

Key: 7055

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 7.538

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
NELSON BARBARA J & KATHRYN CARVER 10370 ROCHESTER AVE LOS ANGELES, CA 90024-5361				81-19-C88				82 LAKEVIEW AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NELSON BARBARA J & KATHRYN				03/08/2004	QS	530,000	(172295)					
CARTWRIGHT GEORGE				09/05/1997	99	260,000	(145724)					
WARRENER HARRISON				06/27/1995	A	1	(137573)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,871	MC	1.00	100	1.00	100	1.00	R03	1.00		300,820

LAND

TOTAL	20,871 SF	ZONING	R60	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MID CHATHAM	NOTE				LAND	300,800	250,700
Inf1	100		BUILDING	582,200	537,600			
Inf2	100		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>883,000</b>	<b>788,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

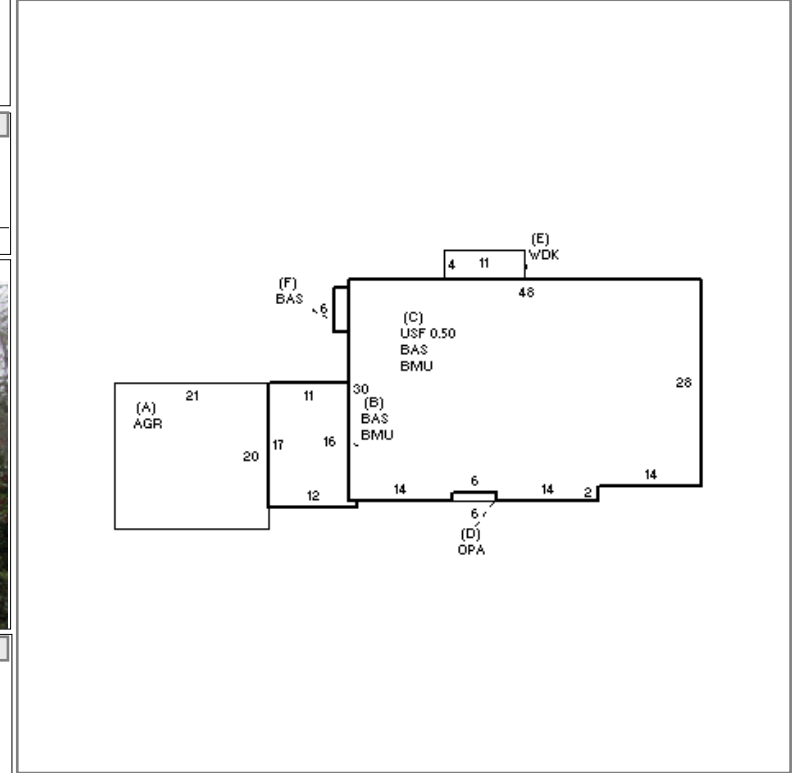


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1996182	07/05/2005	50	Meas & List			JB	100	100
	08/07/1996	99	n/a				100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2019	TCK
MODEL	1		RESIDENTIAL	LIST	12/27/2019	TCK
STYLE	4	1.00	CAPE [100%]	REVIEW	1/13/2020	MR
QUALITY	+	1.20	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



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YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	843,838
NET AREA	2,309	DETAIL ADJ	1.030	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATTACHED GARAGE	420		95.94	40,296	CONDITION ELEM	CD
\$NLA(RCN)	\$365	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,594		79.43	126,607	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UP-STRY FIN	703	1972	250.49	176,092	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	OPA	N	OPEN PORCH	6		91.40	548	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	E	WDK	N	WOOD DECK	44		70.09	3,084	BATHS	A
				INT. FINISH	23	DRYWLI/WD PNL	1.00	+	BAS	L	BAS AREA	1,606	1972	295.20	474,088	HEAT	A
				HEATING/COOL	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		12,451.20	12,451	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00				
									ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772		
														EFF.YR/AGE		1972 / 50	
														COND		31 31 %	
														FUNC		0	
														ECON		0	
														DEPR		31 % GD 69	
														RCNLD		\$582,200	