

Property Location: 44 GERRARD AV

Account #2461

MAP ID:2B/ 45/ 503/ /

Bldg Name:

State Use:101

1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 08:52

VISION

YOUNG JOSEPH R

YOUNG MIA J

4060 GLENCOE AVE APT 129

MARINA DEL REY, CA 90292

Additional Owners:

TOPO.

1

TYPCL

STRT/ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_375447_2855258

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

153,200

153,200

RES LAND

101

58,400

58,400

Total

211,600

211,600

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

YOUNG JOSEPH R

12205/ 504

03/06/2002

U

I

125,000

A

YOUNG RENE J + CONCETTA A,

04632/ 0283

07/28/1978

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

151,500

2015

101

151,500

2014

B

150,500

2016

101

63,000

2015

101

63,000

2014

L

62,200

Total:

214,500

Total:

214,500

Total:

212,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

153,200

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

58,400

Special Land Value

0

Total Appraised Parcel Value

211,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

211,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

385

11/30/2010

25

WINDOWS

2,724

0

5 REPLACEMENT NVC

235

09/24/2003

8

RENOVATION

14,000

0

161

01/01/1982

MN

Manual Note

0

0

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

12/07/2010

317

15

PERMIT VISIT

06/05/2004

319

14

INSPECTED

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

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

SF

12.20

0.7600

3

1.0000

1.00

MF

1.00

Spec Use

Spec Calc

1.00

9.27

58,400

Total Card Land Units:

0.14

AC

Parcel Total Land Area:

0.14

AC

Total Land Value:

58,400

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:		85.94	
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3			Replace Cost			
Full Baths	2			AYB			
Half Baths	0			EYB			
Extra Fixtures	1			Dep Code			
Total Rooms	6			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	G		GOOD	Dep %			
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor			
Basement Floor	12			Condition			
Bsmt Garage	1			% Complete			
Units	1			Overall % Cond			
WS Flues				Apprais Val			
FBM Quality				Dep % Ovr			
Fireplaces	1			Dep Ovr Comment			
				Misc Imp Ovr			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			
				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		17.17	27,329	
FFL	1ST FLOOR	1,916	1,916		85.94	164,659	
OFP	OPEN PORCH	0	64		8.06	516	
WDK	WOOD DECK	0	324		11.94	3,867	
Ttl. Gross Liv/Lease Area:		1,916	3,896	2,285		196,370	

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

