**Summary**

**AIN:** 4032-001-039

**Situs Address:**
10004 S PRAIRIE AVE
INGLEWOOD CA 90303-1014

**Use Type:** Commercial
**Parcel Type:** Regular Fee Parcel
**Tax Rate Area:** 04595

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

**Building (0101) & Land Overview**

**Use Code:** 2100
**Design Type:** 2100
**Quality Class:** CX

**# of Units:** 0
**Beds/Baths:** 0/0
**Building SqFt:** 1,118

**Year Built:** 1977
**Effective Year:** 1977
**Land SqFt:** 14,234

[Parcel Map](http://assessormap.co.ca.us/Geocortex/ Essentials/REST/sites/PAIS/VirtualDirectory/ AssessorMaps/ViewMap.html?val=4032-001)

<table>
<thead>
<tr>
<th>2018 Roll Preparation</th>
<th>2017 Current Roll</th>
<th>RC</th>
<th>Year</th>
<th>2009 Base Value</th>
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<tr>
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<tr>
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<td></td>
<td>$1,020,000</td>
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</table>

**Assessor's Responsible Division**

**District:** West District Office
**Region:** 25
**Cluster:** 25675 HOLLYWOOD PARK

West District Office [Location](https://maps.google.com/?q=6120+Bristol+Parkway+Culver+City%2C+CA+90230) 📍
6120 Bristol Parkway
Culver City, CA 90230

Phone: (310) 665-5300
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm

[View on Google Maps](https://www.google.com/maps/@33.9449121,118.3407362,8a,73.7y,78.13z/data=!3m4!1s1!3m6!1s1!2e0?hl=en)
Building and Land Characteristics

Land Information

Use Code = 2100 (Commercial)
Total SqFt (GIS): 14,234
Total SqFt (PDB): 14,110
Usable SqFt: 14,009
Acres:
Land W' x D': 83 x 170

Sewers: Yes
Flight Path: No
X-Traffic: Yes
Freeway: No
Corner Lot: Yes
Golf Front: No
Horse Lot: No
View: None
Zoning: INM1L*
Code Split: No
Impairment: None

Situs Address:
10004 S PRAIRIE AVE INGLEWOOD CA 90303-1014

Legal Description (for assessment purposes):
**TR=LOCKHAVEN TRACT’S 170.41 FT OF N 187.41 FT OF E 83 FT (EX OF ST) OF LOT 1

Use Code: 2100 (Commercial)
2 = Commercial
1 = Restaurant, Cocktail Lounge
0 = Restaurant, Cocktail Lounge, Tavern
0 = One Story

Building Information

SUBPART: 0101
Design Type: 2100
Quality Class: CX

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 1,118

Year Built: 1977
Effective Year: 1977
Depreciation: / / 0

RCN Other: $ 0
RCN Other Trended: $ 0
Year Change: 1986

Design Type: 2100
2 = Commercial
1 = Restaurant, Cocktail Lounge, Drive-In, Coffee Shop, etc.
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUMMARY:

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 1,118
Avg SqFt/Unit: 

Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

<table>
<thead>
<tr>
<th>Recording Date</th>
<th>Seq. #</th>
<th>Re-Assessed</th>
<th># Parcels</th>
<th>%</th>
<th>Ver. Code</th>
<th>DTT Sale Price</th>
<th>Assessed Value</th>
</tr>
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<tbody>
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Assessment History

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<th>Improvement Value</th>
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**Summary**

**AIN:** 4032-001-049

**Situs Address:**
3940 W CENTURY BLVD
INGLEWOOD CA 90303-1012

**Use Type:** Commercial
**Parcel Type:** Regular Fee Parcel
**Tax Rate Area:** 04595

**Parcel Status:** ACTIVE
**Create Date:** 03/02/1996
**Delete Date:** N/A
**Tax Status:** CURRENT
**Year Defaulted:** None

**Exemption:** None

**Building (0101) & Land Overview**

**Use Code:** 1820
**Design Type:** 1820
**Quality Class:** D55

**# of Units:** 38
**Beds/Baths:** 38/38
**Building SqFt:** 16,806

**Year Built:** 1955
**Effective Year:** 1975
**Land SqFt:** 28,702

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**2018 Roll Preparation**

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<td>550,147</td>
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</tbody>
</table>

**Assessor's Responsible Division**

**District:** West District Office
**Region:** 25
**Cluster:** 25675 HOLLYWOOD PARK

**West District Office** (https://maps.google.com/?q=6120+Bristol+Parkway+Culver+City%2C+CA+90230) 🏢
6120 Bristol Parkway
Culver City, CA 90230

**Phone:** (310) 865-5300
**Toll Free:** 1 (888) 807-2111
**M-F 7:30 am to 5:00 pm**

---

https://portal assessor la county gov parceldetail 4032001049 1/4
### Building and Land Characteristics

#### Land Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<td><strong>Use Code</strong></td>
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<td><strong>Total SqFt (PDB)</strong></td>
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<td><strong>Usable SqFt</strong></td>
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<tr>
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<tr>
<td><strong>Flight Path</strong></td>
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</tr>
<tr>
<td><strong>X-Traffic</strong></td>
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<tr>
<td><strong>Freeway</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Corner Lot</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Golf Front</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Horse Lot</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>View</strong></td>
<td>None</td>
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<tr>
<td><strong>Zoning</strong></td>
<td>INM1L*</td>
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</tbody>
</table>
Code Split: No
Impairment: None

Situs Address: 3940 W CENTURY BLVD INGLEWOOD CA 90303-1012

Legal Description (for assessment purposes): LOCKHAVEN TRACT EX OF ST LOT 2

Use Code: 1820 (Commercial)
1 = Commercial
8 = Hotel and Motel
2 = Motel - Under 50 Rooms
0 = One Story

Building Information

<table>
<thead>
<tr>
<th>SUBPART: 0101</th>
<th>Design Type: 1820</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality Class: D55</td>
<td></td>
</tr>
</tbody>
</table>

| # of Units: 38 |
| Beds/Baths: 38/38 |
| Building SqFt: 16,806 |

Year Built: 1955
Effective Year: 1975
Depreciation: 1 / 0
RCN Other: $0
RCN Other Trended: $0
Year Change: 1996

Design Type: 1820
1 = Commercial
8 = Hotel and Motel
2 = Motel
0 = Unused or Unknown Code (No Meaning)

SUMMARY:

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<thead>
<tr>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Units: 38</td>
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<tr>
<td>Beds/Baths: 38/38</td>
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<tr>
<td>Building SqFt: 16,806</td>
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<tr>
<td>Avg SqFt/Unit: 442</td>
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Events History

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<th>Ownership</th>
<th>Parcel Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Show Re-Assessable Only:</td>
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</table>

<table>
<thead>
<tr>
<th>Recording Date</th>
<th>Seq. #</th>
<th>Re-Assessed</th>
<th># Parcels</th>
<th>%</th>
<th>Ver. Code</th>
<th>DTT Sale Price</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
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Assessment History

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<th>Recording Date</th>
<th>Total Value</th>
<th>Land Value</th>
<th>Improvement Value</th>
</tr>
</thead>
<tbody>
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<td>07/05/2016</td>
<td>12/23/2002</td>
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</table>
Summary

A IN: 4032-001-048

Situs Address:
3915 W 102ND ST
INGLEWOOD CA 90303-4093

Use Type: Industrial
Parcel Type: Regular Fee Parcel

Parcel Status: ACTIVE
Create Date: 01/24/1990
Delete Date: CURRENT
Tax Status: CURRENT

Building (0101) & Land Overview

Use Code: 3310
Design Type: 3300
Quality Class: C65

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 28,809

Year Built: 1989
Effective Year: 1989
Land SqFt: 45,003

Parcel Map (http://assessormap.co.la.ca.us/Geocortex/Essentials/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=4032-001)

Assessor’s Responsible Division

District: West District Office
Region: 25
Cluster: 25899 INGLEWOOD IND

Assessor’s Responsible Division

West District Office (https://maps.google.com/?q=6120+Bristol+Parkway+Culver+City%2C+CA+90230) 6120 Bristol Parkway
Culver City, CA 90230

Phone: (310) 665-5300
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm

 Parcel Detail - Los Angeles County Assessor Portal

Parcel Detail - Los Angeles County Assessor Portal
Building and Land Characteristics

Land Information

Use Code: 3310 (Industrial)
Total SqFt (GIS): 45,003
Total SqFt (PDB): 0
Usable SqFt: 0
Acres: 0
Land W' x D': 0 x 0

Sewers:
Flight Path:
X-Traffic:
Freeway:

Corner Lot:
Golf Front:
Horse Lot:
View:

Zoning: INM1L*
Code Split: None

Situs Address: 3915 W 102ND ST INGLEWOOD CA 90303-4093

Legal Description (for assessment purposes):
P M 226-86 LOT 1

Use Code: 3310 (Industrial)
3 = Industrial
3 = Warehousing, Distribution, Storage
1 = Warehousing, Distribution, 10,000 to 24,999 SF
0 = One Story

Building Information

SUBPART: 0101
Design Type: 3300
Quality Class: C65

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 28,809

Year Built: 1989
Effective Year: 1989
Depreciation: C50 / / 0

RCN Other: $ 0
RCN Other Trended: $ 0
Year Change: 0

Design Type: 3300
3 = Industrial
3 = Warehousing, Distribution, Storage
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUMMARY:

# of Units: 0
Beds/Baths: 0/0
Building SqFt: 28,809

Avg SqFt/Unit: 0

Events History

Ownership () Parcel Change ()

Show Re-Assessable Only:

<table>
<thead>
<tr>
<th>Recording Date</th>
<th>Seq. #</th>
<th>Re-Assessed</th>
<th># Parcels</th>
<th>%</th>
<th>Ver. Code</th>
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<th>Assessed Value</th>
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Assessment History

Show All: () Hide Inactive Rolls: ()

Showing 1 to 10 of 38 entries.

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<th>Bill Status</th>
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<th>Recording Date</th>
<th>Total Value</th>
<th>Land Value</th>
<th>Improvement Value</th>
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https://portal.assessor.lacounty.gov/parceldetail/4032001048
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**Summary**

**AIN:** 4032-007-035

**Situs Address:**
3838 W 102ND ST
INGLEWOOD CA 90303-1008

**Use Type:** Industrial
**Parcel Type:** Regular Fee Parcel
**Tax Rate Area:** 13267

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

**Exemption:** None

**Building (0101) & Land Overview**

**Use Code:** 3010
**Design Type:** 3010
**Quality Class:** C65C

**# of Units:** 1
**Beds/Baths:** 0/0
**Building SqFt:** 6,231
**Year Built:** 1990
**Effective Year:** 1990
**Land SqFt:** 15,213

**Assessor's Responsible Division**

**District:** West District Office
**Region:** 25
**Cluster:** 25899 INGLEWOOD IND

**West District Office**

6120 Bristol Parkway
Culver City, CA 90230

Phone: (310) 665-5300
Toll Free: 1 (888) 807-2111
M-F 7.30 am to 5.00 pm

**2018 Roll Preparation**

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Parcel Detail - Los Angeles County Assessor Portal

Building and Land Characteristics

Land Information

Use Code = 3010 (Industrial)
Total SqFt (GIS): 15,213
Total SqFt (PDB): 15,200
Usable SqFt: 15,200

Acres:
Land W' x D': 50 x 304

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

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

Zoning: INM1L*
Code Split: No
Impairment: None

Situs Address:
3838 W 102ND ST INGLEWOOD CA 90303-1008

Legal Description (for assessment purposes):
LOCKHAVEN TRACT E 50 FT OF LOT 32

Use Code: 3010 (Industrial)
3 = Industrial
0 = Industrial
1 = Miscellaneous Industrial
0 = One Story

Building Information

SUBPART: 0101
Design Type: 3010
Quality Class: C65C

# of Units: 1
Beds/Baths: 0/0
Building SqFt: 6,231

Year Built: 1990
Effective Year: 1990
Depreciation: C50 / 0

RCN Other: $26,100
RCN Other Trended: $53,048
Year Change: 1991

Design Type: 3010
3 = Industrial
0 = Industrial
1 = Miscellaneous Industrial
0 = Unused or Unknown Code (No Meaning)

SUMMARY: Total

# of Units: 1
Beds/Baths: 0/0
Building SqFt: 6,231
Avg SqFt/Unit: 6,231

Events History

Show Re-Assessable Only:

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Assessment History
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</table>

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PDB Effective Date: 06/17/2018

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