

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: 12/15/2017 12:31

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION									
YOUNG JOSEPH R YOUNG MIA J 4077 GLENCOE AVE APT 406 MARINA DEL REY, CA 90292 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value			
													RESIDENTL. RES LAND		101 101						154,700 61,600		154,700 61,600			
					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#																	
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	1 1	125,000 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
														2017	101	153,200		2016	101	151,500		2015	101	151,500		
														2017	101	58,400		2016	101	63,000		2015	101	63,000		
														Total:		211,600		Total:		214,500		Total:		214,500		
EXEMPTIONS					OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 154,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 61,600 Special Land Value 0 Total Appraised Parcel Value 216,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 216,300													
Year	Type	Description			Amount		Code	Description			Number	Amount									Comm. Int.					
Total:																										
ASSESSING NEIGHBORHOOD																										
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch															
0001/A								101			MF															
NOTES																										
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		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	12.86	0.7600	3	1.0000	1.00	MF	1.00			Spec Use	Spec Calc	1.00	9.77	61,600		
Total Card Land Units:										0.14	AC	Parcel Total Land Area:					0.14	AC	Total Land Value:							61,600

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		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		91.49	
Heat Fuel	2		GAS	Replace Cost		209,051	
Heat Type	1		FORCED H/A	AYB		1972	
AC Type	03		FULL	EYB		1991	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		26	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		74	
Basement Floor	12		CONCRETE	Apprais Val		154,700	
Bsmt Garage	1			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,592		18.27	29,093	
FFL	1ST FLOOR	1,916	1,916		91.49	175,292	
OFP	OPEN PORCH	0	64		8.58	549	
WDK	WOOD DECK	0	324		12.71	4,117	
Ttl. Gross Liv/Lease Area:		1,916	3,896	2,285		209,051	

