

Property Location: 54 GERRARD AV
Vision ID: 2397

Account #2439

MAP ID: 2B/ 26/ 466/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 12:26

CURRENT OWNER

CHRISTIANA TRUST TR
BCAT 2014-4TT
15480 LAGUNA CANYON RD STE 100
IRVINE, CA 92618
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_375425_2855074

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101

Appraised Value
133,100
61,700
1,600

Assessed Value
133,100
61,700
1,600

Total

196,400

196,400

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

HAWLEY JASON L SR
KIRCHNER DOMINIC II TR
CHRISTIANA TRUST TR
ARMSTRONG MICHAEL
ARMSTRONG,KENNETH A SR

BK-VOL/PAGE
21923/ 415
21528/ 99
21236/ 70
17049/ 38
04662/ 0021

SALE DATE
10/30/2017
01/10/2017
06/27/2016
11/23/2007
09/21/1978

q/u
Q
U
U
U
U

v/i
I
I
I
I
I

SALE PRICE
230,000
101,500
91,800
100
0

V.C.
00
1S
1L
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

87,000

2016

101

85,800

2015

101

85,800

2017

101

58,500

2016

101

63,200

2015

101

63,200

2017

101

1,600

2016

101

1,600

2015

101

1,600

Total:

147,100

Total:

150,600

Total:

150,600

EXEMPTIONS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)
Appraised XF (B) Value (Bldg)
Appraised OB (L) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method:
Adjustment:
Net Total Appraised Parcel Value

133,100
0
1,600
61,700
0
196,400
C
0
196,400

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MF

NOTES

MLS 72215500
NC=RECK 6/18 FOR REMODEL

BUILDING PERMIT RECORD

Permit ID
Issue Date
Type
Description
Amount
Insp. Date
% Comp.
Date Comp.
Comments

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/27/2017
06/01/2017
04/12/2004
11/02/1999
06/26/1990

400
317
311
247
131

16
15
3
15
3

FIELDREV CHG
PERMIT VISIT
MEAS+INSPCTD
PERMIT VISIT
MEAS+INSPCTD

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

Spec Use
Spec Calc

S Adj Fact
Adj. Unit Price
Land Value

1
101
ONE FAM
RC
6,750
SF
12.03
0.7600
3
1.0000
1.00
MF
1.00

1.00

9.14

61,700

Total Card Land Units: 0.15 AC

Parcel Total Land Area: 0.15 AC

Total Land Value: 61,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	15		OLD STYLE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	1		YES	
Grade	C		AVERAGE	FBM Sqft				
Stories	2.00		2 STORY	Int vs Ext	S		SAME	
Foundation	2		CONC BLOCK	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2								
Interior Floor 1	3		HARDWOOD					
Interior Floor 2	4		CARPET	Adj. Base Rate:				77.83
Heat Fuel	2		GAS	Replace Cost				160,332
Heat Type	1		FORCED H/A	AYB				1925
AC Type	03		FULL	EYB				2000
Bedrooms	3			Dep Code				VG
Full Baths	1			Remodel Rating				05
Half Baths	1			Year Remodeled				2017
Extra Fixtures	0			Dep %				17
Total Rooms	6			Functional Obslnc				
Bath Style	G		GOOD	External Obslnc				
Kitchen Style	G		GOOD	Cost Trend Factor				1
Kitchens	1			Condition				NC
Extra Kitchens	0			% Complete				83
Frame	1		WOOD	Overall % Cond				83
Basement Floor	12		CONCRETE	Apprais Val				133,100
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues				Misc Imp Ovr				0
FBM Quality				Misc Imp Ovr Comment				
Fireplaces	1			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
03	GARAGE	OB	Outbuilding	L	216	28.18	1930	F		PR	30	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	840		15.57	13,076
EFP	ENCL PORCH	0	208		23.20	4,826
FFL	1ST FLOOR	919	919		77.83	71,527
SFL	2ND FLOOR	840	840		77.83	65,378
WDK	WOOD DECK	0	508		10.88	5,526
Ttl. Gross Liv/Lease Area:		1,759	3,315	2,060		160,332

