

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MV TROIKA LLC					2 Public Water			Description	Code	Appraised	Assessed	1302
					3 Public Sewer			RESIDENTL	1010	5,905,200	5,905,200	
218 ANDERSON ST				SUPPLEMENTAL DATA				RES LND	1010	3,908,700	3,908,700	EDGARTOWN, MA
MANHATTAN BEACH CA 90266				Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist District Other Note UC-Misc 1 UC-Misc 2						VISION
				GIS ID M_282741_794453		Assoc Pid#		Total		9,813,900	9,813,900	

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MV TUT LLC		1669	0911	11-30-2023	Q	I	10,922,400	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
MV TROIKA LLC		1298	0421	11-21-2012	U	I	1	1A	2023	1010	5,955,100	2022	1010	4,555,200	2021	1010	5,053,100		
STEIN ELLEN C TRS		1298	0417	11-21-2012	U	I	1	1A		1010	3,783,600		1010	3,670,664		1010	3,702,136		
STEIN DAVID F		00509	0044	10-14-1988	Q	I	1,500,000	00	Total				9,738,700	Total		8,225,864	Total		8,755,236
WILD HAROLD S		00463	0643	12-22-1986	U	V	285,000	1	Total				9,738,700	Total		8,225,864	Total		8,755,236

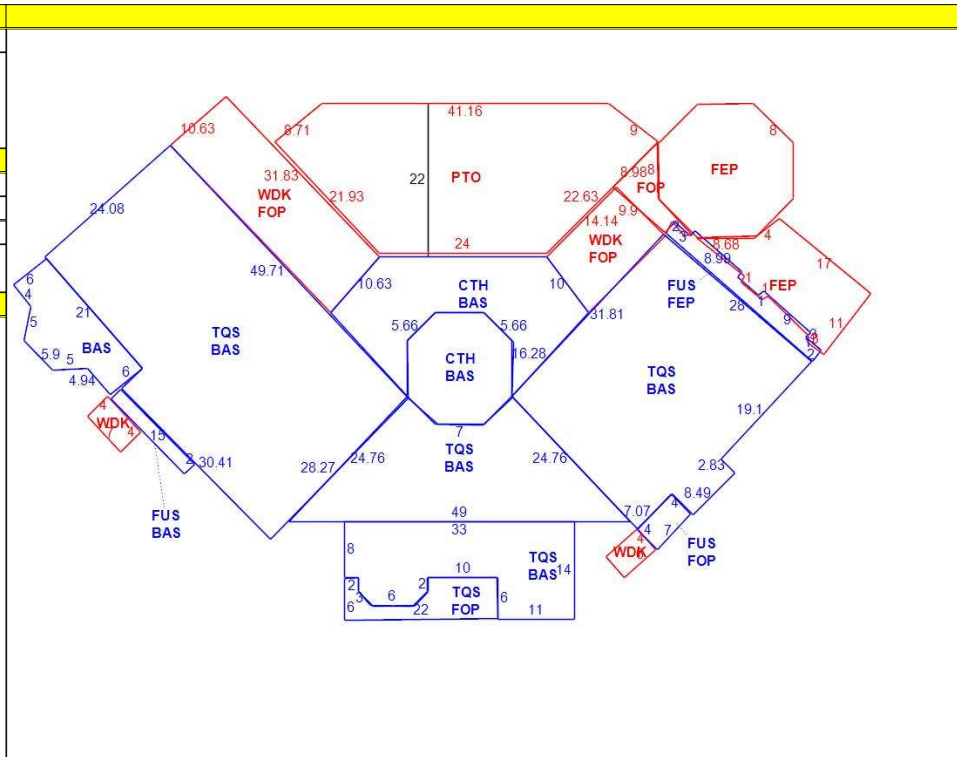
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0080														
NOTES														
WATER VIEW LOTS 41-47 BRA LEY 1 BATH XTRA ANGLED HOUSE LOT 2 CF 753 STEIN 2001														
Appraised Bldg. Value (Card)										5,858,400				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										46,800				
Appraised Land Value (Bldg)										3,908,700				
Special Land Value										0				
Total Appraised Parcel Value										9,813,900				
Valuation Method										C				
Total Appraised Parcel Value										9,813,900				

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
2020-599	05-19-2020	RA		70,000		0		REPLACE ROOFING	10-07-2019	EP			01	Cyclical Reinspection	
2004-203	02-06-2004	RN	Res New Cons			100		MOVE GARAGE TO ANOTHE	12-27-2018	EP			01	Cyclical Reinspection	
2002:324	01-01-2002	NC	New Construct		01-22-2003	15	01-01-2003		05-22-2017	MM			11	Field Review	
									06-17-2014	MM			11	Field Review	
									11-28-2011	MM			11	Field Review	
									02-22-2005	EP			12	Bldg Permit/Measur/New C	
									03-05-2004	WP			05	Measur/Review/New Const	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGL FAM M-0	R20		21,780	SF	14.57	1.00000	8	1.00	0080	3.850	VIEW	V30	168.28	3,665,200
1	1010	SINGL FAM M-0	R20		0.620	AC	34,000.00	1.00000	0	1.00	0080	3.850		V30	392,700	243,500
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			3,908,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Estate			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	5				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	12				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C	Owne		0.0
Adjust Type		Code	Description		Factor%
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			6,509,366		
Year Built			1987		
Effective Year Built			2012		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			10		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			90		
Cns Sect Rcnd			5,858,400		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR7	GAR EXC-1ST	L	720	80.00	1988		80		0.00	46,100
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,995	3,995	3,995	884.55	3,533,771
CTH	Cath Cing	0	600	30	44.23	26,536
FEP	Porch, Enclosed, Finished	0	584	409	619.49	361,780
FOP	Porch, Open, Finished	0	663	133	177.44	117,645
FUS	Upper Story, Finished	132	132	132	884.55	116,760
PTO	Patio	0	898	90	88.65	79,609
TQS	Three Quarter Story	2,474	3,299	2,474	663.34	2,188,373
WDK	Deck, Wood	0	544	54	87.80	47,766
Ttl Gross Liv / Lease Area		6,601	10,715	7,317		6,472,240

