







## COLTS NECK

Block: 19

Lot: 10

Qual:

Land Desc: 3 ACRE

Bldg Desc:

Addl Lots:

Acreage: 4.000 Class: 3A

Owners Name: CHAPMAN,NANCY TRUSTEE STONE HILL TR

Street Address: 1880 CENTURY PK E STE1600

City &amp; State: LOS ANGELES, CA Zip: 90025

Property Location: MUHLENBRINK ROAD

Land: 2,215,000

Impr: 7,544,200

Total: 9,759,200

Exempt:

Reval Date: 2020/10/01

Map: 6

Seq#: 1465 (#1 of 4)

| SALES HISTORY     |       |           |       |     | ASSESSMENT HISTORY |         |         |         | BUILDING PERMITS/REMARKS  |                                 |                  |             |                                            |           |            |           |             |           |         |       |
|-------------------|-------|-----------|-------|-----|--------------------|---------|---------|---------|---------------------------|---------------------------------|------------------|-------------|--------------------------------------------|-----------|------------|-----------|-------------|-----------|---------|-------|
| Grantor           | Date  | Book/Page | Price | Nu# | Year               | Land    | Impr    | Total   | Date                      | Work Description                | Amount           | Compl.      |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     | 2017               | 2215000 | 7005400 | 9220400 | 04/19/07                  | 11 C DETACH G                   | 0                | 08/15/07    |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     | 2018               | 2215000 | 7095300 | 9310300 | 03/07/07                  | HOLLY HSE-REPLACE PRCHS/ROOF/SD | 60000            | 08/15/07    |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     | 2019               | 2215000 | 7185100 | 9400100 | 10/18/05                  | DEMO ADDS                       | 0                | 08/15/07    |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     | 2020               | 2215000 | 7274900 | 9489900 | 10/18/05                  | INTER PLUMB                     | 50000            | 08/15/07    |                                            |           |            |           |             |           |         |       |
| LAND CALCULATIONS |       |           |       |     | SITE INFORMATION   |         |         |         | RESIDENTIAL COST APPROACH |                                 |                  |             |                                            |           |            |           |             |           |         |       |
| Frnt              | Eff D | Back L    | Tri   | Dpf | FFF                | Dep     | Reason  | Value   | Road:                     | PAVED                           | Util:            | SEPTIC ONLY | Basement                                   | Area      | Rate       | Const     | Q/F         | Mult      | Value   |       |
| 4.000 AC          | @     | 35000     |       | +   | 303000             | 100%    |         | 443000  | Curbs:                    | NO                              | Gas:             | YES         | BASEMENT                                   | 6428 x    | 10.400 +   | 0         | x2.04       | x1.00=    | 136376  |       |
|                   |       |           |       |     |                    |         |         |         | Sidewalk:                 | NO                              | Elec:            | YES         | BASEMENT FINISH                            | 3000 x    | 13.950 +   | 0         | x1.72       | x1.00=    | 71982   |       |
|                   |       |           |       |     |                    |         |         |         | Loc:                      | OTHER                           | Topo:            | HIGH        | Main Bldg                                  |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | STAFF CONTROL             |                                 |                  |             | FIRST STORY                                | 6288 x    | 249.940 +  | +212160   | x1.00       | x1.00=    | 178378  |       |
|                   |       |           |       |     |                    |         |         |         | Info By:                  | ESTIMATED                       | Date:            | 02/12/15    | UPPER STORY                                | 7077 x    | 245.410 +  | +120750   | x1.00       | x1.00=    | 185751  |       |
|                   |       |           |       |     |                    |         |         |         | Visits:                   | 1                               | Collector:       | 19          |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | Old B:                    |                                 | Prted:           | 03/17/21    |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | Old L:                    |                                 | Card:            | M RN        |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | BUILDING INFORMATION      |                                 |                  |             | Heat/AC                                    |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | Class:                    |                                 | Roof Type:       |             | HW BASEBOARD                               | 13365 x   | 3.760 +    | 0         | x1.97       | x1.00=    | 98997   |       |
|                   |       |           |       |     |                    |         |         |         | 23                        |                                 | GABLE            |             | AC (SEP DUCTS)                             | 13365 x   | 2.520 +    | 0         | x1.97       | x1.00=    | 66349   |       |
|                   |       |           |       |     |                    |         |         |         | Age/Eff Age:              |                                 | Roof Material:   |             | Plumbing                                   |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | 99 / 10 (N)               |                                 | SHINGLE          |             | 4 FIXTURE BATH                             | 4 x       | 3185.000 + | 0         | x1.97       | x1.00=    | 25098   |       |
|                   |       |           |       |     |                    |         |         |         | Exterior Walls:           |                                 | Room Count:      |             | 3 FIXTURE BATH                             | 1- 2 x    | 2595.000 + | 0         | x1.97       | x1.00=    | -5112   |       |
|                   |       |           |       |     |                    |         |         |         | ALUM/VINYL                |                                 | Total Rooms:     | 15          | 2 FIXTURE BATH                             | 2- 1 x    | 1895.000 + | 0         | x1.97       | x1.00=    | 3733    |       |
|                   |       |           |       |     |                    |         |         |         |                           |                                 | Bed Rooms:       | 5           | SINGLE FIXTURE                             | 2 x       | 910.000 +  | 0         | x1.97       | x1.00=    | 3585    |       |
|                   |       |           |       |     |                    |         |         |         | Style:                    |                                 | Row/End:         |             | SAUNA                                      | 1 x       | 10560 +    | 0         | x1.97       | x1.00=    | 20803   |       |
|                   |       |           |       |     |                    |         |         |         | COLONIAL                  |                                 | N.A.             |             | JACUZZI                                    | 1 x       | 3295.000 + | 0         | x1.97       | x1.00=    | 6491    |       |
|                   |       |           |       |     |                    |         |         |         | Story Height:             |                                 | Conversion:      |             | Fireplace                                  |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | TWO STORY                 |                                 |                  |             | FIREPLACE 2STY                             | 4 x       | 4850.000 + | 0         | x2.12       | x1.00=    | 41128   |       |
|                   |       |           |       |     |                    |         |         |         | Exterior Condition:       |                                 | Number of Units: |             | FIREPLACE SAME ST                          | 2 x       | 1605.000 + | 0         | x2.12       | x1.00=    | 6805    |       |
|                   |       |           |       |     |                    |         |         |         | NORMAL                    |                                 | 1                |             | Attic                                      |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | Interior Condition:       |                                 | Heat Source:     |             | SINGLE DORMER                              | 4 x       | 680.000 +  | 0         | x1.77       | x1.00=    | 4814    |       |
|                   |       |           |       |     |                    |         |         |         | NORMAL                    |                                 | GAS              |             | Deck/Patio                                 |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | Foundation:               |                                 | Livable Area:    |             | OPEN PORCH                                 | 2636 x    | 11.680 +   | 0         | x1.72       | x1.00=    | 52956   |       |
|                   |       |           |       |     |                    |         |         |         | CONCRETE BLOCK            |                                 | 13365 SF         |             | Garage                                     |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | DEPRECIATION              |                                 |                  |             | ATT CARPORT                                | 601 x     | 4.950 +    | 672       | x1.57       | x1.00=    | 5726    |       |
|                   |       |           |       |     |                    |         |         |         | Physical:                 | 0 %                             | Auto:            | Y           |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | Func Obs:                 | %                               | Over Imp:        | %           |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | Econ Obs:                 | %                               | Under Imp:       | %           |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         |                           |                                 | Final Net:       | 1.00        |                                            |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         | Baths:                    | M:7                             | A:               | O:          | Base Cost:                                 | 4181031   | CCF:       | 1.68      | Cost New:   | 7024132   |         |       |
|                   |       |           |       |     |                    |         |         |         | Kitchens:                 | M:1                             | A:               | O:          | Net Cond:                                  | 1.00      |            |           | Bldg Value: | 7024132   |         |       |
|                   |       |           |       |     |                    |         |         |         | NOTES                     |                                 |                  |             | Detached Items:                            |           |            |           |             |           |         |       |
|                   |       |           |       |     |                    |         |         |         |                           |                                 |                  |             | DET GAR-FRM                                | 360 x     | 15.950 +   | 3084      | x2.09       | x0.67     | x1.68=  | 20763 |
|                   |       |           |       |     |                    |         |         |         |                           |                                 |                  |             | SHED 1STY                                  | 220 x     | 14.730 +   | 996       | x1.92       | x0.25     | x1.68=  | 3416  |
|                   |       |           |       |     |                    |         |         |         |                           |                                 |                  |             | SHED 1STY                                  | 1140 x    | 15.920 +   | 0         | x1.92       | x0.25     | x1.68=  | 14635 |
|                   |       |           |       |     |                    |         |         |         |                           |                                 |                  |             | ADDL BLDGS COMBINED FROM OTHER PRC CARD(S) |           |            |           |             |           | 481,300 |       |
|                   |       |           |       |     |                    |         |         |         |                           |                                 |                  |             | Land:                                      | 2,215,000 | Impr:      | 7,544,200 | Total:      | 9,759,200 |         |       |

A: 3S/ 1045  
 B: 2S/ 4987  
 C: 1S/ 256  
 D: HFB 3000  
 E: B 3428  
 F: OP 2636  
 G: AC 601  
 H:  
 I:  
 J:  
 K:  
 L:

1045  
 4987  
 256  
 3000  
 3428  
 2636  
 601  
 0

M:  
 N:  
 O:  
 P: