

**Town of Mount Washingt**



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		EAST ST, MOUNT WASHINGTON

**OWNERSHIP**

Owner 1:	AUSTIN ROBERT W
Owner 2:	C/O WINTHROP PESCOLIDIO
Owner 3:	
Street 1:	1727 North Fairfax Ave.
Street 2:	
Twn/City:	LOS ANGELES
St/Prov:	CA Cntry Own Occ: Y
Postal:	90046 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 4. ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 7 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		1		ACRES EXCESS			0	3,500.	1.000	MW									3,500						3,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	285,900	16,300	4.000	148,600	450,800	
Total Card	285,900	16,300	4.000	148,600	450,800	Entered Lot Size
Total Parcel	285,900	16,300	4.000	148,600	450,800	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 125.40		/Parcel: 125.40			Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	285,900	16300	4.	148,600	450,800	450,800	YER	1/26/2018
2017	101	FV	272,300	16300	4.	148,600	437,200	437,200	Year End Roll	5/5/2017
2016	101	FV	291,600	16300	4.	148,600	456,500	456,500	Year End Roll	2/11/2016
2015	101	FV	291,600	16300	5.	157,300	465,200	465,200	year end roll	1/15/2015
2014	101	FV	291,600	16300	5.	157,300	465,200	465,200	Year End	8/7/2014
2013	101	FV	289,500	16300	5.	157,300	463,100	463,100	COMMITMENT	5/30/2013
2012	101	FV	288,000	5400	5.	157,300	450,700	450,700	final value	1/12/2012
2011	101	FV	288,000	5400	5.	157,300	450,700	450,700	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/25/2012	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	15 - OLD STYLE
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BROWN
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

Phys Cond:	AV - Average	38.2%
Functional:		
Economic:		
Special:		
Override:		
<b>Total:</b>		<b>38.2%</b>

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Basic \$ / SQ:	101.00
Size Adj.:	0.92510432
Const Adj.:	0.99000001
Adj \$ / SQ:	92.501
Other Features:	27600
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	462579
Depreciation:	176705
Depreciated Total:	285874

**CALC SUMMARY**

**COMMENTS**

YEAR BUILT EST OUT BLDG 4=STUDY.  
BLUEBERRY FARM.

**RESIDENTIAL GRID**

1st Res Grid Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
<b>Totals</b>	<b>RMS:</b> 14	<b>BRS:</b> 7	<b>Baths:</b> 3 <b>HB</b> 2

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

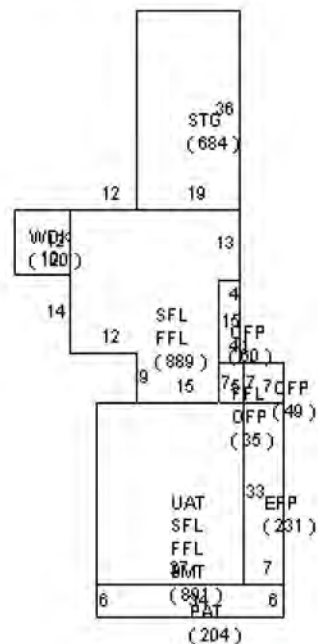
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	14	7	M
<b>Totals</b>			
1	14	7	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	79.53	
Special Features:	0	Val/Su Net:	46.25	
Final Total:	285900	Val/Su SzAd:	79.53	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,815	92.500	167,890
SFL	2ND FLOOR	1,780	87.880	156,420
BMT	BASEMENT	891	27.750	24,726
STG	STORAGE	684	3.150	2,152
UAT	UNF ATTIC	312	13.880	4,327
EFP	ENCL PORCH	231	22.350	5,164
PAT	PATIO	204	4.770	973
OPF	OPEN PORCH	144	16.520	2,379
<b>Net Sketched Area:</b>		<b>6,181</b>	<b>Total: 365,751</b>	
<b>Size Ad</b>	<b>3595</b>	<b>Gross Area</b>	<b>6760</b>	<b>FinArea</b> 3595

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y		1 12X18	A	FR	1940	3.46	T	55	101			300			300
2	SHED/FR	D	Y		1 6X10	A	AV	1940	4.67	T	50	101			100			100
17	CABIN	D	Y		1 14X18	A	AV	1940	24.92	T	30	101			4,400			4,400
3	GARAGE	D	Y		1 23X24	A	FR	1940	13.67	T	45	101			4,200			4,200
32	BARN/LFT	D	Y		1 40X30	A	PR	1940	9.58	T	65	101			4,000			4,000
2	SHED/FR	D	Y		1 6X16	A	PR	1940	4.04	T	65	101			100			100
31	BARN	D	Y		1 26X46	A	PR	1940	7.67	T	65	101			3,200			3,200

**PARCEL ID**

50 0 10				
<b>Total:</b>			<b>16,300</b>	

**IMAGE**

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	16,300	Total Special Features:		Total:	16,300
---------	-------------------	--------	-------------------------	--	--------	--------