

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		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		
Trend	Street	Utilities	Topography	Landscaping						
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent						
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good						
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average						
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor						
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None						
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	1.000	.000	100000.00		0.00	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		
Foundation	<input checked="" type="checkbox"/> HipGable		Total Base SF			4,113		
<input type="checkbox"/> Open Pier	<input type="checkbox"/> Other		Base Value			129,971		
<input type="checkbox"/> Closed Pier	Roof Cover		Adjustments to Base	S.F./Qty	Rate	Total		
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Asp Shing		Foundation	1,719				
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	1,719					
Floor Struct	<input type="checkbox"/> Wd Shing	Ins Floor						
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shakes	Ins Wall						
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Clay/Slate	Ins Ceiling						
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> GalvAlum	Heat & Cool	4,113	3.07	12,627			
<input type="checkbox"/> Other	<input type="checkbox"/> Other	Floor Cover	2,879	5.64	16,238			
Insulation	Plumbing	Roof Cover	1,719					
<input type="checkbox"/> Floor	Full 8	Plumbing	22	632.00	13,904			
<input checked="" type="checkbox"/> Wall	Half 2	Fireplace						
<input checked="" type="checkbox"/> Ceiling	Extra	Basement						
Heat/Cool	Fireplaces	FLOORC C	1234	1.78	2,197			
<input type="checkbox"/> None	Type	Base Structure and Additive Items						
<input type="checkbox"/> Hot Air/F	Count	Item	Area	Rate	Factor REL	Total	NC	HS
<input type="checkbox"/> F/W Furn		A MN	866	30.77	1.027	27,366		
<input checked="" type="checkbox"/> Central		B MFB	420	12.12	1.000	5,090		
<input type="checkbox"/> Elec Base		C OP	96	11.86	1.000	1,139		
<input type="checkbox"/> Elec Ceil		D OP	78	12.26	1.000	956		
<input type="checkbox"/> Other		E MN	853	30.77	1.027	26,955		
Floor Cover		F MFB	420	12.12	1.000	5,090		
<input type="checkbox"/> None		G OP	78	12.26	1.000	956		
<input type="checkbox"/> Softwood		H 1+	1197	30.77	1.027	37,825		
<input type="checkbox"/> HW Sheath		I 1+	1197	30.77	1.027	37,825		
<input type="checkbox"/> HW Parq		Total of Above				188,168		
<input type="checkbox"/> Linoleum		Market Adjustment				3,250		
<input type="checkbox"/> CarpetTile		Total Structure RCN				611,546		
<input checked="" type="checkbox"/> Cer Tile		Inspected: BRS 1/4/2022				Contact: PI		
<input type="checkbox"/> Stone		Revisited:				Int.Est?:		
<input type="checkbox"/> Other		Entered: CHB 8/8/2022				Sk. File:		
Basement		Printed: 8/26/2025				Status:		
<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		