

**Sevier (078)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 Current Owner  
 GEARHEART JOCELYN A &  
 AMY E SCHNEIDER  
 6616 ROYER AVE  
 WEST HILLS CA 91307

**MEMORY WAY 2162**  
 Ctrl Map: 081L    Group: E    Parcel: 011.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$85,000  
**Improvement Value:** \$202,200  
**Total Market Appraisal:** \$287,200  
**Assessment Percentage:** 40%  
**Assessment:** \$114,880

**Subdivision Data**

**Subdivision:**  
 WICKS PROP  
**Plat Book:** 28    **Plat Page:** 345    **Block:**    **Lot:** 3

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City #:**    **Special Service District 2:** 000  
**Special Service District 1:** 000    **Neighborhood:** I01  
**District:** 16    **Number of Mobile Homes:** 0  
**Number of Buildings:** 1    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL    **Zoning:** R-1  
**Utilities - Gas/Gas Type:** 00 - NONE

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	HOT - HOT TUB		1

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.51    **Calculated Acres:** 0    **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:**  
 03 - SPECIAL\_RES  
**Exterior Wall:**  
 05 - SIDING ABOVE AVG  
**Heat and AC:**  
 7 - HEAT AND COOLING SPLIT  
**Quality:**  
 2- - ABOVE AVERAGE -  
**Square Feet of Living Area:**  
 624  
**Foundation:**  
 04 - SPECIAL FOOTING  
**Roof Framing:**  
 02 - GABLE/HIP  
**Cabinet/Millwork:**  
 05 - MAXIMUM  
**Interior Finish:**  
 10 - PANEL-PLAST-DRYWALL  
**Bath Tiles:**  
 00 - NONE  
**Shape:**  
 01 - RECTANGLE

**Building Sketch**



**Stories:**  
 2.00  
**Actual Year Built:**  
 1998  
**Plumbing Fixtures:**  
 4  
**Condition:**  
 AV - AVERAGE  
**Floor System:**  
 04 - WOOD W/ SUB FLOOR  
**Roof Cover/Deck:**  
 03 - COMPOSITION SHINGLE  
**Floor Finish:**  
 11 - CARPET COMBINATION  
**Paint/Decor:**  
 05 - MAXIMUM  
**Electrical:**  
 05 - MAXIMUM  
**Structural Frame:**  
 00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	480
OPF - OPEN PORCH FINISHED	416
USL - UPPER STORY LOW	480

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
1/14/2016	\$0	4642	287		QC - QUITCLAIM DEED	-
1/14/2016	\$161,000	4639	180	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
10/4/2010	\$0	3615	186		-	-
7/5/2005	\$144,305	2284	521	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
5/4/2001	\$131,100	1227	777	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
2/5/1998	\$0	618	741		-	-
10/17/1996	\$0	583	763		-	-
8/7/1995	\$0	553	547		-	-