



Date: 01/08/2021
Property: , WEST HILLS, CA 91304
APN: 2017-004-033
County: LOS ANGELES

Subject Property Location

Property Address
 City, State & Zip WEST HILLS, CA 91304
 County LOS ANGELES COUNTY
 Mailing Address 692 E C ST, COLTON, CA 92324-3018
 Map Reference
 Thomas Bros Pg-Grid

Report Date: 01/08/2021
 Order ID: R26520487

Property Use Residential - Vacant Land
 Parcel Number 2017-004-033
 Census Tract 1132.31

Legal Description

Lot	80
Section/Block	/
Tract No	9683
Abbrev. Description	TRACT # 9683 LOT 80

Current Ownership Information

Owner Name(s)	TOTH CSABA	Sale Price	\$37,000
		Sale Date	06/09/2015
		Recording Date	06/16/2015
Vesting		Recorder Doc #	15-0710057
		Book/Page	

Latest Full Sale Information

Details beyond coverage limitations	
Financing Details at Time of Purchase	
No financing details available	

Loan Officer Insights

No details available



Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	5,231/.12
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Residential - Vacant Land			Zoning	LARE40

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	
	Total Taxable Value	\$10,163	Tax Amount	\$140	Tax Rate Area	0-016
	Land Value	\$10,163	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value		Market Value Year			

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Comparable Sales 1 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	06/16/2015	\$37,000			0				5,231/.12		
1		24423 W STONE BEND LN	10/21/2020	\$1,494,000			0				9,824/.23		0.73

Area Sales Analysis					
Total Area Sales/ Count	\$21,725,000/ 1	Median # of Baths	2	Median Lot Size (SF/AC)	10,369 /.24
Price Range - 2 years	\$125,000 - \$1,494,000	Median # of Bedrooms	3	Median Year Built	1976
Age Range	2 - 93	Median Living Area (SF)	2,053	Median Value	\$900,000
Median Age	45	Median Price (\$/SF)	\$412/SF		

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WEST HILLS, CA 91304

LOS ANGELES COUNTY

692 E C ST, COLTON, CA 92324-3018

Property Use

Parcel Number

Report Date: 01/08/2021

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Residential - Vacant Land

2017-004-033

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/16/2015	Deed	Grant Deed	\$37,000	15-0710057	TOTH, CSABA	WATERS, ANNE E SCHULHERR; GALUSHA, RAYMOND
2	12/13/2011	Release	Substitution of Trustee and Full Reconveyance		11-1680106	SWIFT	
3	12/13/2011	Deed	Grant Deed	\$33,000	11-1680105	WATERS, ANNE E SCHULHERR; GALUSHA, RAYMOND	ROSENBLAD, LARS
4	06/30/2009	Deed	Grant Deed		09-0985973	ROSENBLAD, LARS	SWIFT CONSTRUCTION INC
5	03/01/2006	Mortgage	Unknown Loan Type	\$350,000	06-0444698	SWIFT CONSTRUCTION INC	
6	12/18/2002	Deed	Grant Deed	\$90,000	02-3104416	SWIFT CONSTRUCTION INC	HINKSTON, JANICE RUTH

Transaction Details

Transfer

	Transaction ID	1	Recorder Doc Number	15-0710057	Partial Interest Transferred	
	Sale Date	06/09/2015	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$37,000	Document Description	Grant Deed	Multiple APNs on Deed	4
	Recorder Book/Page		Recording Date	06/16/2015	Property Use	
	Buyer 1	TOTH, CSABA	Buyer 1 Entity	Unmarried Man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	14003 BESSEMER ST, VAN NUYS, CA 91401-3513
	Seller 1	WATERS, ANNE E SCHULHERR	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	GALUSHA, RAYMOND	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB166 PG21	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 9638			Title Company Name	PROPERTY ID TITLE COMPANY

Mortgage Release

	Transaction ID	2	Recorder Doc Number	11-1680106	Loan Amount	
	Effective Date		Document Type	Release	Origination Doc #	06-0444698
	Borrower(s) Name	SWIFT	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	03/01/2006
	Current Lender	H. APPLEBAUM FAMILY TRUST ESTABLISHED JULY 17, 1992	Recording Date	12/13/2011	Original Lender	H. APPLEBAUM FAMILY TRUST ESTABLISHED JULY 17, 1992

Transfer

	Transaction ID	3	Recorder Doc Number	11-1680105	Partial Interest Transferred	
	Sale Date	11/18/2011	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$33,000	Document Description	Grant Deed	Multiple APNs on Deed	4
	Recorder Book/Page		Recording Date	12/13/2011	Property Use	
	Buyer 1	WATERS, ANNE E SCHULHERR	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
	Buyer 2	GALUSHA, RAYMOND	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	11141 TAMPA AVE, NORTHBRIDGE, CA 91326-2254
	Seller 1	ROSENBLAD, LARS	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB166 PG21	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 9683			Title Company Name	FIDELITY NATIONAL TITLE CO

Transaction Details (cont.) (2)

Transfer


	Transaction ID	4	Recorder Doc Number	09-0985973	Partial Interest Transferred	
	Sale Date	06/30/2009	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	4
	Recorder Book/Page		Recording Date	06/30/2009	Property Use	
	Buyer 1	ROSENBLAD, LARS	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	12 VIA DI ROMA WALK, LONG BEACH, CA 90803-4153
	Seller 1	SWIFT CONSTRUCTION INC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB166 PG21	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/ / / 9683		Title Company Name	NONE AVAILABLE

Mortgage






	Transaction ID	5	Recorder Doc Number	06-0444698	Recorder Book/Page	
	Mortgage Date	02/27/2006	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$350,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	03/01/2006	1st Periodic Cap Rate	
	Origination Lender Name	H APPLEBAUM FAMILY TRUST	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	SWIFT CONSTRUCTION INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (3)

Transfer

	Transaction ID	6	Recorder Doc Number	02-3104416	Partial Interest Transferred	
	Sale Date	12/11/2002	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$90,000	Document Description	Grant Deed	Multiple APNs on Deed	4
	Recorder Book/Page		Recording Date	12/18/2002	Property Use	
	Buyer 1	SWIFT CONSTRUCTION INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	19 VIA DI ROMA WALK, LONG BEACH, CA 90803-4154
	Seller 1	HINKSTON, JANICE RUTH	Seller 1 Entity	Single woman	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB166 PG21	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	LOT80 LOCATION:AZUL DR WEST HILLS CA/ / / 9683			Title Company Name	STEWART TITLE COMPANY

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Subject Property Location

Property Address

City, State & Zip WEST HILLS, CA 91304
 County LOS ANGELES COUNTY
 Mailing Address 692 E C ST, COLTON, CA 92324-3018
 Map Reference

Report Date: 01/08/2021
 Order ID: R26520490

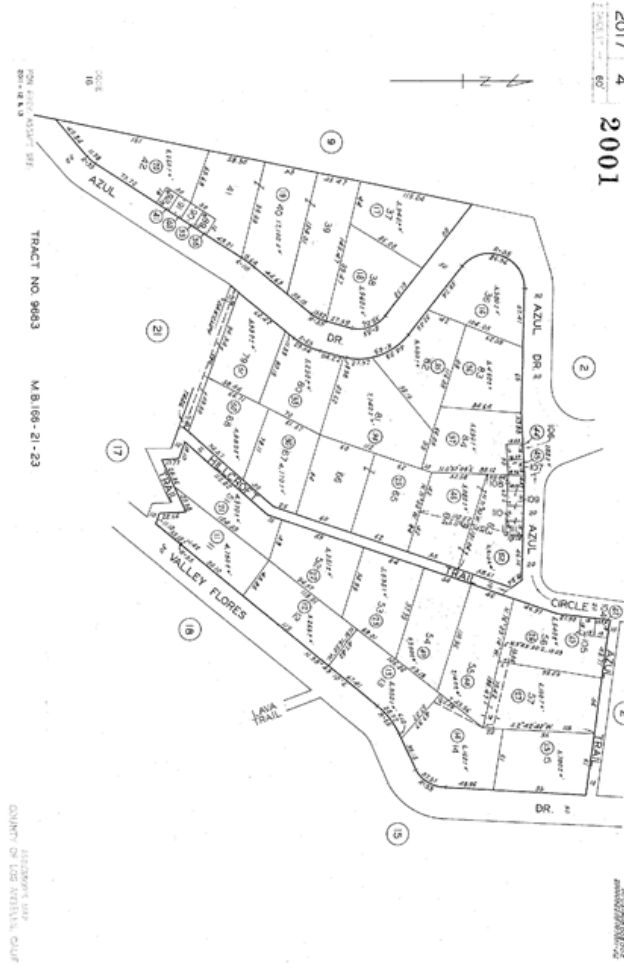
Property Use Residential - Vacant Land
 Parcel Number 2017-004-033



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[Click here to get the map in TIFF](#)



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