

**4458 Maplewood Ave, Los Angeles, CA 90004-2033, Los Angeles County**

APN: 5521-021-013 CLIP: 3128223445

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	4	2	N/A	N/A	N/A
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	1,909	6,523	N/A	DUPLEX	

OWNER INFORMATION			
Owner Name	Gates Harriet	Tax Billing City & State	Los Angeles, CA
Owner Name 2	Gates Trust	Tax Billing Zip	90004
Mail Owner Name	Harriet Gates	Tax Billing Zip+4	2033
Tax Billing Address	4458 Maplewood Ave	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$1,096,917	School District	LOS ANGELES UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	9 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	28 / 100	Walkable Score	95 / 100
Total Incidents (1 yr)	116	Q1 Home Price Forecast	\$1,095,427
Standardized Test Rank	34 / 100	Last 2 Yr Home Appreciation	-18%

LOCATION INFORMATION			
Zip Code	90004	Comm College District Code	Los Angeles City
Carrier Route	C034	Census Tract	1925.20
Zoning	LAR3	Within 250 Feet of Multiple Flood Zone	No
School District	Los Angeles		

TAX INFORMATION			
APN	5521-021-013	Lot	11
Exemption(s)	Homeowner	Block	15
% Improved	31%	Water Tax Dist	Southern California
Tax Area	67		
Legal Description	LA PALOMA ADD LOT 11		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$78,625	\$77,084	\$75,574
Assessed Value - Land	\$54,145	\$53,084	\$52,044
Assessed Value - Improved	\$24,480	\$24,000	\$23,530
YOY Assessed Change (\$)	\$1,541	\$1,510	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$1,193		
2024	\$1,207	\$15	1.23%
2025	\$1,205	-\$2	-0.2%

Special Assessment	Tax Amount
Safe Clean Water83	\$70.17
Flood Control 62	\$28.37
City Lt Maint 21	\$50.94
La Stormwater 21	\$22.62
Lacity Park Dist21	\$14.24
Rposd Measure A 83	\$36.46
La West Mosq Ab 31	\$11.33
Trauma/Emerg Srv86	\$120.26
<b>Total Of Special Assessments</b>	<b>\$354.39</b>

CHARACTERISTICS			
County Land Use	Duplex	Bedrooms	4
Universal Land Use	Duplex	Total Baths	2
Lot Acres	0.1497	Full Baths	2

Lot Area	6,523	Cooling Type	Yes
Building Sq Ft	1,909	Building Type	Type Unknown
Total Units	1	# of Buildings	1

<b>SELL SCORE</b>			
Rating	Moderate	Value As Of	2026-04-12 06:33:10
Sell Score	542		

**ESTIMATED VALUE**

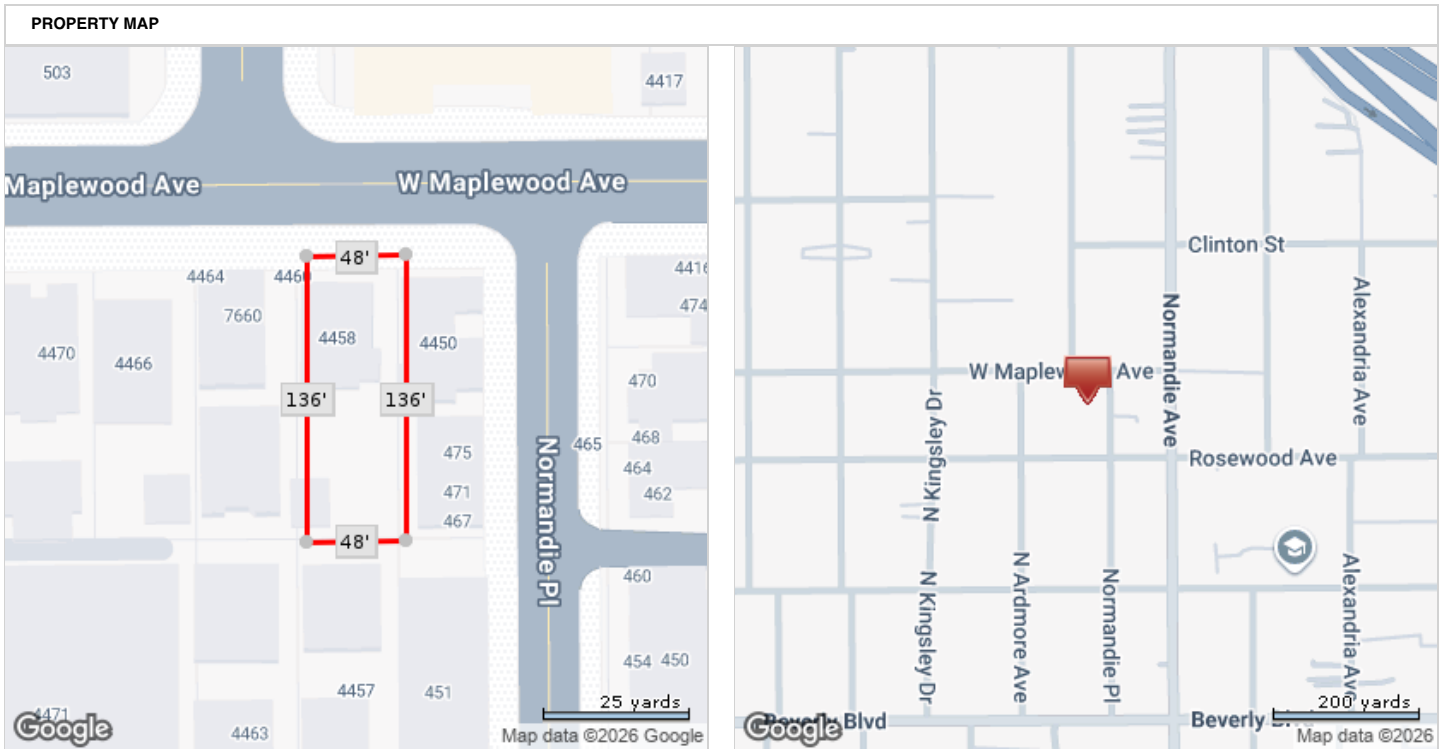
- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

<b>RENTAL TRENDS</b>			
Estimated Value	4709	Cap Rate	3.8%
Estimated Value High	6326	Forecast Standard Deviation (FSD)	0.34
Estimated Value Low	3092		

- (1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.
- (2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	07/21/1995	Owner Name	Gates Harriet
Document Number	1187255	Owner Name 2	Gates Trust
Deed Type	Quit Claim Deed	Seller	Fields Harriet;Fields Leonard

Recording Date	07/19/1999	07/21/1995	04/23/1969
Sale Date	04/14/1998		
Sale Price			\$28,500
Nominal	Y		
Buyer Name	Gates Harriet Trustee	Gates Harriet	Gates Harriet
Seller Name	Gates Harriet	Fields Harriet;Fields Leonard	
Document Number	1335174	1187255	
Document Type	Quit Claim Deed	Quit Claim Deed	Deed (Reg)



\*Lot Dimensions are Estimated