



AIN: 4080-002-025 ²

Situs Address:

4612 MANHATTAN BEACH BLVD
LAWNDALe CA 90260-2545

Use Type:

Industrial

Parcel Type:

Regular Fee Parcel

Tax Rate Area:

12711

Parcel Status:

ACTIVE

Create Date:**Delete Date:****Tax Status:**

CURRENT

Year Defaulted:**Exemption:**

None

Misfortune & Calamity Status:

N/A

Building 0101 & Land Overview**Use Code:**

3100

Design Type:

3100

Quality Class:

D5B

of Units:

0

Beds/Baths:

0/0

Building SqFt:

2,398

Year Built:

1955

Effective Year:

1955

Land SqFt:

0



[Parcel Map](#) / [Map Index](#)

	2026 Roll Preparation	2025 Current Roll	RC	Year	2018 Base Value
Land	\$ 406,202	\$ 398,238	T	2018	\$ 350,000
Improvements	\$ 139,267	\$ 136,537	T	2018	\$ 120,000
Total	\$ 545,469	\$ 534,775			\$ 470,000

Assessor's Responsible Division

District: South District Office

Region: 26

Cluster: 26815 HAW/GARD/REDOND

[South District Office](#)

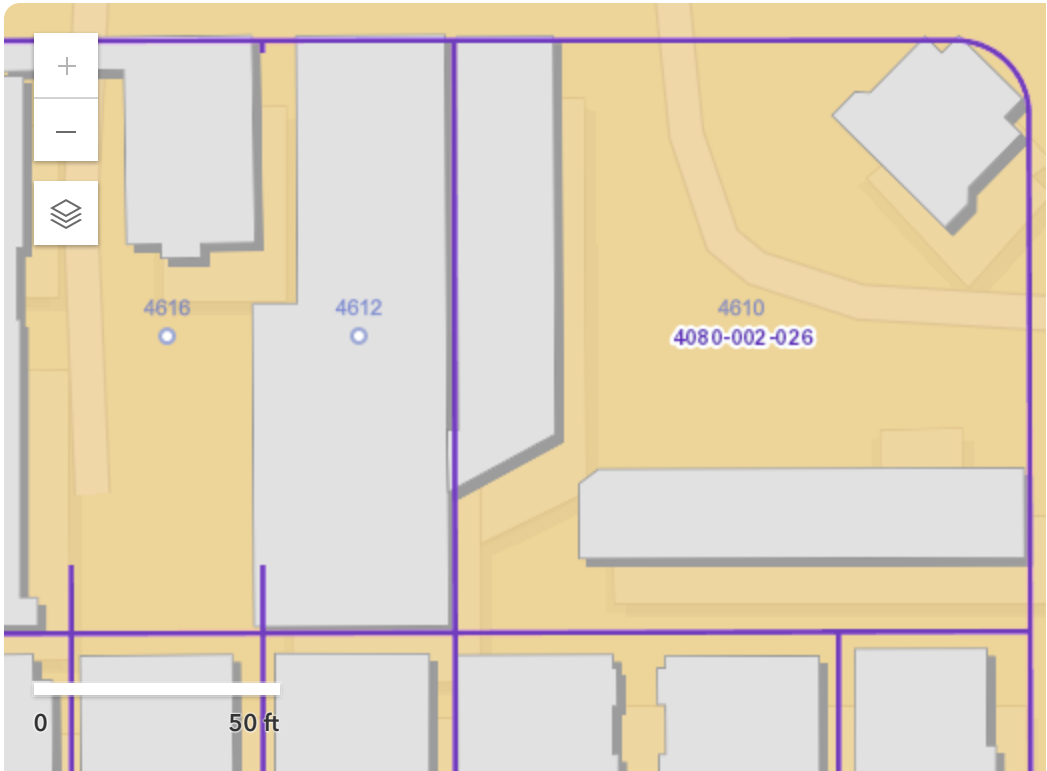
1401 E. Willow St.

Signal Hill, CA 90755

Phone: (562) 256-1701

Toll Free: 1 (888) 807-2111

M-F 8:00 am to 5:00 pm



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Land Information

Use Code = 3100 (Industrial)

Total SqFt(PDB):	0
Usable SqFt:	4,691
Acres:	
Land W' x D':	0 x 0
Sewers:	No
Flight Path:	No
X-Traffic:	No
Freeway:	No
Corner Lot:	No
Golf Front:	No
Horse Lot:	No
View:	None
Zoning:	(Refer Issuing Agency)
Code Split:	No
Impairment:	None

Situs Address:

4612 MANHATTAN BEACH BLVD LAWNDALe CA 90260-2545

Legal Description *(for assessment purposes):*

TRACT # 5651 S 120.06 FT OF LOT 318

Use Code: 3100 (Industrial)

3 = Industrial

1 = Light Manufacturing

0 = Unused or Unknown Code (No Meaning)

0 = One Story

Building Information

SUBPART:	0101
Design Type:	3100
Quality Class:	D5B
# of Units:	0
Beds/Baths:	0/0
Building SqFt:	2,398
Year Built:	1955
Effective Year:	1955
Depreciation:	UC // 50
RCN Other:	\$ 1,230
RCN Other Trended:	\$ 12,221

Year Change: 1971

Design Type: 3100
3 = Industrial
1 = Light Manufacturing
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

SUMMARY:	Total
# of Units:	0
Bed/Baths:	0/0
Building SqFt:	2,398
Avg SqFt/Unit:	0

> **Quality Class:** Defines the Construction Type, Quality Range, and Shape Class. For Example: D7.5C (Construction Type = 'D', Quality Range = '7.5', Shape Class='C')

Events History

OWNERSHIP PARCEL CHANGE

Show Re-Assessable Only

Recording Date	Seq.#	Re-Assessed	Doc #	OC1	OC2	Doc Type	Doc #	%	Ver. Code	DTT Sale Price	Assessed Value
> 01/31/2018	50	Yes	010153	3	5	Y	A 2	00%-0M		\$ 1,750,017	\$ 470,000
> 05/01/2012	50	No	064153	3	7	B	R	00%-0		0	\$ 211,572
> 06/23/2011	50	No	085403	3	7	A	Y	50%-0		0	\$ 207,425
> 05/11/1992	50	No	083953	3	7	B	U	00%-0		0	\$ 150,292
> 10/05/1987	75	No	160103	3	7	A	U	00%-0		0	\$ 136,129
> 10/05/1987	25	No		3	7	C	1	00%-0		0	0
> 02/14/1983	50	Yes	017353	3	5	L	G	00%-0		0	\$ 123,300

▼ Assessment History

☒ Hide Inactive Rolls

☐ Show All:

Showing 1 to 10 of 48 entries

Roll Detail

Bill Number	Bill Type	Bill Status	Date Created	Date To Auditor	Recording Date	Seq #	Doc #	DocType	Doc Reason
> 226-PSEG					01/31/2018	50	0101551	Y	A
> 2250000	R	A	07/02/2025	06/27/2025	01/31/2018	50	0101551	Y	A
> 2240000	R	A	07/10/2024	07/10/2024	01/31/2018	50	0101551	Y	A
> 2230000	R	A	07/12/2023	07/12/2023	01/31/2018	50	0101551	Y	A
> 2220000	R	A	07/26/2022	07/26/2022	01/31/2018	50	0101551	Y	A
> 2210000	R	A	07/06/2021	07/06/2021	01/31/2018	50	0101551	Y	A
> 2200000	R	A	07/06/2020	07/06/2020	01/31/2018	50	0101551	Y	A
> 2190000	R	A	07/01/2019	07/01/2019	01/31/2018	50	0101551	Y	A
> 2180100	T	A	11/18/2018	11/25/2018	01/31/2018	50	0101551	Y	A
> 2180000	R	A	07/19/2018	07/19/2018	05/01/2012	50	0641507	B	R

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Assessor Records Effective: 10/24/2025

[V2.0.7](#)

