



PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		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: N
Postal:	90046 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.634 ACRES of land mainly classified as OUT BLD

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
106	OUT BLD		130680		SQUARE FE	SITE		0	1.11	0.800	MW			TOPO	-20					116,044						116,000	
106	OUT BLD		1.634		ACRES	EXCESS		0	3,500.	1.000	MW									5,719						5,700	
106	OUT BLD		200		FRONT FE	SITE		0	0.	0.000	MW																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
106		13,000	4.634	121,700	134,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	106	FV		13000	4.634	121,700	134,700	134,700	YER	1/26/2018
2017	106	FV		13000	4.634	121,700	134,700	134,700	Year End Roll	5/5/2017
2016	106	FV		13000	4.634	121,700	134,700	134,700	Year End Roll	2/11/2016
2015	106	FV		13000	5.	127,200	140,200	140,200	year end roll	1/15/2015
2014	106	FV		13000	5.	127,200	140,200	140,200	Year End	8/7/2014
2013	106	FV		13000	5.	127,200	140,200	140,200	COMMITMENT	5/30/2013
2012	106	FV		13000	5.	127,200	140,200	140,200	final value	1/12/2012
2011	106	FV		13000	5.	127,200	140,200	140,200	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

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View / Desir:

BATH FEATURES

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

COMMENTS

CK SILO

SKETCH

OTHER FEATURES

Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes rows for Other, Upper, Lvl 2, Lvl 1, Lower, and Totals.

GENERAL INFORMATION

Grade: Year Blt: Eff Yr Blt: Alt LUC: Alt %: Jurisdct: Fact: Const Mod: Lump Sum Adj:

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Includes a Totals row.

INTERIOR INFORMATION

Avg Ht/FL: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: % AC: Solar HW: Central Vac: % Com Wal: % Sprinkled:

DEPRECIATION

Phys Cond: AV - Average 0.0% Functional: % Economic: % Special: % Override: % Total: 0%

CALC SUMMARY

Basic \$ / SQ: Size Adj.: 1.00000000 Const Adj.: 8.00000000 Adj \$ / SQ: Other Features: 0 Grade Factor: Neighborhood Inf: 1.04999995 LUC Factor: Adj Total: 0 Depreciation: 0 Depreciated Total: 0

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Type, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, and Val/Su SzAd.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with columns: 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.

PARCEL ID

10 0 10A

IMAGE