

▼ Summary

# AIN: 2164-019-003 <sup>5</sup>

**Situs Address:**

5319 BOTHWELL RD  
LOS ANGELES CA 91356-2922

**Use Type:** Single Family Residence  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00037

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**

**Use Code:** 0101  
**Design Type:** 0131  
**Quality Class:** D85A  
  
**# of Units:** 1  
**Beds/Baths:** 5/6  
**Building SqFt:** 3,463  
  
**Year Built:** 1959  
**Effective Year:** 1976  
**Land SqFt:** 18,125



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2164-019>)

Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2164-019>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2164-NDX>)

	2024 Roll Preparation	2023 Current Roll	RC	Year	2019 Base Value
\$	982,312 \$	963,051	P	2019	\$ 872,350
\$	482,948 \$	473,479	P	2019	\$ 429,250
\$	1,465,260 \$	1,436,530			\$ 1,301,600

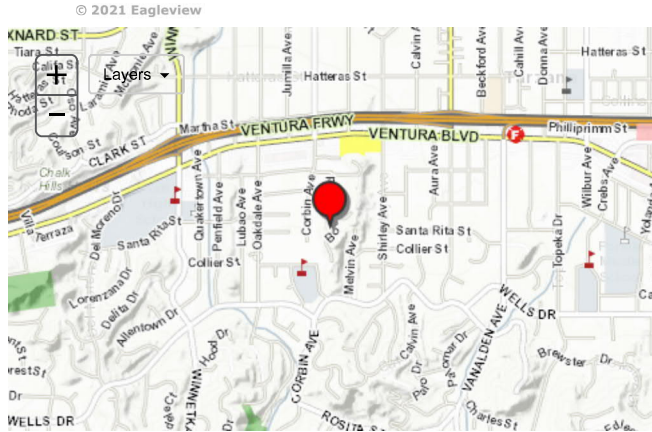
**Assessor's Responsible Division**

**District:** North District Office  
**Region:** 02  
**Cluster:** 02172 TARZANA

North District Office (<https://maps.google.com/?q=13800+Balboa+Blvd.+Sylmar%2C+CA+91342>)  
13800 Balboa Blvd.  
Sylmar, CA 91342

Phone: (818) 833-6000  
Toll Free: 1 (888) 807-2111  
M-F 7:30 am to 5:00 pm

09/13/2021 51 of 110 Select Data



▼ Building and Land Characteristics

Land Information

**Use Code** = 0101 (Single Family Residence)

**Total SqFt (GIS):** 0  
**Total SqFt (PDB):** 18,125  
**Usable SqFt:** 8,500  
**Acres:**  
**Land W' x D':** 125 x 145

**Sewers:** Yes  
**Flight Path:** No  
**X-Traffic:** No  
**Freeway:** No

**Corner Lot:** No  
**Golf Front:** No  
**Horse Lot:** No  
**View:** None

**Zoning:** (Refer Issuing Agency)  
**Code Split:** No  
**Impairment:** None

**Situs Address:**  
 5319 BOTHWELL RD LOS ANGELES CA 91356-2922

**Legal Description** (for assessment purposes):  
 TRACT # 17011 LOT COM AT MOST N COR OF LOT 3 TH S 73° W 14 FT TH S 64°46'54" W 104.94 FT TH N 55°59'10" W TO MOST W COR OF SD LOT TH SE AND FOLLOWING BDY LINE OF SD LOT TO BEG PART OF LOT 3

**Use Code:** 0101 (Single Family Residence)  
 0 = Residential  
 1 = Single Family Residence  
 0 = Open  
 1 = Pool

**Building Information**

**SUBPART:** 0101  
**Design Type:** 0131  
**Quality Class:** D85A  
  
**# of Units:** 1  
**Beds/Baths:** 5/6  
**Building SqFt:** 3,463  
  
**Year Built:** 1959  
**Effective Year:** 1976  
**Depreciation:** UJ80 / / 0  
  
**RCN Other:** \$ 61,480  
**RCN Other Trended:** \$ 62,709  
**Year Change:** 2016

**Design Type:** 0131  
 0 = Residential  
 1 = Single Family Residence  
 3 = Central Refrigeration and Heat  
 1 = Pool

**SUMMARY:** *Total*  
  
**# of Units:** 1  
**Beds/Baths:** 5/6  
**Building SqFt:** 3,463  
**Avg SqFt/Unit:** 3,463

▼ **Events History**

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
03/29/2022	50	No	1	00%-0	1	\$ 9	\$ 1,436,530
12/18/2018	50	Yes	1	50%-0	K	\$ 0	\$ 1,326,812
05/24/2016	50	Yes	1	00%-0	K	\$ 1,249,012	\$ 1,248,200
08/25/2015	50	Yes	1	00%-0	K	\$ 0	\$ 712,500
06/30/2015	50	Yes	1	00%-0		\$ 712,500	\$ 712,500
06/19/2006	50	Yes	1	00%-0		\$ 1,250,000	\$ 1,250,000
11/22/2005	50	Yes	1	00%-0		\$ 1,200,000	\$ 1,200,000
09/16/1999	50	Yes	1	00%-0		\$ 100,000	\$ 549,000
04/30/1998	50	Yes	1	00%-0		\$ 400,000	\$ 400,000
08/04/1997	50	Yes		00%-0		\$ 0	\$ 400,000
02/08/1990	50	No		00%-0		\$ 0	\$ 143,296
10/19/1959	50	Yes		00%-0		\$ 0	\$ 0

▼ Assessment History

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 62 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				03/29/2022	\$ 1,465,260	\$ 982,312	\$ 482,948
2230000	R	A	07/12/2023	03/29/2022	\$ 1,436,530	\$ 963,051	\$ 473,479
2220000	R	A	07/26/2022	12/18/2018	\$ 1,408,364	\$ 944,168	\$ 464,196
2210000	R	A	07/06/2021	12/18/2018	\$ 1,380,750	\$ 925,655	\$ 455,095
2200000	R	A	07/06/2020	12/18/2018	\$ 1,366,593	\$ 916,164	\$ 450,429
2190000	R	A	07/01/2019	12/18/2018	\$ 1,339,798	\$ 898,200	\$ 441,598
2180101	U	A	06/14/2020	12/18/2018	\$ 1,326,812	\$ 889,412	\$ 437,400
2180100	T	I	05/05/2019	12/18/2018	\$ 1,326,812	\$ 889,412	\$ 437,400
2180050	N	A	06/14/2020	05/24/2016	\$ 1,311,726	\$ 878,825	\$ 432,901
2180000	R	A	07/19/2018	05/24/2016	\$ 1,298,626	\$ 878,825	\$ 419,801

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PDB Effective Date: 11/28/2023

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