

COLTS NECK

Block: 20

Lot: 8

Qual:

Land Desc: 5.24 ACRES

Bldg Desc:

Addl Lots:

Acreage: 5.240 Class: 2

Owners Name: C/O CHAPMAN, BIRD & GREY

Street Address: 1880 CENTURY PK E STE1600

City & State: LOS ANGELES, CA Zip: 90025

Property Location: 132 MUHLENBRINK ROAD

Land: 486,400

Impr: 525,600

Total: 1,012,000

Exempt:

Reval Date: 2020/10/01

Map: 7

Seq#: 1504 (#1 of 2)

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS										
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.							
	06/12/96	5510 /317	750000		2017	486400	379900	866300	09/28/04	POLE BARN	0	00/00/00							
					2018	486400	494300	980700	01/11/01	BATHROOM/BOXWOOD FARMS ABOVE KI	2000	00/00/00							
					2019	486400	500600	987000	11/15/00	INTERIOR RENOVATIONS OF BATHROO	3000	00/00/00							
					2020	486400	506800	993200											
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
5.240 AC	@	35000		+	303000	100%		486400	Curbs:	NO	Gas:	YES	BASEMENT	1644 x	9.540	+	2160	x1.32	x1.00= 23554
									Sidewalk:	NO	Elec:	YES	Main Bldg						
									Loc:		Topo:	LEVEL	FIRST STORY	1961 x	73.020	+	33120	x1.00	x1.00=176312
													UPPER STORY	1961 x	51.930	+	9720	x1.00	x1.00=111555
													BRICK SF	500 x	12.020	+	84	x1.00	x1.00= 6094
													Heat/AC						
													FORCED HOT AIR	3922 x	2.820	+	0	x1.15	x1.00= 12719
													Plumbing						
													3 FIXTURE BATH	2- 2 x	2595.000	+	0	x1.15	x1.00= 0
													2 FIXTURE BATH	1- 1 x	1895.000	+	0	x1.15	x1.00= 0
													Fireplace						
													FIREPLACE 2STY	1 x	4850.000	+	0	x1.30	x1.00= 6305
													Attic						
													Deck/Patio						
													OPEN PORCH	243 x	10.773	+	453	x1.30	x1.00= 3992
													GLAZED PORCH	450 x	18.960	+	756	x1.30	x1.00= 12074
													Garage						
													Base Cost:	352605	CCF:	1.68	Cost New:	592376	
													Net Cond:	0.61			Bldg Value:	361350	
													Detached Items:						
													DET GAR-FRM	400 x	16.060	+	3040	x1.24	x0.61 x1.68= 12026
													GEN BRN 1ST	640 x	17.250	+	0	x1.00	x0.25 x1.68= 4637
													GREEN HOUSE	1500 x	21.000	+	0	x1.00	x0.50 x1.68= 26460
													FIN SHED 1S	440 x	12.590	+	1092	x1.20	x0.90 x1.68= 12032
													ADDL BLDGS COMBINED FROM OTHER PRC CARD(S)						109,100
													Land:	486,400	Impr:	525,600	Total:	1,012,000	

A:GP u39r26cu25r18
 B:2S/.50B u39r6cu25r20
 C:OP u11r40cu17r6
 D:2S/B u0r6cu39r34
 E:2S/.50B u64r6cu9r15
 F:OP u64r21cu9r5
 G:OP u11r0cu16r6

M:
 N:
 O:
 P:

Scale: 30