

FOLLAYTTAR, JAMES S, JR & CLARISSA, TRUSTEES  
JABALLER & BIRD FOLLAYTTAR FAMILY TRUST  
4229 SAINT CLAIR AVE  
STUDIO CITY CA 91604-1610

B34103P188

Previous Owner  
MAXAVA, LLC  
110 MARGINAL WAY, SUITE 292

PORTLAND ME 04103  
Sale Date: 10/03/2016

Property Data			Assessment Record				
Neighborhood	73 GRAY VILLAGE COMM		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	38,000	73,287	0	111,287
REVIEW	c		2012	38,000	93,609	0	131,609
Building Permit	0		2013	38,000	93,609	0	131,609
Zone/Land Use	20 Village Center Proper		2014	38,000	93,609	0	131,609
Secondary Zone			2015	38,000	93,600	0	131,600
Topography	1 Level		2016	38,000	93,600	0	131,600
1. Hill	4. Below St	7.	2017	38,000	93,600	0	131,600
2. Rolling	5. Low	8.	2018	38,000	125,700	0	163,700
3. Above St	6. Swampy	9.	2019	21,200	293,700	0	314,900
Utilities	2 Public Water 6 Septic System		2020	21,200	303,500	0	324,700
1. Public	4. Dry Well/Po	7. Cesspool	2021	21,200	303,500	0	324,700
2. Water	5. Dug Well	8. Lake	2022	21,200	303,500	0	324,700
3. Holding Ta	6. Septic	9. None	2023	21,200	303,500	0	324,700
Street	1 Paved		Calc.	95,800	409,500	0	505,300
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						

Proposed Sale

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Sale Data		
Sale Date	10/03/2016	
Price	329,900	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	1 Arms Length Sale	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

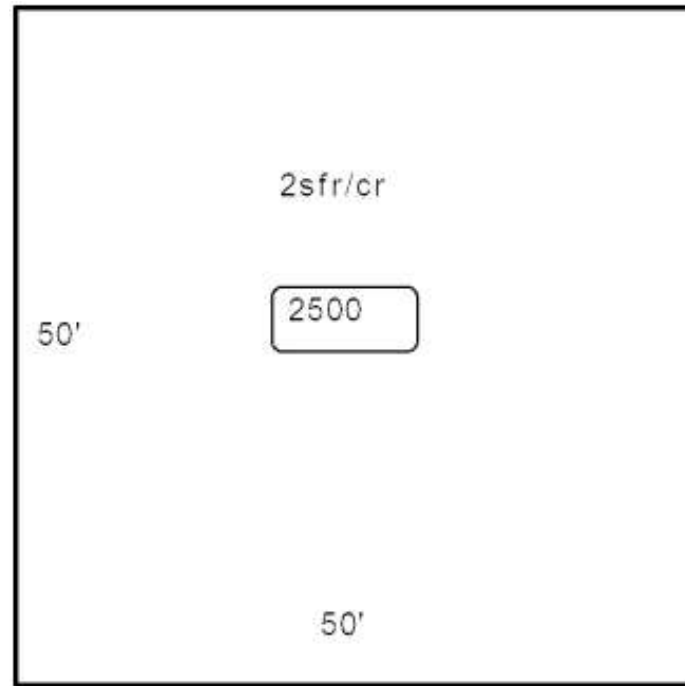
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)				%		1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-160)				%		4. Size/Shape
15. Water (1601-32)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet		Acres/Sites		Acres	
16. Water ( 3201-				%		30. Blueberry(1-20
17. Water SF Amen				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influen				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
				%		35. Shorefront C
	76	0.07	100	%	0	36. ANTENNA SITE
				%		37. Softwood TG
				%		38. Mixed Wood TG
				%		39. Hardwood TG
				%		40. Wasteland
				%		41. Woodland
				%		42. Mobile Home Si
				%		43. Camp Site
				%		44. Lot Improvemen
				%		45. BA SF - Oce
				%		46. SP Meadow Cond
<b>Total Acreage</b>		0.07				

Building Style	SF Bsmt Living			Layout						
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade	1.Typical	4.	7.				
2.Ranch	6.Split	10.Colonia	Secondary Heat	2.Inadeq	5.	8.				
3.R Ranch/	7.Contemp	11.Cottage	Heat Type	3.	6.	9.				
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic				
Dwelling Units	2.HWCI	6.Monitor	10.UNH2F	1.1/4 Fin	4.Full Fin	7.				
Other Units	3.HWRF	7.Electric	11.Geother	2.1/2 Fin	5.FI/Stair	8.				
Stories	4.Steam	8.FI/Wall	12.Heat/Co	3.3/4 Fin	6.	9.None				
1.1	4.1.5	7.	Cool Type	Insulation						
2.2	5.1.75	8.	1.Central	4.W&C Air	7.	1.Full				
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy				
Exterior Walls	3.H Pump	6.	9.None	3.Capped						
1.Clapboar	5.Stucco	9.B & B	Kitchen Style	Unfinished %						
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor				
3.Compos./	7.Stone	11.Concret	2.Typical	5.	8.	1.E Grade				
4.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6.	9.None	4.B Grade				
Roof Surface	Bath(s) Style			7.SC Grade	8.	5.A Grade				
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	6.AA Grade				
2.Slate	5.Wood	8.	2.Typical	5.	8.	9.Same				
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	SQFT (Footprint)				
SF Masonry Trim	# Rooms			1.Poor	Avg	7.V G				
SOLAR VOLTAIC	# Bedrooms			2.Fair	8.Avg	8.Exc				
OPEN-4-	# Full Baths			3.Avg-	9.Good	9.Same				
Year Built	# Half Baths			Phys. % Good						
Year Remodeled	# Addn Fixtures			Funct. % Good						
Foundation	# Fireplaces			Functional Code						
1.Concrete	4.Wood	7.					1.Incomp	4.Delap	8.Delay	
2.C Block	5.Slab	8.					2.O-Built	5.Bsmt	8.Long term	
3.Br/Stone	6.Piers	9.					3.Damage	6.Style	9.None	
Basement	Econ. % Good						Economic Code			
1.1/4 Bmt	4.Full Bmt	7.					0.None	3.No Power	6.Obsolete	
2.1/2 Bmt	5.Crwl	8.					1.Location	4.Generate	9.None	
3.3/4 Bmt	6.	9.None					2.Encroach	5.Flood Pl	9.	
Bsmt Gar # Cars	Entrance Code <b>4 Unoccupied</b>						1.Interior			
Wet Basement	1.Informed						4.Vacant	7.	2.Refusal	
1.Dry	4.	7.					3.Informed	5.Estimate	8.	Information Code <b>4 Agent</b>
2.Damp	5.	8.	Information Code	6.Other	9.	1.Owner				
3.Wet	6.	9.	1.Owner	4.Agent	7.	2.Relative				
			2.Relative	5.Estimate	8.	3.Tenant				
			3.Tenant	6.Other	9.					

Date Inspected 12/18/2015

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
266 OFFICE WOOD	1920	2500	3 100	4	0 %	100 %		1.One Story Fram
210 APARTMENT	1920	2500	3 100	4	0 %	75 %		2.Two Story Fram
								3.Three Story Fr
								4.1 & 1/2 Story
								5.1 & 3/4 Story
								6.2 & 1/2 Story
								21.Open Frame Por
								22.Encl Frame Por
								23.Frame Garage
								24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Proposed Market Value