



Beds	Full Baths	Half Baths	MLS List Price	Sale Date
N/A	N/A	N/A	\$3,950	08/26/2015
Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
3,198	4,746	1958	WHSE	

OWNER INFORMATION			
Owner Name	3242 Fowler Street Trust	Tax Billing Zip	91356
Mail Owner Name	3242 Fowler Street Trust	Tax Billing Zip+4	2900
Tax Billing Address	19528 Ventura Blvd # 400	Owner Occupied	No
Tax Billing City & State	Tarzana, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$769,836	School District	LOS ANGELES UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	31 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	26 / 100	Walkable Score	87 / 100
Total Incidents (1 yr)	70	Q1 Home Price Forecast	\$780,593
Standardized Test Rank	50 / 100	Last 2 Yr Home Appreciation	7%

LOCATION INFORMATION			
Zip Code	90063	Comm College District Code	Los Angeles City
Zoning	LCM1*	Census Tract	5307.00
Tract Number	6332	Within 250 Feet of Multiple Flood Zones	No
School District	Los Angeles		

TAX INFORMATION			
APN	5224-016-031	Block	3
% Improved	35%	Water Tax Dist	Central And W Basin
Tax Area	14388	Fire Dept Tax Dist	Consolidated Co
Lot	3		
Legal Description	TR=6332 LOT 3 BLK 3		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,295,400	\$503,621	\$493,747
Assessed Value - Land	\$842,520	\$335,748	\$329,165
Assessed Value - Improved	\$452,880	\$167,873	\$164,582
YOY Assessed Change (\$)	\$791,779	\$9,874	
YOY Assessed Change (%)	157.22%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$7,293		
2023	\$7,610	\$318	4.35%
2024	\$7,728	\$118	1.55%
Special Assessment	Tax Amount		
Solid Waste Fee 62	\$17.55		
Safe Clean Water83	\$116.65		
Flood Control 62	\$45.22		
La County St Lt 62	\$25.00		
County Library 56	\$33.86		
Belvederetrash88	\$768.00		
Consldated Sewer62	\$101.00		

Laco Vectr Cntrl80	\$18.97
Mwdstandby#1386	\$10.44
Combined Liens	\$608.30
Total Of Special Assessments	\$1,744.99

CHARACTERISTICS			
County Land Use	Warehouse Distribution	Gross Area	Tax: 3,198 MLS: 1,200
Universal Land Use	Warehouse	Stories	MLS: 1
Lot Acres	0.109	Year Built	1958
Lot Area	4,746	Effective Year Built	1958
Building Sq Ft	3,198	# of Buildings	1

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

LISTING INFORMATION			
MLS Listing Number	SR25050711	MLS Current List Price	\$3,950
MLS Status	Active	MLS Original List Price	\$3,950
MLS Source	CRM	MLS Listing Agent	F207018739-Miguel Aguayo
MLS Area	699 - NOT DEFINED	MLS Listing Broker	CUSTOM MTG INC
MLS Status Change Date	03/07/2025		

MLS Listing #	Sr25033782	Sr23220218	Sr23169722	Sr22185953	Sr22062949
MLS Status	Active	Closed	Canceled	Expired	Expired
MLS Listing Date	02/13/2025	12/02/2023	12/02/2023	08/22/2022	03/29/2022
MLS Listing Price	\$649,000	\$3,995	\$599,000	\$3,500	\$3,500
MLS Orig Listing Price	\$649,000	\$3,995	\$599,000	\$3,500	\$3,500
MLS Close Date		01/26/2024			
MLS Listing Close Price		\$3,995			
MLS Listing Cancellation Date			03/30/2024		
MLS Source History	CRM	CRM	CRM	CRM	CRM

MLS Listing #	Sr20192997
MLS Status	Expired
MLS Listing Date	09/14/2020
MLS Listing Price	\$595,000
MLS Orig Listing Price	\$595,000
MLS Close Date	
MLS Listing Close Price	
MLS Listing Cancellation Date	
MLS Source History	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/02/2015	Document Number	1227123
Sale Date	08/26/2015	Sale Type	Full
Sale Price	\$580,000	Deed Type	Grant Deed
Price Per Square Feet	\$181.36	Owner Name	3242 Fowler Street Trust
Multi/Split Sale	Multi	Seller	Matsumoto Nozomu & Kumi

Recording Date	06/03/2024	01/10/2019	09/26/2017	10/02/2015	10/02/2015
Sale Date	05/21/2024	12/11/2018	10/26/2016	08/26/2015	08/12/2015
Sale Price				\$580,000	
Nominal	Y	Y	Y		Y
Buyer Name	3242 Fowler Street Trust	Instant Advice Ntwk la nchatcom	Sanchez Alex	Sanchez Alex	Sanchez Alex
Seller Name	Instant Advice Network	Sanchez Alex	Sanchez Alex	Matsumoto Nozomu & Kumi	Sanchez Martha P C
Document Number	359066	28162	1097167	1227123	1227122
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Quit Claim Deed

MORTGAGE HISTORY					
Mortgage Date	06/03/2024	02/28/2024	08/20/2019	01/10/2019	01/10/2019

Mortgage Amount	\$275,000	\$225,000	\$100,000	\$649,000	\$50,000
Mortgage Code	Private Party Lender		Private Party Lender	Private Party Lender	Private Party Lender
Mortgage Date	01/10/2019		06/27/2018	09/15/2017	
Mortgage Amount	\$100,000		\$100,000	\$200,000	
Mortgage Code	Private Party Lender		Private Party Lender	Private Party Lender	

