

Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	162-15-312-040
OWNER AND MAILING ADDRESS	L V M P L L C 5331 BUTTONS AVE TEMPLE CITY CA 91780
LOCATION ADDRESS	3861 HAZELWOOD ST
CITY/UNINCORPORATED TOWN	PARADISE
ASSESSOR DESCRIPTION	ROYAL CREST EST TRACT #2 PLAT BOOK 7 PAGE 6 LOT 12 BLOCK 3
RECORDED DOCUMENT NO.	* 20170130:01624
RECORDED DATE	JAN 30 2017
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	470
APPRAISAL YEAR	2023
FISCAL YEAR	2024-25
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2023-24	2024-25
LAND	32200	37800
IMPROVEMENTS	27824	26806
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	60,024	64,606
TAXABLE LAND + IMP (SUBTOTAL)	171,497	184,589
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	60,024	64,606
TOTAL TAXABLE VALUE	171,497	184,589

[Click here for Treasurer Information regarding real property taxes.](#)


[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.22 ACRES
ORIGINAL CONST. YEAR	1963
LAST SALE PRICE	4250000
MONTH/YEAR	1/2017

SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	32.140 - MF RES 3 TO 4 UNITS. FOURPLEX
DWELLING UNITS	4

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2462	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	962	CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE	FOUR PLEX	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	8	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL	ROOF TYPE	BUILT-UP
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	162153
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 

Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.