

## PROPERTY PROFILE



### Subject Property:



**Site Address**  
2240 FAIR PARK AVE  
LOS ANGELES, CA 90041-1910



**Mail Address**  
1331 J LEE CIR  
GLENDALE, CA 91208-1729



### Prepared For:

**Ronnie Rohrer**  
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### Provided By

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## PROPERTY OVERVIEW

2240 FAIR PARK AVE, LOS ANGELES, CA 90041-1910

### Owner and Geographic Information



**Primary Owner:**  
BAIDA RONALD J (CO-TR); BAIDA FAMILY TRUST  
**Site Address:**  
2240 FAIR PARK AVE, LOS ANGELES, CA 90041-1910

**Secondary Owner:**  
**Mail Address:**  
1331 J LEE CIR, GLENDALE, CA 91208-1729

**APN:** 5686-020-017

**Lot Number:** 2,29 **Page / Grid:**

**Housing Tract Number:** 467

**Legal Description:** **Lot Code:** 2,29

**Tract Number:** 467

**Legal Brief Description:** LOT:2,29 TR#:467 WOOLLEY'S SUB OF LOT 29 OF THE WATT'S SUB OF A PART OF SAN RAFAEL RANCHO LOT COM AT NE COR OF TRACT NO 467 TH S 14 W 68.5 FT

### Property Details

<b>Bedrooms:</b> 0	<b>Year Built:</b> 1988	<b>Square Feet:</b> 840
<b>Bathrooms:</b> 0	<b>Garage:</b>	<b>Lot Size:</b> 2,728 SF
<b>Total Rooms:</b>	<b>Fireplace:</b>	<b>Number of Units:</b> 0
<b>Zoning:</b> LAC4	<b>Pool:</b>	<b>Use Code:</b> Manufacturing (light)

### Sale Information



**Transfer Date:** 12/01/1986 **Seller:** N/A  
**Transfer Value:** \$0.00 **Document#:**  
**Cost/Sq Feet:**

### Assessment and Taxes



<b>Assessed Value:</b> \$89,865.00	<b>Percent Improvement:</b> 34.84%	<b>Homeowner Exemption:</b>
<b>Land Value:</b> \$58,553.00	<b>Tax Amount:</b> \$1,270.18	<b>Tax Rate Area:</b> 0-004
<b>Improvement Value:</b> \$31,312.00	<b>Tax Status:</b> Current	<b>Tax Account ID:</b>
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Tax Year:</b> 2024
<b>Market Value:</b>		
<b>County Tax Site URL:</b> <a href="https://vcheck.ttc.lacounty.gov/">https://vcheck.ttc.lacounty.gov/</a>		

## Prior Transfer - 12/01/1986

<b>Recording Date:</b>	12/01/1986	<b>Document#:</b>	
<b>Loan Amount:</b>		<b>Loan Type:</b>	
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>		<b>Borrowers Name:</b>	
<b>Lender Type:</b>			
<b>Vesting:</b>			
<b>Legal Description:</b>	<b>Lot Number:</b>	2,29	
	<b>Tract Number:</b>	467	
	<b>Legal Brief Description:</b>	WOOLLEY'S SUB OF LOT 29 OF THE WATT'S SUB OF A PART OF SAN RAFAEL RANCHO LOT COM AT NE COR OF TRACT NO 467 TH S 14 W 68.5 FT	

**NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS**
**2240 FAIR PARK AVE, LOS ANGELES, CA 90041-1910**
**BAIDA RONALD J (CO-TR); BAIDA FAMILY TRUST**

2240 FAIR PARK AVE, LOS ANGELES, CA 90041

**APN:** 5686-020-017  
**Bedrooms:** 0                      **Bathrooms:**  
**Square Feet:** 840                      **Lot Size:** 2,728 SF  
**Year Built:** 1988                      **Garage:**

**BAIDA RONALD J (CO-TR); BAIDA FAMILY TRUST**

2246 FAIR PARK AVE, LOS ANGELES, CA 90041

**APN:** 5686-020-014  
**Bedrooms:** 0                      **Bathrooms:**  
**Square Feet:** 2,400                      **Lot Size:** 3,131 SF  
**Year Built:** 1946                      **Garage:**

**EAGLE ROCK STUDIOS LLC,**

2250 FAIR PARK AVE, LOS ANGELES, CA 90041

**APN:** 5686-020-016  
**Bedrooms:** 0                      **Bathrooms:**  
**Square Feet:** 2,250                      **Lot Size:** 3,151 SF  
**Year Built:** 1947                      **Garage:**

**NARMONTAS JOHN J; VEGA VALERIE**

4927 ELLENWOOD DR, LOS ANGELES, CA 90041

**APN:** 5686-022-033  
**Bedrooms:** 3                      **Bathrooms:** 3  
**Square Feet:** 1,382                      **Lot Size:** 3,540 SF  
**Year Built:** 1925                      **Garage:**

**CASTANEDA LISA & HECTOR H**

4923 ELLENWOOD DR, LOS ANGELES, CA 90041

**APN:** 5686-022-034  
**Bedrooms:** 2                      **Bathrooms:** 1  
**Square Feet:** 746                      **Lot Size:** 2,590 SF  
**Year Built:** 1920                      **Garage:**

**CONTINENTAL EAGLE ROCK LLC**

2245 YOSEMITE DR, LOS ANGELES, CA 90041

**APN:** 5686-020-022  
**Bedrooms:** 0                      **Bathrooms:**  
**Square Feet:** 67,821                      **Lot Size:** 3.57 AC  
**Year Built:** 1965                      **Garage:**

**KADRIBEGOVIC NERIN & COOMY B**

2260 W EVERLEE LN, LOS ANGELES, CA 90041

**APN:** 5686-021-063  
**Bedrooms:** 2                      **Bathrooms:** 3  
**Square Feet:** 2,145                      **Lot Size:** 1,625 SF  
**Year Built:** 2016                      **Garage:**

**LAVILLA HERMINIA C**

2266 FAIR PARK AVE, LOS ANGELES, CA 90041

**APN:** 5686-022-035  
**Bedrooms:** 2                      **Bathrooms:** 1  
**Square Feet:** 846                      **Lot Size:** 6,133 SF  
**Year Built:** 1921                      **Garage:**

**WONG KEVIN; LIAW WENCHIN**

2262 W EVERLEE LN, LOS ANGELES, CA 90041

**APN:** 5686-021-062  
**Bedrooms:** 2                      **Bathrooms:** 3  
**Square Feet:** 2,145                      **Lot Size:** 1,349 SF  
**Year Built:** 2016                      **Garage:**

**FONTAMILLAS JESUS (CO-TR); YOON FONTAMILLAS TRUST**

2257 FAIR PARK AVE APT 103, LOS ANGELES, CA 90041

**APN:** 5686-021-037  
**Bedrooms:** 2                      **Bathrooms:** 2  
**Square Feet:** 982                      **Lot Size:** 17,470 SF  
**Year Built:** 1980                      **Garage:**

**VASQUEZ MARIA R; MARIA R VASQUEZ TRUST**

2257 FAIR PARK AVE APT 107, LOS ANGELES, CA 90041

**APN:** 5686-021-041  
**Bedrooms:** 2                      **Bathrooms:** 2  
**Square Feet:** 982                      **Lot Size:** 17,470 SF  
**Year Built:** 1980                      **Garage:**

**DIAS DANIEL A & TRINKA L**

2257 FAIR PARK AVE APT 105, LOS ANGELES, CA 90041

**APN:** 5686-021-039  
**Bedrooms:** 2                      **Bathrooms:** 2  
**Square Feet:** 982                      **Lot Size:** 17,470 SF  
**Year Built:** 1980                      **Garage:**

**LEE YONG**

2257 FAIR PARK AVE APT 101, LOS ANGELES, CA 90041

**APN:** 5686-021-035  
**Bedrooms:** 2                      **Bathrooms:** 2  
**Square Feet:** 982                      **Lot Size:** 17,470 SF  
**Year Built:** 1980                      **Garage:**

**BLAKEMORE CORA L; ACOSTA GEORGE C**

2257 FAIR PARK AVE APT 204, LOS ANGELES, CA 90041

**APN:** 5686-021-045  
**Bedrooms:** 2                      **Bathrooms:** 2  
**Square Feet:** 982                      **Lot Size:** 17,470 SF  
**Year Built:** 1980                      **Garage:**

**GILL PARKASH S; OVIEDO COLLINS MARICELA**

2257 FAIR PARK AVE APT 206, LOS ANGELES, CA 90041

**APN:** 5686-021-047  
**Bedrooms:** 2                      **Bathrooms:** 2  
**Square Feet:** 982                      **Lot Size:** 17,470 SF  
**Year Built:** 1980                      **Garage:**

**FORAN JOSEPH M & GLORIA H**

2257 FAIR PARK AVE APT 102, LOS ANGELES, CA 90041

**APN:** 5686-021-036  
**Bedrooms:** 2                      **Bathrooms:** 2  
**Square Feet:** 982                      **Lot Size:** 17,470 SF  
**Year Built:** 1980                      **Garage:**

**Public School Statistics**

**Eagle Rock Elementary**

**.25 from subject property**

2057 Fair Park Ave.  
Los Angeles, CA 90041-0041  
(323) 254-6851

- Kindergarten - Grade 6
- Student Teacher Ratio: 1:19.4
- Full Time Equivalent Administrators : 55

**Grade Membership**

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>Total</u>
128	117	133	122	148	168	176	992

**API Score**



**Delevan Drive Elementary**

**.88 from subject property**

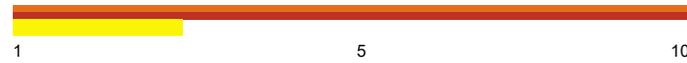
4168 W. Avenue 42  
Los Angeles, CA 90065-0065  
(323) 255-0571

- Kindergarten - Grade 6
- Student Teacher Ratio: 1:19.5
- Full Time Equivalent Administrators : 30

**Grade Membership**

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>Total</u>
60	65	75	84	81	97	89	551

**API Score**



**California Academy for Liberal Studies**

**1.46 from subject property**

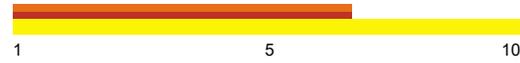
3838 Eagle Rock Blvd.  
Los Angeles, CA 90065-0065  
(323) 254-4427

- Grade 6 - Grade 9
- Student Teacher Ratio: 1:20.4
- Full Time Equivalent Administrators : 14

**Grade Membership**

<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
77	80	100	257

**API Score**



**Eagle Rock High**

**.63 from subject property**

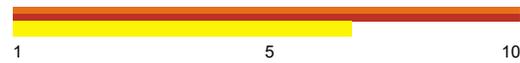
1750 Yosemite Dr.  
Los Angeles, CA 90041-0041  
(323) 254-6891

- Grade 7 - Grade 12
- Student Teacher Ratio: 1:25.3
- Full Time Equivalent Administrators : 137

**Grade Membership**

<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
357	341	821	588	507	409	3,023

**API Score**



**Private School Statistics**
**HARVEST CHRISTIAN ACADEMY-PENT**
**.20 from subject property**

5066 ELLENWOOD DRIVE  
LOS ANGELES, CA 90041-1857  
(323) 257-0064

- Kindergarten - Grade 12
- Student Teacher Ratio: 1:6.5
- Full Time Equivalent Administrators : 6.5

- Gender: Coed
- Pentecostal

**Grade Membership**

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
2	1	2	3	3	2	4	2	6	1	4	7	5	42

**AMERICAN MONTESSORI PRESCHOOL**
**.23 from subject property**

4817 EAGLE ROCK BLVD  
LOS ANGELES, CA 90041-2620  
(323) 257-3709

- Prekindergarten - Kindergarten
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators : N/A

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
30	15	45

**ST DOMINIC SCHOOL**
**.30 from subject property**

2005 MERTON AVENUE  
LOS ANGELES, CA 90041-1911  
(323) 255-5803

- Grade N/A - Grade N/A
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators : 16

- Gender: Coed
- Roman Catholic

**Grade Membership**

<u>Total</u>
399

**AMERICAN MONTESSORI PRESCHOOL**
**.77 from subject property**

4475 EAGLE ROCK BLVD  
LOS ANGELES, CA 90041-3212  
(323) 257-3709

- Prekindergarten - Grade 5
- Student Teacher Ratio: 1:3.9
- Full Time Equivalent Administrators : 12.3

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 5</u>	<u>Total</u>
68	19	12	4	6	7	116

**MONTESSORI CHILDRENS WORLD**
**.92 from subject property**

4371 EAGLE ROCK BLVD  
LOS ANGELES, CA 90041-3210  
(323) 256-2215

- Prekindergarten - Grade 2
- Student Teacher Ratio: 1:5.0
- Full Time Equivalent Administrators : 4

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>Total</u>
45	10	5	5	65

**WESTMINSTER ACADEMY**
**1.09 from subject property**

1495 COLORADO BLVD  
LOS ANGELES, CA 90041-2366  
(323) 257-7576

- Kindergarten - Grade 8
- Student Teacher Ratio: 1:17.9
- Full Time Equivalent Administrators : 11.6

- Gender: Coed
- Christian (no specific denomination)

**Grade Membership**

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>Total</u>
23	23	26	26	22	22	20	24	22	208

**Private School Statistics**
**ST ANNE MONTESSORI SCHOOL**
**1.11 from subject property**

1479 E BROADWAY  
 GLENDALE, CA 91205-1558  
 (818) 244-0111

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:0.7
- Full Time Equivalent Administrators : 2.9

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
19	2	21

**ACADEMY FOR ARTS & EDUCATION**
**1.11 from subject property**

1479 E BROADWAY  
 GLENDALE, CA 91205-1558  
 (818) 551-1078

- Kindergarten - Grade 11
- Student Teacher Ratio: 1:8.1
- Full Time Equivalent Administrators : 2.6

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>Total</u>
2	1	1	1	2	2	1	2	6	2	1	21

**GLENDALE PRESCHOOL & KINDERGARTEN**
**1.15 from subject property**

225 S VERDUGO ROAD  
 GLENDALE, CA 91205-1458  
 (818) 244-4567

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:6.7
- Full Time Equivalent Administrators : 3

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
60	20	80

**EAGLE ROCK MONTESSORI SCHOOL**
**1.21 from subject property**

1439 COLORADO BLVD  
 LOS ANGELES, CA 90041-2320  
 (323) 254-3027

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:7.9
- Full Time Equivalent Administrators : 2.8

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
41	22	63

**FIRST LUTHERAN SCHOOL**
**1.28 from subject property**

1300 E COLORADO STREET  
 GLENDALE, CA 91205-1406  
 (818) 244-7319

- Prekindergarten - Grade 6
- Student Teacher Ratio: 1:10.2
- Full Time Equivalent Administrators : 8.6

- Gender: Coed
- Evangelical Lutheran Church in America (formerly AELC, ALC)

**Grade Membership**

<u>PK</u>	<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>Total</u>
33	25	18	14	10	12	7	2	121

**ST MARY'S ARMENIAN TUFENKIAN**
**1.46 from subject property**

1200 CARLTON DRIVE  
 GLENDALE, CA 91205-1410  
 (818) 240-7030

- Prekindergarten - Kindergarten
- Student Teacher Ratio: 1:6.8
- Full Time Equivalent Administrators : 8.8

- Gender: Coed
- Other

**Grade Membership**

<u>PK</u>	<u>KDGN</u>	<u>Total</u>
120	60	180

**Private School Statistics**
**GLENDALE ADVENTIST ACADEMY**
**1.48 from subject property**

700 KIMLIN DRIVE  
GLENDALE, CA 91206-1641  
(818) 244-8671

- Kindergarten - Grade 12
- Student Teacher Ratio: 1:16.8
- Full Time Equivalent Administrators : 39.3

- Gender: Coed
- Seventh-Day Adventist

**Grade Membership**

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
28	29	50	37	49	63	49	56	66	77	57	60	41	662

**OPTIMIST HIGH**
**1.71 from subject property**

6957 N FIGUEROA STREET  
LOS ANGELES, CA 90042-1245  
(323) 443-3114

- Grade 7 - Grade 12
- Student Teacher Ratio: 1:10.8
- Full Time Equivalent Administrators : 17

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
3	7	18	55	67	33	183

**TOBIN WORLD**
**1.72 from subject property**

920 E BROADWAY  
GLENDALE, CA 91205-1204  
(818) 247-7474

- Kindergarten - Grade 12
- Student Teacher Ratio: 1:9.8
- Full Time Equivalent Administrators : 30.4

- Gender: Coed
- Nonsectarian

**Grade Membership**

<u>KDGN</u>	<u>GR - 1</u>	<u>GR - 2</u>	<u>GR - 3</u>	<u>GR - 4</u>	<u>GR - 5</u>	<u>GR - 6</u>	<u>GR - 7</u>	<u>GR - 8</u>	<u>GR - 9</u>	<u>GR - 10</u>	<u>GR - 11</u>	<u>GR - 12</u>	<u>Total</u>
2	1	2	14	9	15	32	30	33	29	34	31	67	299

**Population Demographics**

Area	2000	2009	2014	Growth Rate	Growth Centile
<b>ZIP 90041-1910</b>	28,857	29,888		3.6%	55.2%
<b>National</b>	306,603,772	326,569,308		6.5%	62.5%

**Household Demographics**

Area	2000	2009	2014	Household Growth Rate	Average Household Size
<b>ZIP 90041-1910</b>	9,401	10,251		9.0%	2.7
<b>National</b>	114,761,359	122,354,219		6.6%	2.6

**Family Demographics**

Area	2000	2009	Family Growth Rate
<b>ZIP 90041-1910</b>	6,302	6,456	2.4%
<b>National</b>	76,507,230	79,849,830	4.4%

**Age Distribution Demographics**

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
<b>ZIP 90041-1910</b>	5.8%	4.5%	4.3%	6.3%	7.0%	29.3%	25.6%	14.0%	3.2%
<b>National</b>	6.0%	6.1%	6.5%	6.5%	6.7%	26.5%	25.6%	14.1%	2.0%

**Median Age Demographics**

Area	2009	Male Ratio	Female Ratio
<b>ZIP 90041-1910</b>		0.5%	0.5%
<b>National</b>		0.5%	0.5%

**Household Income Demographics**

Area	% < \$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
<b>ZIP 90041-1910</b>	15.5%	10.7%	28.7%	18.3%	11.8%
<b>National</b>	18.4%	20.6%	30.0%	15.6%	7.1%

**Median Household Income Demographics**

Area	2009	2014	Per Capita Income
<b>ZIP 90041-1910</b>	\$90,461.00		\$41,736.95
<b>National</b>	\$64,994.00		\$34,299.49

**Household Income Percentile Demographics**

Area	National	State
<b>ZIP 90041-1910</b>	87.4%	68.8%



## LIMITATIONS OF LIABILITY

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