



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLUEBERRY HILL TRUST LLC
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:	BLUEBERRY HILL TRUST LLC -
Owner 2:	C/O WINTHROP PESCOLIDIO -
Street 1:	754 N. CRESCENT HEIGHTS BLVD
Twn/City:	LOS ANGELES
St/Prov:	CA Cntry
Postal:	90046-7002

NARRATIVE DESCRIPTION

This Parcel contains 298. ACRES of land mainly classified as 61BNATR

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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
803	61BNATR		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055			0.25			36,264	
803	61BNATR		267.29999		ACRES EXCESS			0	3,500.	0.901	MW									842,623			0.25			210,656	
803	61BNATR		20.5		ACRES EXCESS			0	3,500.	0.901	MW									64,623			0.25			16,156	
803	61BNATR		7.2		ACRES EXCESS			0	3,500.	0.901	MW									22,697			0.25			5,674	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
803			298.000	268,750	268,750		
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	803	FV		0	298.	1,074,998	1,074,998	268,750	YER	1/26/2018
2017	803	FV		0	298.	1,074,998	1,074,998	268,750	Year End Roll	5/5/2017
2016	803	FV		0	298.	1,074,998	1,074,998	268,750	Year End Roll	2/11/2016
2015	803	FV		0	298.	1,080,225	1,080,225	270,057	year end roll	1/15/2015
2014	803	FV		0	298.	1,080,225	1,080,225	270,057	Year End	8/7/2014
2013	803	FV		0	298.	1,080,225	1,080,225	23,314	COMMITMENT	5/30/2013
2012	717	FV		0	298.	1,080,225	1,080,225	25,476	final value	1/12/2012
2011	717	FV		0	298.	1,080,225	1,080,225	29,802	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLUEBERRY HILL	2220-211		10/7/2013	DEED RESTRIC	450000	No	No			SALE OF BUILDING RIGHTS TO NATURE
BLUEBERRY HILL	2216-40		9/9/2013	CONVIENCE		No	No			9-9-13 CHANGE TO LLC THEN 10-7-13-D

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	298.00000	Total SF/SM:	12980880.00	Parcel LUC:	803 61BNATR	Prime NB Desc:	MT WASH	Total:	1,074,998	Spl Credit:	806,248	Total:	268,750
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