

Property Location: 44 GERRARD AV

Account #2461

MAP ID:2B/ 45/ 503/ /

Bldg Name:

State Use:101

Vision ID: 2419

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/25/2015 14:42

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, M VISION									
YOUNG JOSEPH R YOUNG MIA J 4060 GLENCOE AVE APT 129 MARINA DEL REY, CA 90292 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value			
											RESIDENTL. RES LAND		101 101						151,500 63,000		151,500 63,000			
SUPPLEMENTAL DATA																								
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375447_2855258											Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#													
Total											214,500							214,500						

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
YOUNG JOSEPH R YOUNG RENE J + CONCETTA A,				12205/ 504 04632/ 0283		03/06/2002 07/28/1978		U	I	125,000 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	151,500		2014	B	150,500		2013	B	144,500	
													2015	101	63,000		2014	L	62,200		2013	L	62,900	
													Total:		214,500		Total:		212,700		Total:		207,400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description		Amount	Code	Description														Number	Amount	Comm. Int.			
Total:																									
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY													
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																	
0001/A						101		MF																	
NOTES																									
												Appraised Bldg. Value (Card)												151,500	
												Appraised XF (B) Value (Bldg)												0	
												Appraised OB (L) Value (Bldg)												0	
												Appraised Land Value (Bldg)												63,000	
												Special Land Value												0	
												Total Appraised Parcel Value												214,500	
												Valuation Method:												C	
												Adjustment:												0	
												Net Total Appraised Parcel Value				214,500									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY											
Permit ID		Issue Date		Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result	
385		11/30/2010		25	WINDOWS		2,724			0			5 REPLACEMENT NVC		12/07/2010			317	15	PERMIT VISIT	
235		09/24/2003		8	RENOVATION		14,000			0					06/05/2004			319	14	INSPECTED	
161		01/01/1982		MN	Manual Note		0			0					04/08/2004			250	22	MAILER SENT	
															04/07/2004			316	2	MEASURED	
															01/26/2004			296	15	PERMIT VISIT	

LAND LINE VALUATION SECTION																																	
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value										
1	101	ONE FAM		RC				6,300		12.20	0.8200	3	1.0000	1.00	MF	1.00					1.00	10.00	63,000										
Total Card Land Units:										0.14	AC	Parcel Total Land Area:										0.14 AC	Total Land Value:										63,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			85.02
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			194,268
AC Type	03		FULL	AYB			1972
Bedrooms	3			EYB			1992
Full Baths	2			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %		22	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		78	
Bsmt Garage	1			Apprais Val		151,500	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,592		16.98	27,036
FFL	1ST FLOOR	1,916	1,916		85.02	162,896
OFP	OPEN PORCH	0	64		7.97	510
WDK	WOOD DECK	0	324		11.81	3,826
Ttl. Gross Liv/Lease Area:		1,916	3,896	2,285		194,268

FFL	18	WDK	18
18		1818	18
	18		18
FFL	18		10
BMT			
			20
36			4
			OFP
			4
		161616	
	42		4

