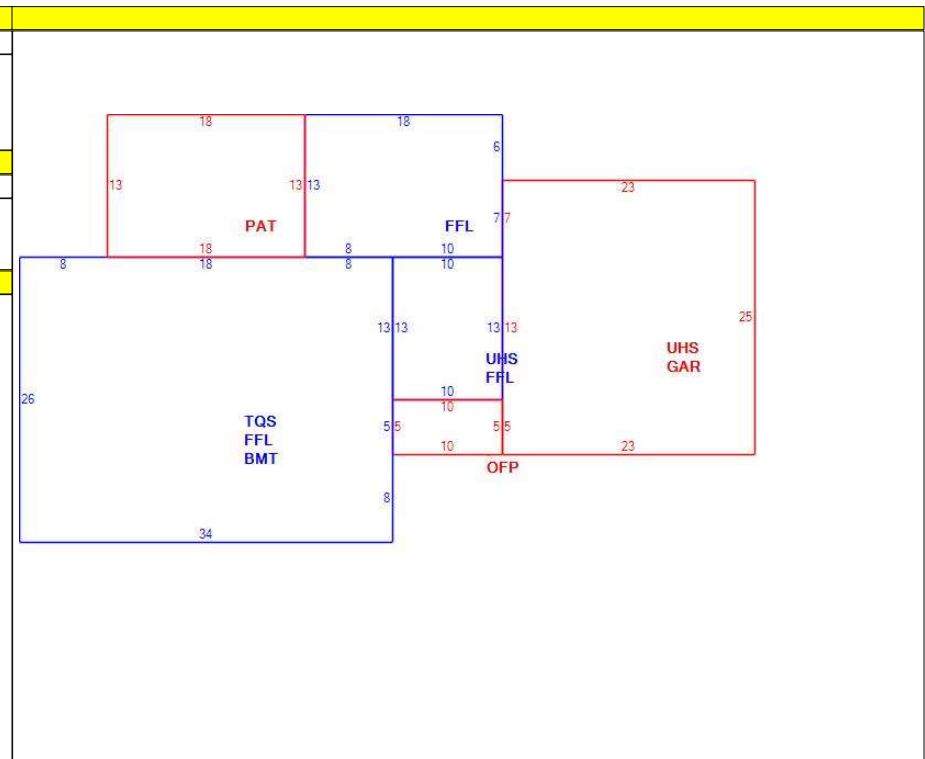


State Use 101
Print Date 12/19/2019 3:47:02 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
COUTURE PARTNERS LLC 504 11TH STREET HERMOSA BEACH CA 90254 GIS ID F_388165_2853748												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	235900		235,900											
				DRAINAGE				VIEW		COMMUNITY		RES LAND	101	101600		101,600											
												RESIDNTL.	101	21200		21,200											
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		358,700		358,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
CIG3 LLC COUTURE PARTNERS LLC S + C HOMEBUYERS LLC THE SECRETARY OF HOUSING + URBAN D CONNORS PAUL R + PAGE JULIE A				22517	0071	01-10-2019	U	I	330,000		1B		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				21093	0076	03-10-2016	U	I	135,000		1B		2019	101	229,700	2018	101	210,600	2017	101	205,600						
				20597	0520	02-17-2015	U	I	220,000		1L																
				20494	0331	11-10-2014	U	I	10		1L																
				20170	0375	01-21-2014	U	I	358,097		1L		Total		349800		Total		330700		Total		323500				
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR	Amount														Comm Int			
Total				0.00																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name		B		Tracing		Batch																			
0001						101		MG																			
NOTES																											
												APPROAISED VALUE SUMMARY															
												Appraised BLDG. Value (Card)												235,900			
												Appraised Xf (B) Value (Bldg)												0			
												Appraised Ob (B) Value (Bldg)												21,200			
												Appraised Land Value (Bldg)												101,600			
												Special Land Value												0			
												Total Appraised Parcel Value												358,700			
												Valuation Method												C			
												Adjustment															
												Net Total Appraised Parcel Value												358,700			
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					
201501320		04-24-2015		12	REROOF		6,500		05-22-2015		100	05-22-2015		COMPLETE INT RE		04-15-2016				317	14	INSPECTED					
201500539		03-18-2015		7	REMODEL		30,000		05-22-2015		100	05-22-2015				04-08-2016				317	15	PERMIT VISIT					
																05-22-2015				317	15	PERMIT VISIT					
																09-25-2009				317	3	MEAS+INSPCTD					
																05-23-2008				317	14	INSPECTED					
																05-15-2008				317	2	MEASURED					
														11-17-2001		247	14	INSPECTED									
LAND LINE VALUATION SECTION																											
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric	Land Value			
1	101	ONE FAM		RA				37,902	SF	2.50	1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	2.68	101,600		
Total Card Land Units								0.870	AC	Parcel Total Land Area: 0.8701								Total Land Value								101.600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	84.36	
Interior Floor 1	3	HARDWOOD	RCN	284,216	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1965	
Heat Type	1	FORCED H/A	Effective Year Built	2001	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating	05	
Full Baths	2		Year Remodeled	2015	
Half Baths	1		Depreciation %	17	
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	83	
Extra Kitchens	0		RCNLD	235,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	663		Dep Ovr Comment		
FBM Quality	2		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	200	28.18	1974	85	0.00	VG	G	1.25	6,000
11	POOL I-V	OB	Outbuildi	L	512	29.00	1974	70	0.00	GD	G	1.25	13,000
19	PATIO			L	400	5.75	1975	60	0.00	AV	A	1.00	1,400
02	SHED/FR			L	80	7.48	1975	70	0.00	GD	A	1.00	400
02	SHED/FR			L	80	7.48	2015	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	884		22.34	19,751	
FFL	1ST FLOOR	1,248	1,248		111.59	139,262	
GAR	GARAGE	0	575		44.64	25,665	
OPF	OPEN PORCH	0	50		11.16	558	
PAT	PATIO	0	234		5.72	1,339	
TQS	3/4 STORY	663	884		83.69	73,983	
UHS	UNFIN HALF STORY	0	705		33.56	23,657	
Ttl Gross Liv / Lease Area		1,911	4,580	2,547		284,216	

