

1 OF 2		
PROP. CLASS		
1	1	1
NEIGHBORHOOD		
009011-A100		
M	09	
B	01	
C	23	

01-038700.0000

STEPHENSON MARK E & TWYLA J

STEPHENSON MARK E & TWYLA J
21031 CALLE CAMINATA
LAKE FOREST, CA 92630

LEGAL INFORMATION

E 1/2 SE SW & SW SWS SE

RTS: 001-04-29
Acres:15.1820

**QUALIFIED CREDITS: CAUV:
04912**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	STEPHENSON MARK E &	21031 CALLE CAMINATA	LAKE FOREST	CA	92630	10/20/2017	280,000	WDC : 717	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KOCH GENE O & ALYCE MAE	761 ST RT 707	ROCKFORD	OH	45882	01/06/2006	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 04/14/2004 TIME: 03:25:14 PM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	761 ST RT 707 , ROCKFORD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT TY2018:Net Gen=\$306.52, Other Assessment=\$15.70 DE15 RMV GB VALUE PER ODT DE17 DESKTOP RVW CHG: UPDATE OUTBLDGS DE17 CORR WOODS VS. CROP PER FSA MAP
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 4.5920		9,135	2,735			41,950 12,550
0069	A 2.3000		8,790	2,280			20,220 5,240
0087	A 2.2920		9,480	3,190			21,730 7,310
RD:Road:0900	A .5500		0	0			0 0
WO:Woods TOTAL	A 10.0400		4,875	975			48,960 9,810
0069	A 5.0000		4,420	545			22,100 2,730
0087	A 5.0400		5,330	1,405			26,860 7,080
Total Acres: 15.1820					TOTAL		90,910 22,360

VALUATION SUMMARY								
VALUE YEAR	2018	2018	2017	2017	2017	2017	2015	2015
REASON FOR CHANGE	CAUV	MISC	CAUV	MISC	CAUV	MISC	CAUV	RPER
APPRAISED	22,360	90,910	42,290	117,600	65,830	130,080	65,830	130,080
VALUE	0	0	100,100	100,100	97,300	97,300	96,800	96,800
	<u>TOTAL</u>							
	22,360	90,910	142,390	217,700	163,130	227,380	162,630	226,880
ASSESSED	7,830	31,820	14,800	41,160	23,040	45,530	23,040	45,530
VALUE	0	0	35,040	35,040	34,060	34,060	33,880	33,880
	<u>TOTAL</u>							
	7,830	31,820	49,840	76,200	57,100	79,590	56,920	79,410
CAUV TAX SAVINGS	2018=939.12, 2017=1023.44, 2016=814.60: Total=2777.16							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH														
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD																						
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO																						
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL																						
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK																						
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL																						
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK																						
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE																						
ROOFING		ROOF TYPE																					
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE																						
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																						
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																						
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																						
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																						
SUBTOTAL								0															
FLOORS		B	1	2	3	U	MULTI-FAMILY #	0															
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.															
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0															
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0 S.F.															
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.															
INT. FINISH		B	1	2	3	U	PLUMBING #	0															
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0															
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES	0															
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL	0															
ACCOMMODATIONS							GRADE FACTOR	%															
# OF ROOMS							UNADJUSTED VALUE	0															
BEDROOMS							FACTOR	%															
FIREPLACES							OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL		
HEAT & AC	B	1	2	3	U		DWELLING		SK														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1 Grain Bin	18	18x18	324	C		1970			A		80				0	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2																
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3																
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4																
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5																
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6																
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7																
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8																
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		9																
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10																
PLUMBING		BASE		<input type="checkbox"/>			11																
X FULL BATH																							
X HALF BATH																							
X FIXTURES																							
01-038700.0000																				TOTAL		0	
COMMENTS																							

2 OF 2		
PROP. CLASS		
1	1	1
NEIGHBORHOOD		
009011-A100		
M	09	
B	01	
C	23	

BLACKCREEK TWP / PARKWAY SD

01-29-400-001

01-038700.0000

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21031 CALLE CAMINATA
LAKE FOREST, CA 92630

LEGAL INFORMATION

E 1/2 SE SW & SW SWS SE

RTS: 001-04-29
Acres:15.1820

**QUALIFIED CREDITS: CAUV:
04912**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
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2	KOCH GENE O & ALYCE MAE	761 ST RT 707	ROCKFORD	OH	45882	01/06/2006	0	: 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT	761 ST RT 707 , ROCKFORD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front <input type="checkbox"/> H. VACANCY	
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU	

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 15.1820					TOTAL		90,910	22,360

VALUATION SUMMARY

VALUE YEAR	2014	2014	2011	2011			
REASON FOR CHANGE	CAUV	RAPP	CAUV	RAPP			
APPRaised	LAND	65,830	130,080	35,520	93,510		
VALUE	IMPR	97,600	97,600	120,500	120,500		
	TOTAL	163,430	227,680	156,020	214,010		
ASSESSED	LAND	23,040	45,530	12,430	32,730		
VALUE	IMPR	34,160	34,160	42,180	42,180		
	TOTAL	57,200	79,690	54,610	74,910		
CAUV TAX SAVINGS	2018=939.12, 2017=1023.44, 2016=814.60: Total=2777.16						

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD																			
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO																			
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL																			
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK																			
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL																			
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK																			
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE																			
ROOFING	ROOF TYPE																			
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE																			
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																			
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																			
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																			
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																			
SUBTOTAL					0															
FLOORS	B	1	2	3	U											MULTI-FAMILY #	0			
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0	S.F.												
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0													
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING	0	S.F.												
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0	S.F.												
INT. FINISH	B	1	2	3	U	PLUMBING #	0													
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0													
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES	0													
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL	0													
ACCOMMODATIONS						GRADE FACTOR		%												
# OF ROOMS						UNADJUSTED VALUE	0													
BEDROOMS						FACTOR		%												
FIREPLACES						OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
HEAT & AC	B	1	2	3	U	DWELLING		SK												
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1														
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2														
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3														
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4														
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5														
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6														
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7														
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8														
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9														
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10														
PLUMBING		BASE	<input type="checkbox"/>			11														
X FULL BATH																				
X HALF BATH																				
X FIXTURES																				
TOTAL																	0			
COMMENTS																				

01-038700.0000

TOTAL 0

COMMENTS