



Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	\$239,000	12/27/2004
Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
1,920	4,657	1924	STRS & RES	

OWNER INFORMATION			
Owner Name	Barranco Maria D	Tax Billing Zip	92344
Mail Owner Name	Maria D Barranco	Tax Billing Zip+4	9737
Tax Billing Address	11355 Farmington St	Owner Occupied	No
Tax Billing City & State	Oak Hills, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$743,867	School District	LOS ANGELES UNIFIED
Median Home Value Rating	8 / 10	Family Friendly Score	32 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	26 / 100	Walkable Score	95 / 100
Total Incidents (1 yr)	148	Q1 Home Price Forecast	\$749,223
Standardized Test Rank	30 / 100	Last 2 Yr Home Appreciation	6%

LOCATION INFORMATION			
Zip Code	90063	Comm College District Code	Los Angeles City
Carrier Route	C055	Location Influence	Corner
Zoning	LCR2YY	Census Tract	5310.00
Tract Number	5391	Topography	Rolling/Hilly
School District	Los Angeles	Within 250 Feet of Multiple Flood Zones	No

TAX INFORMATION			
APN	5226-043-024	Lot	18
% Improved	25%	Water Tax Dist	Central And W Basin
Tax Area	932	Fire Dept Tax Dist	Consolidated Co
Legal Description	TRACT NO 5391 LOT 18		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$351,153	\$344,269	\$337,519
Assessed Value - Land	\$264,835	\$259,643	\$254,552
Assessed Value - Improved	\$86,318	\$84,626	\$82,967
YOY Assessed Change (\$)	\$6,884	\$6,750	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$5,670		
2024	\$5,754	\$84	1.48%
2025	\$5,983	\$229	3.97%
Special Assessment	Tax Amount		
Safe Clean Water83	\$100.07		
Solid Waste Fee 62	\$14.04		
La County St Lt 62	\$20.00		
Consldated Sewer62	\$129.00		
Laco Vectr Cntrl80	\$18.97		
Flood Control 62	\$44.48		
Belvedere Trash 88	\$768.00		

County Library 56	\$35.23
Mwd Standby #13 86	\$10.44
Cnty San Dist 0256	\$315.20
Cb Mwd Stdbby Chg86	\$10.00
Measure E-Cofire32	\$115.20
La Co Fire Dept 21	\$117.86
Rposd Measure A 83	\$36.67
Trauma/Emerg Srv86	\$120.96

CHARACTERISTICS			
County Land Use	Store & Resid	Stories	MLS: 2
Universal Land Use	Stores & Residential	Cooling Type	Yes
Lot Frontage	44	Year Built	1924
Lot Depth	108	Effective Year Built	1930
Lot Acres	0.1069	Building Type	Type Unknown
Lot Area	4,657	Building Comments	02/85: 1st Sty-Store;2nd Sty-2-1br Apts **
Building Sq Ft	1,920	# of Buildings	1
Gross Area	1,920		

SELL SCORE			
Value As Of	2026-07-19 07:35:42		

LISTING INFORMATION			
MLS Listing Number	TR26066607	MLS Current List Price	\$1,200,000
MLS Status	Expired	MLS Original List Price	\$1,200,000
MLS Source	CRM	MLS Listing Agent	H165615-Ramon Diaz
MLS Area	ELA - EAST LOS ANGELES	MLS Listing Broker	NEW CENTURY HOMES
MLS Status Change Date	06/16/2026		

MLS Listing #	Tr26001538
MLS Status	Canceled
MLS Listing Date	01/02/2026
MLS Listing Price	\$1,150,000
MLS Orig Listing Price	\$1,150,000
MLS Listing Cancellation Date	03/19/2026
MLS Source History	CRM

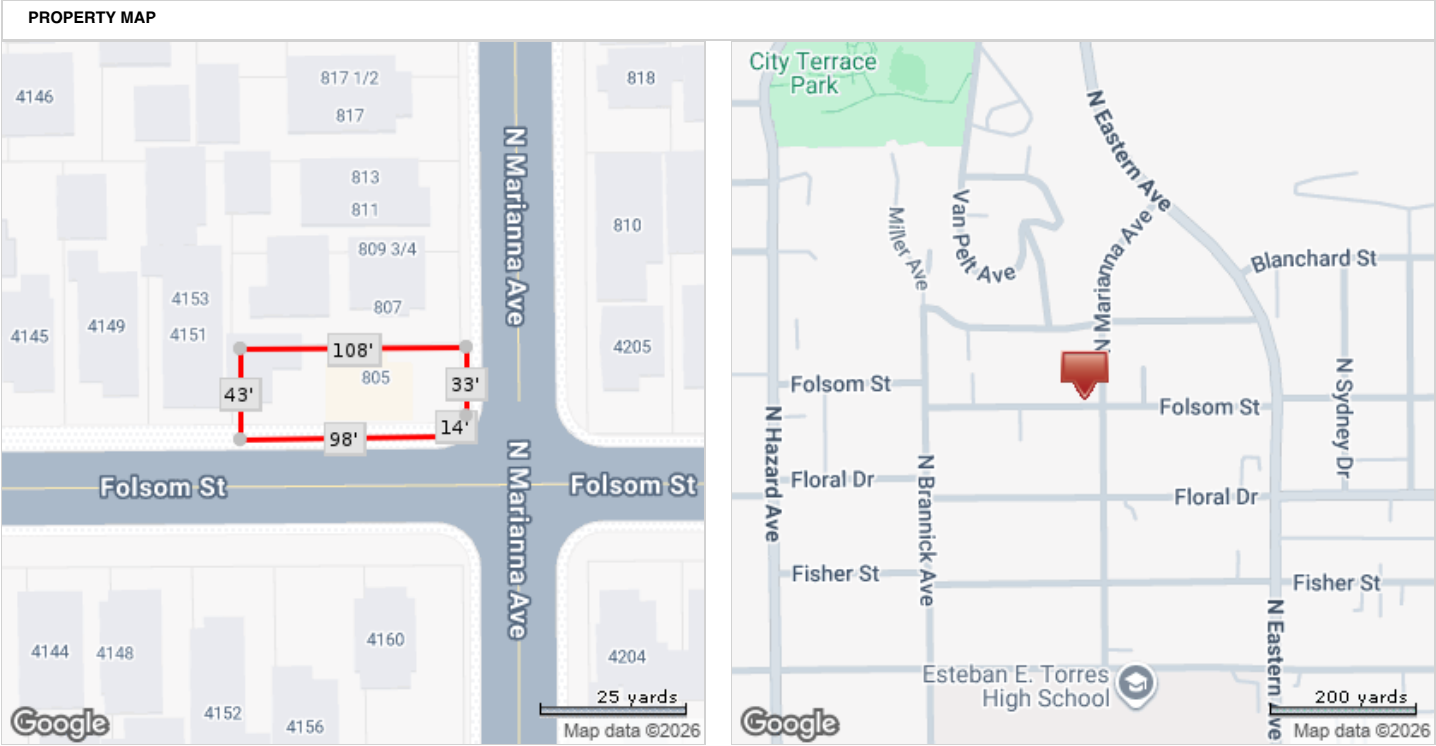
LAST MARKET SALE & SALES HISTORY			
Recording Date	02/23/2005	Sale Type	Full
Sale Date	12/27/2004	Deed Type	Grant Deed
Sale Price	\$239,000	Owner Name	Barranco Maria D
Price Per Square Feet	\$124.48	Seller	Park Jin T
Document Number	404614		

Recording Date	05/06/2022	03/26/2019	03/17/2006	02/23/2005	10/26/1987
Sale Date	05/03/2022	03/20/2019	03/09/2006	12/27/2004	06/1987
Sale Price				\$239,000	\$128,000
Nominal	Y	Y	Y		
Buyer Name	Del Rocio Barranco Ma ria	Espana Jenaro L	Espana Doroteo J L	Leon Doroteo J	Park Jin & Sang
Seller Name	Espana Jenaro L	Espana Doroteo J L	Leon Doroteo J	Park Jin T	Santos Raymond
Document Number	493854	263264	573363	404614	1707074
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed

Recording Date	10/26/1987	02/11/1985	03/16/1983
Sale Date	11/1986		
Sale Price	\$1,000	\$76,000	\$28,500
Nominal	Y		
Buyer Name	Gayl Jacob & Margaret		Vize David
Seller Name	Bowdoin John Elliott Jr		Gomez Juan
Document Number	1707073	162465	291097
Document Type	Quit Claim Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	05/06/2022	03/26/2019	03/17/2006	02/23/2005	07/23/1991
Mortgage Amount	\$465,500	\$397,500	\$250,000	\$191,000	\$25,000
Mortgage Lender	Sprout Mtg	Velocity Com'l Cap LL C	Prominent Mtg		
Mortgage Code	Conventional	Conventional	Conventional	Private Party Lender	Private Party Lender

Mortgage Date	10/26/1987	10/26/1987	03/16/1983
Mortgage Amount	\$115,200	\$12,800	\$20,549
Mortgage Lender	First Pacific		
Mortgage Code	Conventional	Conventional	Conventional



*Lot Dimensions are Estimated