

State Use 101
Print Date 12/12/2022 1:52:09 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW								
WELLS FARGO BANK NA TR C/O CARRINGTON MORTGAGE SER 1610 E ST ANDREWS PL #B150 SANTA ANA CA 92705 GIS ID F_374290_2854441												Description		Code	Appraised		Assessed											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	102300		102,300											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	77100		77,100											
												RESIDNTL.		101	4100		4,100											
				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		183,500		183,500										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
WELLS FARGO BANK NA TR COCHRAN ADAM W COCHRAN ADAM W & SUSAN V, WYAND ROBERT G + SUSAN K, GERWINNER WALTER J HEIRS				24825 0423		12-01-2022		U	I	216,000		1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				16008 0582		06-22-2006		U	I	100		1A	2022	101	90,000	2021	101	86,400	2020	101	81,900							
				11467 0090		01-04-2001		U	I	118,000				101	70,100		101	65,000		101	65,000							
				08900 0040		07-28-1994		U	I	98,000				101	4,100		101	4,100		101	4,100							
				07842 0172		10-30-1991		U	I	1		1A																
				Total								Total		164,200		Total		155,500		Total		151,000						
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				Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 102,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,100 Appraised Land Value (Bldg) 77,100 Special Land Value 0 Total Appraised Parcel Value 183,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 183,500														
0001						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					
																03-05-2018 10-02-2006 04-09-2004 06-12-1990 04-30-1980					333 250 319 131 500	3 22 2 3 3	MEAS+INSPCTD MAILER SENT MEASURED MEAS+INSPCTD MEAS+INSPCTD					
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	RC				11,560	SF	8.77	0.760	3	LAND	1.00	MF	1.00			0			1.000		6.67		77,100			
Total Card Land Units							0.27	AC	Parcel Total Land Area: 0.27							Total Land Value											77,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	2	PLASTER	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	102.43	
Interior Floor 2	4	CARPET	RCN	179,414	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	102,300	
FBM Sqft	403		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	240	28.18	1950	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	672		23.68	15,911
EFP	ENCL PORCH	0	200		59.37	11,874
FFL	1ST FLOOR	672	672		118.74	79,792
SFL	2ND FLOOR	605	605		118.74	71,837
Ttl Gross Liv / Lease Area		1,277	2,149			179,414

