

Town of Mount Washingt



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELANCY FARMS LP
Owner 2:	
Owner 3:	
Street 1:	150 W PINE ST
Street 2:	
Twn/City:	EXETER
St/Prov:	CA Cntry Own Occ: N
Postal:	93221 Type:

PREVIOUS OWNER

Owner 1:	PESCOSOLIDO LINDA TRUSTEE - CAP RANCH T
Owner 2:	PESCOSOLIDO RANCH CORPORATION -
Street 1:	754 NORTH CRESCENT HEIGHTS
Twn/City:	LOS ANGELES
St/Prov:	CA Cntry
Postal:	90046

NARRATIVE DESCRIPTION

This Parcel contains 4.273 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2012, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infru	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		1.273		ACRES EXCESS			0	3,500.	1.000	MW									4,456						4,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	542,000		4.273	149,600	691,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 238.81						/Parcel: 238.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	542,000	0	4.273	149,600	691,600	691,600	YER	1/26/2018
2017	101	FV	508,800	0	4.273	149,600	658,400	658,400	Year End Roll	5/5/2017
2016	101	FV	470,700	0	4.273	149,600	620,300	620,300	Year End Roll	2/11/2016
2015	101	FV	480,300	0	4.273	154,800	635,100	635,100	year end roll	1/15/2015
2014	101	FV	480,300	0	4.273	154,800	635,100	635,100	Year End	8/7/2014
2013	101	FV	282,500	0	4.273	154,800	437,300	437,300	COMMITMENT	5/30/2013
2012	130	FV		0	4.273	154,800	154,800	154,800	final value	1/12/2012
2011	130	FV		0	4.273	154,800	154,800	154,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PESCOSOLIDO LIN	2098-70		2/6/2012	FAMILY	71000	No	No			
PESCOSOLIDO LIN	2098-66		2/6/2012	CONVIENCE	710	No	No		1% INTEREST	
PESCOSOLIDO LIN	1098 177		11/6/1998	CONVIENCE	0	Yes	No			
PESCOSOLIDO	991 78		10/21/1996	FAMILY	71448	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2012	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

