

Ownership Description					Assessment Summary																													
Name: BRIGHTWELL, LAURIE NICOLE 1514 N PASS AVE BURBANK CA 91505-2015 Subd.: 07584 RUPPLE MEADOWS S-T-R: 12-16-31 Acres: T.D.: 011 FAYETTEVILLE SCH, FAY Location: 1347 N CORSICA DR Legal:					Type: RI Res.Impr Taxable: NF No-Full Neigh: FY1631W Owner: 936909 Status: Tax Status: AC Block: Lot: 057 City: FAYETTEVILLE Map: Old PID: 765-24086-000					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>90,000</td> <td>18,000</td> <td>75,000</td> <td>15,000</td> </tr> <tr> <td>Bldgs</td> <td>612,950</td> <td>122,590</td> <td>425,000</td> <td>85,000</td> </tr> <tr> <td>Total</td> <td>702,950</td> <td>140,590</td> <td>500,000</td> <td>100,000</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	Land	90,000	18,000	75,000	15,000	Bldgs	612,950	122,590	425,000	85,000	Total	702,950	140,590	500,000	100,000
Year	2023	20%	2022	20%																														
Land	90,000	18,000	75,000	15,000																														
Bldgs	612,950	122,590	425,000	85,000																														
Total	702,950	140,590	500,000	100,000																														
					Review Record																													
					Date	By	Reason	Land	Buildings	Total																								
					7/7/2023	MDH	RV	90,000	612,950	702,950																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	75,000	425,000	500,000																								
					2020 REAPPRAISAL																													
					6/28/2018	MCB	BP	70,500		70,500																								
					FOR 2018: NEW SUBD.																													
					5/9/2018	KNM	IN																											
					FOR 2018 REMOVED DD DUE TO SALE KNM/DWB 5-9-18																													
					1/25/2018	DMC	SP																											
					FOR 2018: NEW S/D PER S/D PLAT RUPPLE MEADOWS 24-161.ALL ACREAGE FROM																													
Building Permit Record																																		
Date	Amount	Purpose	Note																															
10/3/2018	480,433	NC New Cons	FOR 2020 DUPLEX 100% COMPLETE (4/24/20 AST) //																															

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
12/13/2024	2024-32789		724,900	WD	BRIGHTWELL, LAURIE NICOLE	JBF 12-19-2024 // Imported from Just Appraised
7/14/2021	2021-27274		568,620	WD	CATES, DEANN	WGO 07/22/2021
2/10/2020	2020-5105		2,028,390	WD	KLEAR CAPITAL LLC	WGO 02/19/2020
4/23/2018	2018-11416		280,000	WD	PLATINUM BUILDING GROUP LLC	RLB 4/25/18

Land Record											765/765-30522-000		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000	100000.00			S	-30 L	20	90,000	
											0.17 AC		

Total: 90,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
Duplex	ONE+MasonVen	1,719	4,113	3+10	4	2019		A	611,546	97	593,200			593,200		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													19,767			
Total													612,950			

Ext Wall	Roof Type	Sketch Area	Building Computation			
MASONVEN	<input type="checkbox"/> Hip		Base Price			30.77
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.100		
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	.934		
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000		
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor			1.027
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF			31.60
	<input type="checkbox"/> Dormer		Total Base SF			4,113
	<input checked="" type="checkbox"/> HipGable		Base Value			129,971
	<input type="checkbox"/> Other					
Foundation	Roof Cover		Item	S.F./Qty	Rate	Total
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Asp Shing		Foundation	1,719		
<input type="checkbox"/> Closed Pier	<input checked="" type="checkbox"/> Fib Shing		Floor Structure	1,719		
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Wd Shing		Ins Floor			
<input type="checkbox"/> Other	<input type="checkbox"/> Wd Shakes		Ins Wall			
Floor Struct	<input type="checkbox"/> Clay/Slate		Ins Ceiling			
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> GalvAlum		Heat & Cool	4,113	3.07	12,627
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Other		Floor Cover	2,879	5.64	16,238
<input type="checkbox"/> Slab Grade			Roof Cover	1,719		
<input type="checkbox"/> Other			Plumbing	22	632.00	13,904
Insulation	Plumbing		Fireplace			
<input type="checkbox"/> Floor	Full 8		Basement			
<input checked="" type="checkbox"/> Wall	Half 2		FLOORC C	1234	1.78	2,197
<input checked="" type="checkbox"/> Ceiling	Extra					
Heat/Cool	Fireplaces					
<input type="checkbox"/> None	Type					
<input type="checkbox"/> Hot Air/F	Count					
<input type="checkbox"/> F/W Furn						
<input checked="" type="checkbox"/> Central						
<input type="checkbox"/> Elec Base						
<input type="checkbox"/> Elec Ceil						
<input type="checkbox"/> Other						
Floor Cover						
<input type="checkbox"/> None						
<input type="checkbox"/> Softwood						
<input type="checkbox"/> HW Sheath						
<input type="checkbox"/> HW Parq						
<input type="checkbox"/> Linoleum						
<input type="checkbox"/> CarpetTile						
<input checked="" type="checkbox"/> Cer Tile						
<input type="checkbox"/> Stone						
<input type="checkbox"/> Other						
Basement						
<input type="checkbox"/> Unfinished						
<input type="checkbox"/> Finished						
<input type="checkbox"/> Fin Part						
Total						6,082

AACU32R8D8R21D30L2D1L10U1L4U6L13 ABU32R8D8CU20*21 ACU32CU12*8 ADCR13*6
 AER13D6R4D1R10U1R2CU27R21U8R8D32L13D6L15U3L1
 AFR13D6R4D1R10U1R2U27CU20*21 AGR13D6R4D1R10U1R3D3R15CU6*13
 5/21/2020: COMBINED DUPLEX BACK ON CARD 1 PER MDH. MOVED
 OP 8X12 TO OBYI'S TO MAKE ROOM IN SKETCH ITEMS.

Outbuildings and Yard Improvements

Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		16	25	2		2.00	1.000	97	1,552		
OP		12	18	2		10.81	1.000	97	4,530		

Base Structure and Additive Items						
Item	Area	Rate	Factor	REL	Total	NC HS
A MN	866	30.77	1.027		27,366	
B MFB	420	12.12	1.000		5,090	
C OP	96	11.86	1.000		1,139	
D OP	78	12.26	1.000		956	
E MN	853	30.77	1.027		26,955	
F MFB	420	12.12	1.000		5,090	
G OP	78	12.26	1.000		956	
H 1+	1197	30.77	1.027		37,825	
I 1+	1197	30.77	1.027		37,825	
Total of Above					188,168	
Market Adjustment					3,250	
Total Structure RCN					611,546	

Inspected: BRS 1/4/2022 Contact: PI
 Revisited: Int.Est?:
 Entered: CHB 8/8/2022 Sk. File:
 Printed: 8/13/2025 Status: