

Key: 291

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 341

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEATING JOHN P & LAURA A 420 34TH ST MANHATTAN BEACH, CA 90266-3308				10F-11-R5				95 SKY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KEATING JOHN P & LAURA A				04/16/2019	QS	880,000	31954-283				
MALCOLM L WARD TRUST				04/03/1997	A	1	10680-269				
WARD				11/12/1985	QS	86,000	4812-230				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-190	02/28/2022	13	SH.MTL/FHAIR	20,000			100	100
21-665	08/31/2021	3	Renovations	100,000	04/20/2023	NF	80	80
21-282	04/08/2021	3	Renovations	250,000	04/20/2023	NF	80	80
15-214	04/30/2015	12	INSULATION	1,500			100	100
	05/08/2007	50	Meas & List			RRC	100	100

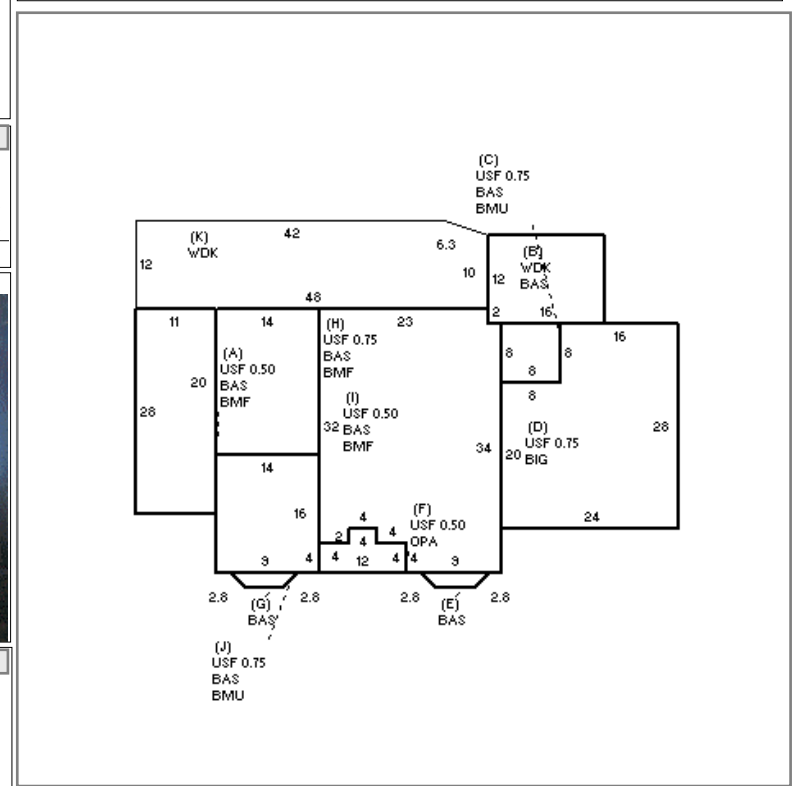
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,100	MC	1.00	1.00	733,000	1.57	100	1.00	PF5	2.00	611,560

TOTAL	23,100 SF	ZONING	R20	FRNT	0	ASSESSED		CURRENT	611,600	PREVIOUS	509,600	
Nbhd	MID CHATHAM	NOTE	ACCESS TO WHITE POND FOR SWIMMING, BOATING, + OTHER REC PURPOSES parcel a k7993				LAND			1,016,000		680,000
Inf1	100	DETACHED				BUILDING			9,300		6,900	
Inf2	100	OTHER				OTHER			0		0	
TOTAL		TOTAL				TOTAL			1,636,900		1,196,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STR	G	1.20	10 0.90 4X63		252	36.00	8,200
WDK	G	1.20	10 0.90 5X12		60	19.92	1,100



BLDG COMMENTS
BMF=FAM RM/GYM/OFFICE/BATH



YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,270,036	
NET AREA	3,420	DETAIL ADJ	1.050	FOUNDATION	4	FLR & WALL	1.00	+	BMF	N	BSMT FINISH-SEP	1,428		130.32	186,097	CONDITION ELEM	CD	
\$NLA(RCN)	\$371	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,484	1991	242.41	359,731	EXTERIOR	V	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,936	1991	285.68	553,070	INTERIOR	V
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	288		108.58	31,270	KITCHEN	V		
ROOMS	6	1.00	FLOOR COVER	13	HARDWD/CARPET	1.00	D	BIG	N	BUILT-IN GARAGE	608		92.08	55,985	BATHS	V		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	56		91.33	5,114	HEAT	U		
FULL BATHS	4	1.00	HEATING/COOL	11	HT-WT/COOL AIR	1.05	+	WDK	N	WOOD DECK	762		70.08	53,401	ELECT	U		
1/2 BATHS	2	1.00	FUEL SOURCE	2	GAS	1.00		GFP	O	GAS LOG/FP/E FP	1		7,466.40	7,466				
FIXTURES	16	\$16,128						ODS	O	OUT DOOR SHWR-A	1		1,772.40	1,772				
UNITS	1	1.00																
																EFF.YR/AGE	2022 / 0	
																COND	0 0 %	
																FUNC	20 UC	
																ECON	0	
																DEPR	20 % GD 80	
																RCNLD	\$1,016,000	