

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
SETHI PRABHDEEPS SETHI REEMA R 1838 KENDRICK DR LA VERNE CA 91750 GIS ID F_390115_2856594 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	105700				105,700										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	97100				97,100										
				SUPPLEMENTAL DATA										Total		202,800			202,800										
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10				Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
SETHI PRABHDEEPS SANTANGELO CONCETTA M, SANTANGELO DOMINIC S +				15145		0584		07-05-2005		U		I		243,500		1A		Year		Code		Assessed		Year		Code		Assessed	
				09587		0446		08-13-1996		U		I		1				2019		101		102,800		2018		101		104,300	
				02947		0419		05-01-1963		U		I		0						101		94,200				101		92,400	
				Total												Total		197000		Total		198500		Total		197400			
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																													
												Appraised BLDG. Value (Card)								105,700									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								0									
												Appraised Land Value (Bldg)								97,100									
												Special Land Value								0									
												Total Appraised Parcel Value								202,800									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								202,800									
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	
201900591		02-22-2019		91				3,600				0						05-08-2018						333		2		MEASURED	
																		09-28-2006						311		14		INSPECTED	
																		09-21-2006						311		2		MEASURED	
																		05-25-2000						247		14		INSPECTED	
																		05-17-2000						247		13		MISSED APPT	
																		04-12-2000						247		2		MEASURED	
																		07-28-1992						131		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				26,245	SF	3.45	1.190	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	3.70	97,100				
Total Card Land Units								0.603	AC	Parcel Total Land Area:				0.6025				Total Land Value								97,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	1	WOOD SHING	Code	Description		Percentage
Exterior Wall 2			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		93.18	
Interior Floor 1	4	CARPET	RCN		203,176	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1963	
Heat Type	3	FORCED H/W	Effective Year Built		1970	
AC Type	01	NONE	Depreciation Code		FA	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		48	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		52	
Extra Kitchens	0		RCNLD		105,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	619		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues	1		Cost to Cure Ovr			
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,032		21.97	22,673	
FFL	1ST FLOOR	1,416	1,416		110.06	155,849	
GAR	GARAGE	0	528		43.98	23,223	
OFP	OPEN PORCH	0	30		11.01	330	
PAT	PATIO	0	192		5.73	1,101	
Ttl Gross Liv / Lease Area		1,416	3,198	1,846		203,176	

