

COMM SW COR OF NW1/4 OF SW1/4, R
E 195 FT FOR POB, CONT E 90 FT,
90 FT, S 130 FT TO POB.

VRASTIL TIMOTHY/VRASTIL LORA
3525 MAPLE AVE
MANHATTAN BEACH, CA 90266

2026

31-3S-17-06194-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,524	103.5342	118.03	179,878	1966	1980	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1368 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		116,921
TOTAL MARKET OB/XF VALUE		1,852
TOTAL LAND VALUE - MARKET		11,090
TOTAL MARKET VALUE		129,863
SOH/AGL Deduction		0
ASSESSED VALUE		129,863
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		129,863
TOTAL JUST VALUE		129,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,812

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,137
BAS	120	100		120	9,207
BAS	1,168	100		1,168	89,608
FOP	48	30		14	1,074
FOP	112	30		34	2,608
UST	240	45		108	8,286
TOTALS	1,768			1,524	116,921

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/27/2022		MLU

1439 NW AVERY GLN, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/596	10/04/2024	WD	Q	I	01	142,500
GRANTOR: LEPAGE CHARLES						
GRANTEE: VRASTIL TIMOTHY						
1438/2542	5/06/2021	QC	U	I	11	100
GRANTOR: LEPAGE CHARLES						
GRANTEE: LEPAGE CHARLES						

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1966	1966	3	100	500	
2	0080	DECKING	0	0	0	0	1.00	UT	1,200.00	1,200.00	75	1999	1999	3	75	900	
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1999	1999	3	50	200	
4	0070	CARPORT UF	0	0	12	20	240.00	UT	1.50	1.50	70	2011	2011	3	70	252	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W48 BAS= W12 S10 E12 N10\$ S10 UST= W12 S20 E12 N20\$ S8
BAS=	S8 E10 N8 W10\$ E10 S8 FOP= W10 FOP= W12 S4 E12 N4\$ S4
E28	N4 W18\$ E38N26\$.

LAND DESCRIPTION		TOTAL OB/XF 1,852																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RMF	290.00	130.00	11,674.00	SF		1.00	1.00	1.00	0.95	0.95	11,090							