



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

## OWNER INFORMATION

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

## COMMUNITY INSIGHTS

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

## LOCATION INFORMATION

Zip Code <b>90063</b>	Comm College District Code <b>Los Angeles City</b>
Zoning <b>LCM1*</b>	Census Tract <b>5307.00</b>
Tract Number <b>6332</b>	Within 250 Feet of Multiple Flood Zone <b>No</b>
School District <b>Los Angeles</b>	

## TAX INFORMATION

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

## ASSESSMENT &amp; TAX

Assessment Year <b>2025</b>	2024	2023
Assessed Value - Total <b>\$1,295,400</b>	<b>\$503,621</b>	<b>\$493,747</b>
Assessed Value - Land <b>\$842,520</b>	<b>\$335,748</b>	<b>\$329,165</b>
Assessed Value - Improved <b>\$452,880</b>	<b>\$167,873</b>	<b>\$164,582</b>
YOY Assessed Change (\$) <b>\$791,779</b>	<b>\$9,874</b>	
YOY Assessed Change (%) <b>157.22%</b>	<b>2%</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2022	<b>\$7,293</b>		
2023	<b>\$7,610</b>	<b>\$318</b>	<b>4.35%</b>
2024	<b>\$7,728</b>	<b>\$118</b>	<b>1.55%</b>

Special Assessment	Tax Amount
Solid Waste Fee 62 <b>\$17.55</b>	
Safe Clean Water83 <b>\$116.65</b>	
Flood Control 62 <b>\$45.22</b>	
La County St Lt 62 <b>\$25.00</b>	
County Library 56 <b>\$33.86</b>	
Belvedertrash88 <b>\$768.00</b>	
Consldated Sewer62 <b>\$101.00</b>	

Laco Vectr Cntr80	\$18.97
Mwdstandby#1386	\$10.44
Combined Liens	\$608.30
Total Of Special Assessments	\$1,744.99

#### CHARACTERISTICS

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

#### SELL SCORE

Rating	<b>N/A</b>	Value As Of	<b>N/A</b>
Sell Score	<b>N/A</b>		

#### LISTING INFORMATION

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

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

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

#### LAST MARKET SALE & SALES HISTORY

Recording Date	<b>10/02/2015</b>	Document Number	<b>1227123</b>
Sale Date	<b>08/26/2015</b>	Sale Type	<b>Full</b>
Sale Price	<b>\$580,000</b>	Deed Type	<b>Grant Deed</b>
Price Per Square Feet	<b>\$181.36</b>	Owner Name	<b>3242 Fowler Street Trust</b>
Multi/Split Sale	<b>Multi</b>	Seller	<b>Matsumoto Nozomu &amp; Kumi</b>

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

#### MORTGAGE HISTORY

Mortgage Date	<b>06/03/2024</b>	02/28/2024	08/20/2019	01/10/2019	01/10/2019
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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

