F):	27,222	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$1,835,508		

LAND DETAILS

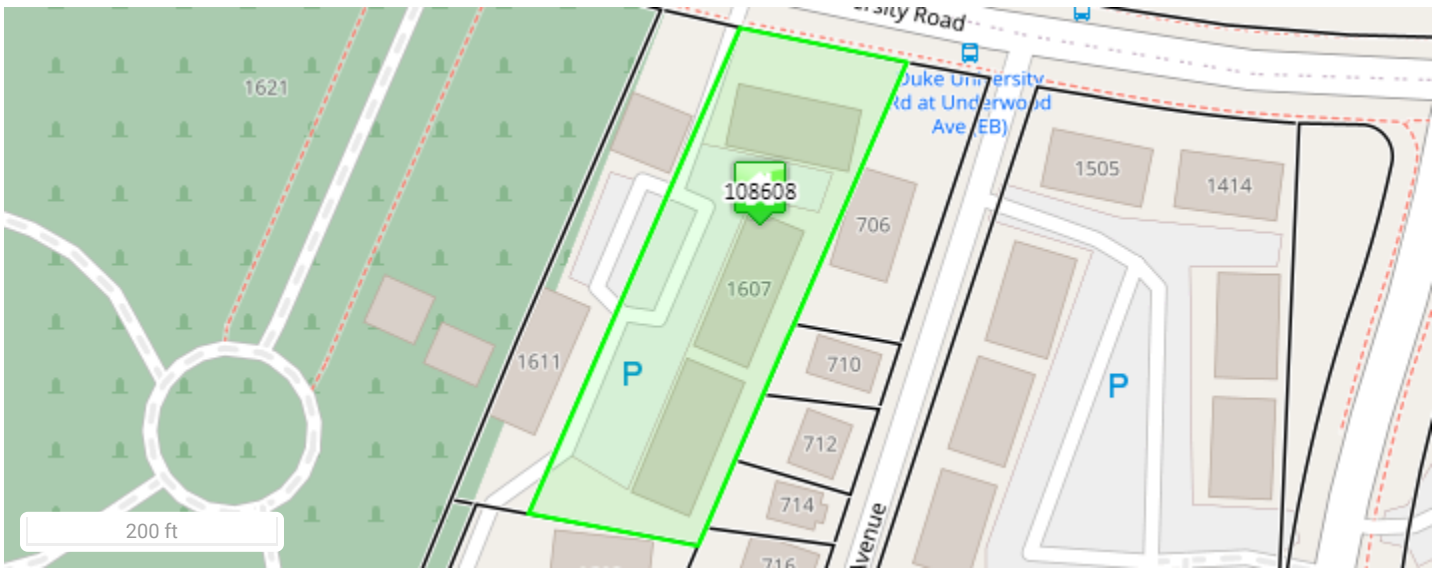
Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$400,000	\$400,000	1.27

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000

PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
10/26/2011	1113171	Building A	-	-	12/14/2011
08/22/2011	1112476	BUILDING E	-	-	11/03/2011
07/07/2011	1112023	-	-	-	01/24/2012
07/07/2011	1112024	-	-	-	02/06/2012
07/07/2011	1112025	-	-	-	02/21/2012
06/22/2011	1111728	BUILDING B	-	-	08/19/2011
06/22/2011	1111729	BUILDING C	-	-	08/17/2011
06/22/2011	1111730	BUILDING D	-	-	12/12/2011
06/22/2011	1111733	BUILDING G	-	-	08/09/2011
06/21/2011	1111731	BUILDING E	-	-	08/19/2011
06/21/2011	1111732	BUILDING F	-	-	01/23/2012



108608 08/31/2017

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DURHAM PROPERTY RECORD SEARCH

108610
1607 JACKSON ST

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$920,700

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-10-27-5153
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0751	Subdiv Desc	PROP-RIGSBEE JNO V HMEPLC
Deed Book & Page	009395 / 000511	Plat Book & Page:	00005A / 000010
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-RIGSBEE JNO V HMEPLC /LT#10-12		

ASSESSMENT DETAILS

Land Fair Market Value	\$200,000
Improvement Fair Market Value	\$720,700
Total Fair Market Value	\$920,700

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$720,700**

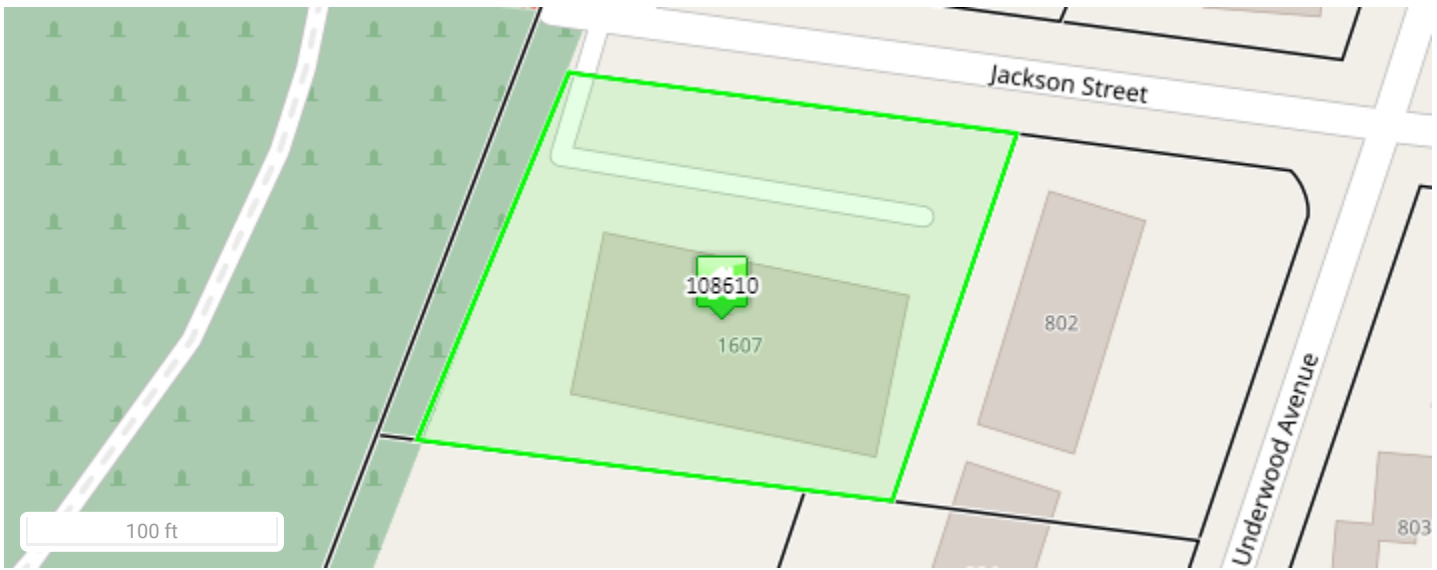
Year Built:	1972	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	10,530	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$720,700		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$200,000	\$200,000	0.64

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000
07/24/1998	548,500



108610 08/31/2017

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DURHAM PROPERTY RECORD SEARCH

108601
1610 JACKSON ST

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$613,950

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-10-27-6320
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0751	Subdiv Desc	PROP-RIGSBEE JNO V HMEPLC
Deed Book & Page	009395 / 000511	Plat Book & Page:	00005A / 000010
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-RIGSBEE JNO V HMEPLC /LT#07-08 LT#04		

ASSESSMENT DETAILS

Land Fair Market Value	\$150,000
Improvement Fair Market Value	\$463,950
Total Fair Market Value	\$613,950

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$463,950**

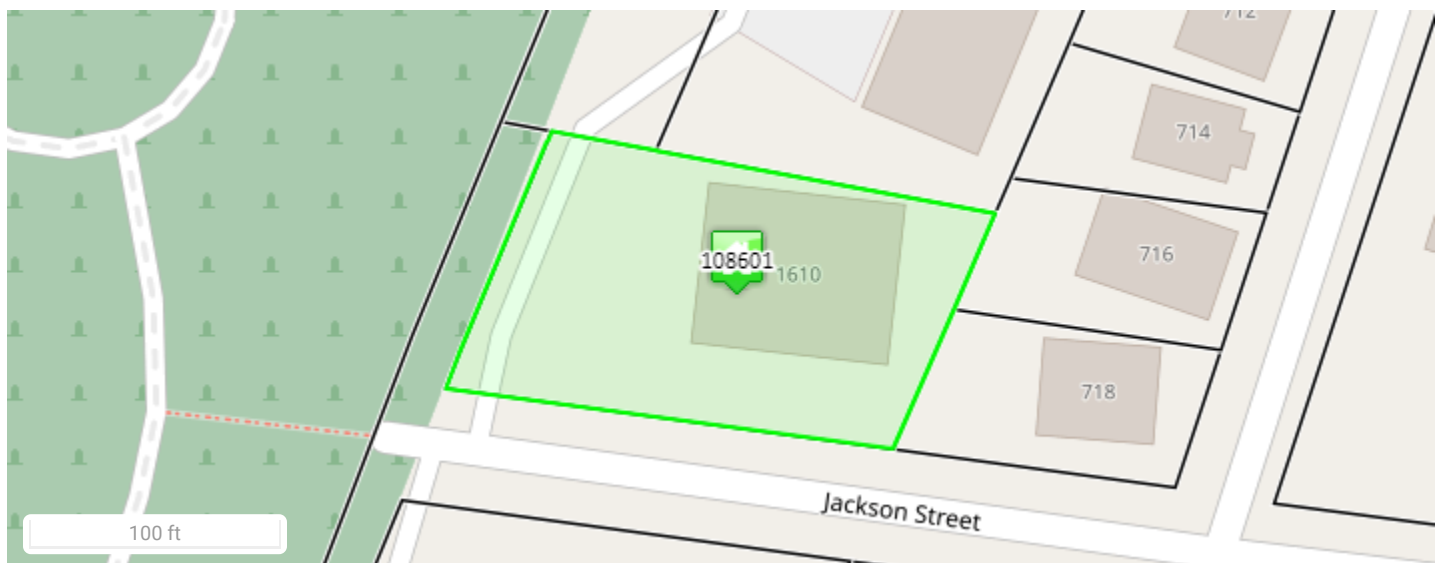
Year Built:	1972	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	6,768	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$463,950		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$150,000	\$150,000	0.421

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000





108601 08/31/2017

Disclaimer

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Please direct any questions or comments about the data displayed here to tax_assessor@dconc.gov

DURHAM PROPERTY RECORD SEARCH

108609
1611 DUKE UNIVERSITY RD

CURRENT UNIVERSITY DURHAM OWNER LLC
RYAN T HALL
912 MANHATTAN AVE C4
MANHATTAN BEACH, CA, 90262

Total Assessed Value
\$853,727

KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0821-27-65-4690
Account	8634081	Neighborhood	C821D
Land Use Code	411	Land Use Desc	COM/ APARTMENT-GARDEN
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	009395 / 000511	Plat Book & Page:	000000 / 000000
Last Sale Date:	07/14/2021	Last Sale Price:	\$42,400,000
Jan 1st Owner:	MAM-DURHAM LLC		
Legal Description:	PROP-VAC LIMITED PARTNERS HIP/LT#01		

ASSESSMENT DETAILS

Land Fair Market Value	\$180,000
Improvement Fair Market Value	\$673,727
Total Fair Market Value	\$853,727

RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$673,727**

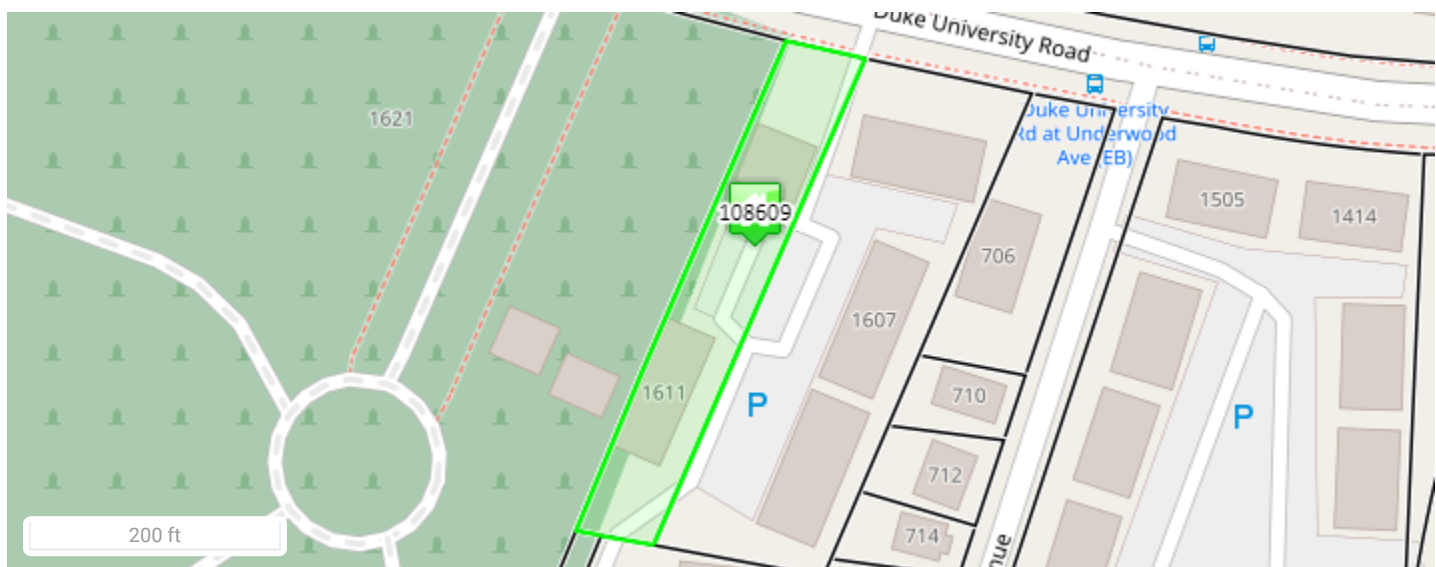
Year Built:	1969	Built Use / Ranch	MLTFMLY-RES GRDN APT/CNDO
Current Use	COMMERCIAL	Percent Complete:	100%
Heated Area (S/F):	10,426	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$673,727		

LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$180,000	\$180,000	0.607

SALES

Sales Date	Sale Price
07/14/2021	42,400,000
03/03/2011	7,410,000





108609 08/31/2017

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