

1203 S Gertruda Ave, Redondo Beach, CA 90277-5125, Los Angeles County



3	1,259	7,838	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
1	1950	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Michael Rita D	Tax Billing City & State:	Manhattan Beach, CA
Owner Name 2:	Livingston Family Truat	Tax Billing Zip:	90266
Mail Owner Name:	Rita D Michael	Tax Billing Zip+4:	4766
Tax Billing Address:	1219 Morningside Dr	Owner Occupied:	Yes

Location Information

Zip Code:	90277	School District:	Redondo Beach
Carrier Route:	C033	Comm College District Code:	El Camino
Zoning:	RBR-1	Census Tract:	6214.00
Tract Number:	14678	Topography:	Rolling/Hilly

Tax Information

APN :	7510-014-012	Tax Area:	8068
Exemption(s):	Homeowner	Lot:	91
% Improved:	15%	Water Tax Dist:	Central And W Basin
Legal Description:	TRACT # 14678 LOT 91		

Assessment & Tax

Assessment Year	2015	2014	2013
Assessed Value - Total	\$103,988	\$101,952	\$101,492
Assessed Value - Land	\$87,900	\$86,179	\$85,790
Assessed Value - Improved	\$16,088	\$15,773	\$15,702
YOY Assessed Change (\$)	\$2,036	\$460	
YOY Assessed Change (%)	2%	0.45%	

Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$1,715		
2014	\$1,779	\$64	3.74%
2015	\$1,796	\$17	0.96%

Special Assessment Tax Amount

Flood Control 62	\$33.34
Redondo Bch Lght31	\$74.00
Rb Swr User Fee 31	\$195.00
City Refuse Disp31	\$193.32
Sbc San Dist 56	\$126.00
Wb Mwd Stdby Chg86	\$24.00
County Park Dist21	\$7.15
Trauma/Emerg Srv86	\$53.38
La West Mosq Ab 31	\$10.85
Total Of Special Assessments	\$717.04

Characteristics

County Land Use:	Single Family Resid	Heat Type:	Heated
General Land Use:	SFR	Garage Type:	Parking Avail

Courtesy of Denise Nichols, NWRE Brokers, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 02/16/2016

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Lot Frontage: **50**
 Lot Depth: **153**
 Lot Acres: **0.1799**
 Lot Area: **7,838**
 Lot Shape: **Irregular**
 Style: **Conventional**
 Living Sq Ft: **1,259**
 Stories: **1**
 Total Rooms: **6**
 Bedrooms: **3**
 Total Baths: **1**
 Full Baths: **1**
 Fireplaces: **1**
 Sewer: **Type Unknown**

Parking Type: **On Site**
 Parking Spaces: **3**
 Roof Material: **Composition Shingle**
 Roof Shape: **Hip**
 Interior Wall: **Plaster**
 Exterior: **Stucco**
 Floor Cover: **Hardwood**
 Foundation: **Raised**
 Year Built: **1950**
 Effective Year Built: **1950**
 Other Impvs: **Fence**
 Building Type: **Type Unknown**
 # of Buildings: **1**

Estimated Value

RealAVM™ (1): **\$916,194** Confidence Score (2): **72**
 RealAVM™ Range: **\$760,441 - \$1,071,947** Forecast Standard Deviation (3): **17**
 Value As Of: **02/05/2016**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

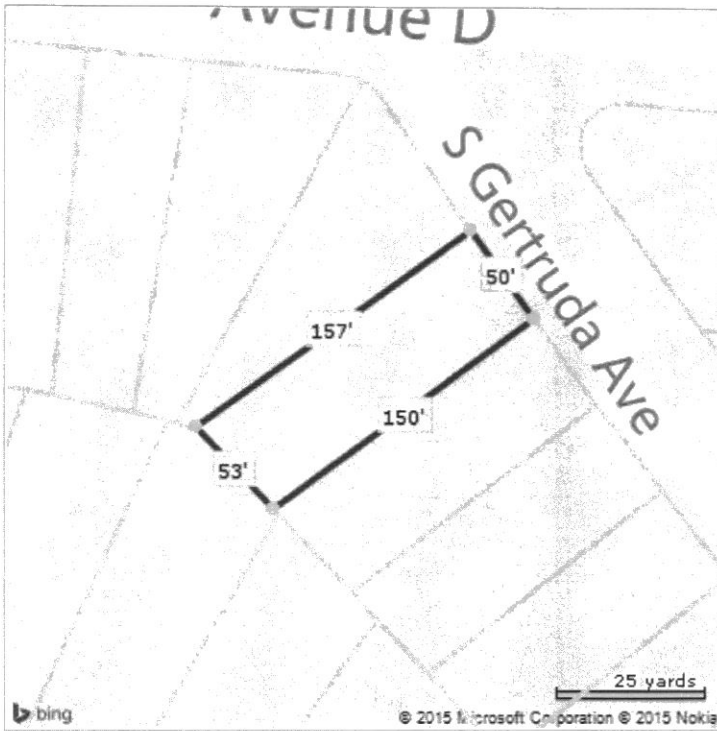
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

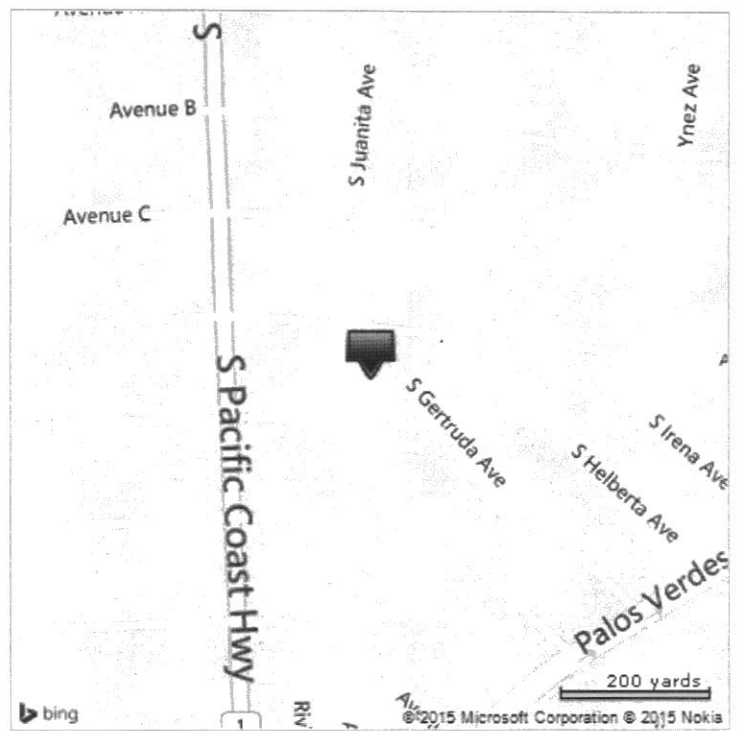
Last Market Sale & Sales History

Owner Name:	Michael Rita D	Owner Name 2:	Livingston Family Truat
Recording Date	04/18/1996		08/29/1949
Nominal	Y		
Buyer Name	Livingston Perry B & R E Trust		
Seller Name	Livingston Perry B & Ruth E		
Document Number	616744		
Document Type	Quit Claim Deed	Deed (Reg)	

Property Map



*Lot Dimensions are Estimated





**CITY OF REDONDO BEACH
DEVELOPMENT STANDARDS**

**R-1 DISTRICT
(SINGLE-FAMILY RESIDENTIAL)**

In addition to development standards in the zoning ordinance, refer to the residential design guidelines (available at the Planning Department and on the city web site).

DENSITY	ONE DWELLING UNIT PER LOT
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FLOOR AREA RATIO F.A.R.	NOT MORE THAN 0.65, EXCEPT A MAXIMUM OF 0.8 MAY BE PERMITTED WITH BONUSES (See Section 10-2.402(a) of Redondo Beach Municipal Code for a Description of Floor Area Ratio Bonuses)
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OUTDOOR LIVING SPACE REQUIRED	800 SQUARE FEET PER DWELLING UNIT (See Section 10-2.1510 of Redondo Beach Municipal Code for a Description of Qualified Outdoor Living Space)
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PROPERTY LINE SETBACKS	FIRST FLOOR FRONT	AN AVERAGE OF 25% OF THE DEPTH OF THE LOT, OR 25 FEET, WHICHEVER IS LESS, WITH A MINIMUM SETBACK OF 20 FEET
	SECOND FLOOR FRONT	AN AVERAGE OF 10 FEET MORE THAN THE REQUIRED FIRST FLOOR AVERAGE
	REAR	AN AVERAGE OF 20% OF THE DEPTH OF THE LOT, WITH A MINIMUM SETBACK OF 15 FEET
	SIDE	5 FEET LOTS LESS THAN 50 FEET WIDE: ADDITIONS TO EXISTING SINGLE-FAMILY DWELLINGS WITH EXISTING SIDE-YARD SETBACKS LESS THAN 5 FEET MAY MATCH THE EXISTING SIDE SETBACK, PROVIDED THAT THE SETBACK SHALL NOT BE LESS THAN 10% OF THE WIDTH OF THE LOT.

BUILDING HEIGHT	MAXIMUM OF 30 FEET, WITH NO MORE THAN 2 STORIES
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PARKING REQUIRED	2 SPACES WITHIN AN ENCLOSED GARAGE (See Article 5 of the Redondo Beach Municipal Code for Design Standards)
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APPLICATION FOR REPORT OF RESIDENTIAL BUILDING RECORDS

Applicant Owner Agent Denise Nichols Telephone 310-717-7438
 Applicant's Address: 2110 Artesia Blvd #709 Date 2/3/2016
 Real Estate Agency: NW Real Estate City Redondo Beach

Property for which report is requested: 1203 S. Gertruda
FEE: \$42 (MUST BE PAID WHEN APPLYING) ACCELERATED REPORT: \$150 (READY WITHIN 24 HOURS)
 Completed reports are usually ready in three days.
 Report will be held for pick-up unless a stamped, self-addressed envelope is provided. #169911

PLEASE NOTE:

- A) The information on this report pertains only to those matters contained in the official records of the Building Department, and does not necessarily reveal all restrictions.
- B) Errors or omissions in this report shall not bind or prohibit the City from enforcing any and all building and zoning code requirements. This report does not guarantee the condition of any existing structures nor does it relieve the owner, agent, buyer or seller from complying with all code requirements and regulations.
- C) This report must be delivered by the owner or his agent to the buyer prior to consummation of the sale, or exchange. One copy shall be returned to the City of Redondo Beach, Building Department, with the signature of the buyer, as evidence of compliance with Chapter 10, Title 9, of the Redondo Beach Municipal Code.

Buyers Acknowledgement

I, _____, as buyer of the above stated property, have read and examined this report and understand that any existing violations not corrected by the seller will be deemed my responsibility and I shall correct all violations as called out in the Report of Residential Building Records.

 BUYER

 STREET

 CITY

Authorized by:
Mark Campbell /AR

City of Redondo Beach
 Mark Campbell
 Chief Building Official

ADDITIONAL INFORMATION ON BACK OF THIS FORM
 DO NOT WRITE BELOW THIS LINE

REPORT OF RESIDENTIAL BUILDING RECORDS

Street Address 1203 S. Gertruda **M.B.** 7510 **Pages** 014 **Parcel** 012
Lot 91 **Block** _____ **Tract** 14678 **Current Zoning, Ordinance No.** 1846 **R-1**
Authorized Use Single Family Residential **Occupancy** One single family dwelling

PERMITS ISSUED AS FOLLOWS

PERMIT NO.	DATE OF ISSUANCE	PURPOSE
14780	11/18/1949	35x44 residence
14781	11/18/1949	20x22 garage
29012	6/11/1957	14x21 storage shed
B952064	8/21/1995	Re-roof
B952065	8/21/1995	Re-roof

STATE LAW REQUIRES SMOKE AND CARBON MONOXIDE DETECTORS BE PROVIDED AND WATER HEATERS BE STRAPPED ON SALE OF RESIDENTIAL UNIT (S).

Variances, Conditional Use Permits, Exceptions of Record _____

This report shall be valid for a period not to exceed (6) months from date of issuance.

Return **Pink Copy** to Building Division with **Buyer's Signature** not less than **15 days** prior to the consummation of sale.