



Date: 08/16/2024
Property: 12455 BRANFORD ST STE 9,
PACOIMA, CA 91331-3462
APN: 2624-019-024
County: LOS ANGELES

Subject Property Location

Property Address 12455 BRANFORD ST STE 9
 City, State & Zip PACOIMA, CA 91331-3462
 County LOS ANGELES COUNTY
 Mailing Address 6284 HAMILTON LN, LA CRESCENTA, CA 91214-2344
 Census Tract 1048.24
 Thomas Bros Pg-Grid 502-5F

Report Date: 08/16/2024
 Order ID: R157444830

Property Use Manufacturing (light)
 Parcel Number 2624-019-024
 Latitude 34.247835
 Longitude -118.405358

Legal Description Details Tract No: 37468 Brief Description: *TR=37468 CONDOMINIUM*UNIT 9

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	BUZINSKIS BRUNO AND MONICA TRS; BUZINSKIS FAMILY TRUST
Vesting	Trust


Latest Full Sale Information

Details beyond coverage limitations



Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built	1980	Living Area (SF)	2,838
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	112,864/2.59
	Construction Type	Tilt-up (pre-cast concrete)	No. of Units	1	Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Industrial	View		Elevator	
	Land Use	Manufacturing (light)			Zoning	LAM1

Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$398,717	Tax Amount	\$5,209.09	Tax Rate Area	8-856
	Land Value	\$128,274	Tax Account ID			
	Improvement Value	\$270,443	Tax Status	No Delinquency Found		
	Improvement Ratio	67.83%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

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

Loan Officer Insights

No details available

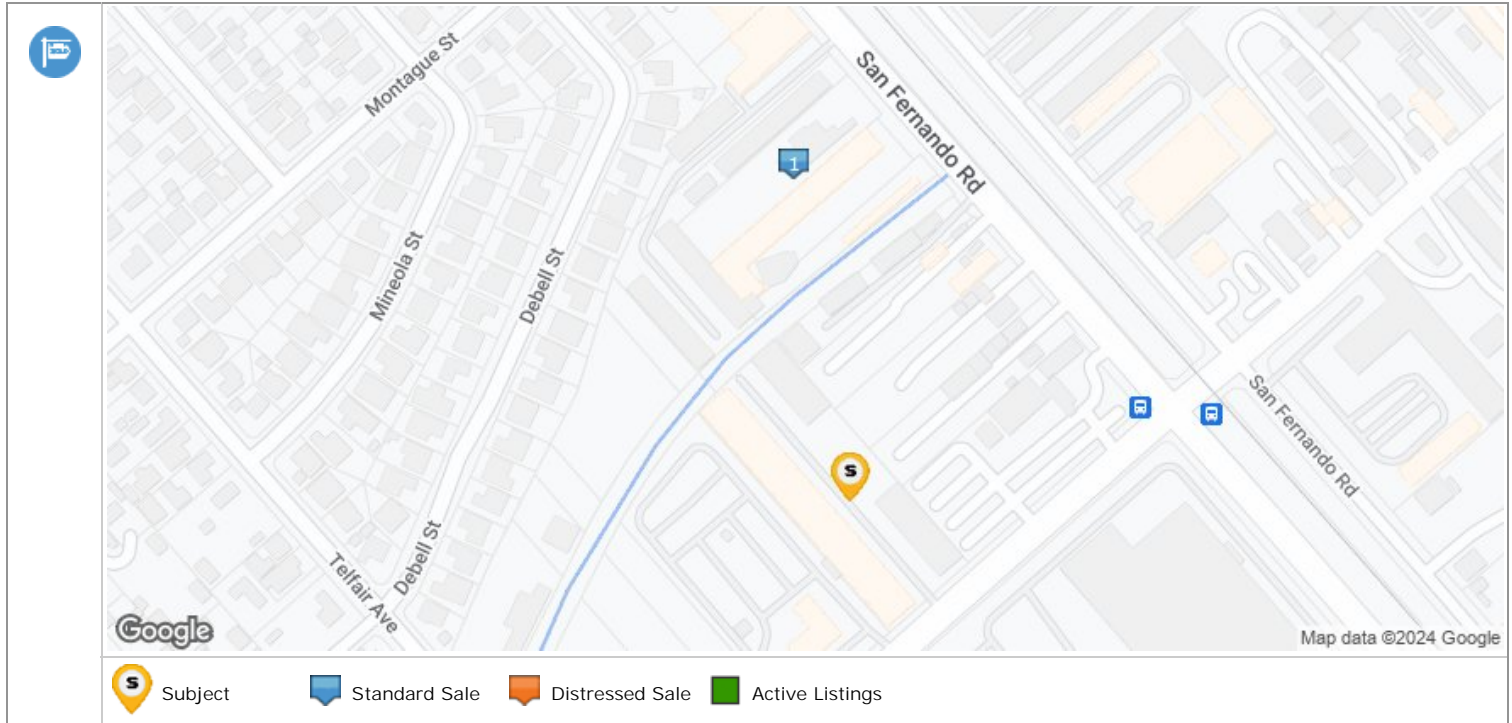
Subject Property Location

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 Order ID: R157444831
 County: LOS ANGELES

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	01/30/1991			2,838	0			1980	112,864/2.59		
1		9879 SAN FERNANDO RD	05/16/2024	\$4,600,000	\$942	4,885	0			1948	43,865/1.01		0.12



Area Sales Analysis

Total Area Sales/ Count	\$4,600,000/ 1	Median # of Baths	NaN	Median Lot Size (SF/AC)	43,865 /1.01
Price Range - 2 years	\$4,600,000 - \$4,600,000	Median # of Bedrooms		Median Year Built	1948
Age Range	76 - 76	Median Living Area (SF)	4,885	Median Value	\$4,600,000
Median Age	76	Median Price (\$/SF)	\$942/SF		

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 Mailing Address 6284 HAMILTON LN, LA CRESCENTA, CA 91214-2344






Report Date: 08/16/2024
 Order ID: R157444832

Property Use Manufacturing (light)
 Parcel Number 2624-019-024

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/23/2006	Deed	Intra-family Transfer or Dissolution		06-1386844	BUZINSKIS, BRUNO; BUZINSKIS, MONICA	BUZINSKIS, BRUNO; BUZINSKIS, MONICA
2	01/30/1991	Deed					


Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details
Transfer

	Transaction ID	1	Recorder Doc Number	06-1386844	Partial Interest Transferred	
	Transfer Date	05/16/2006	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	06/23/2006	Property Use	
	Buyer 1	BUZINSKIS, BRUNO	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Family Trust
	Buyer 2	BUZINSKIS, MONICA	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	6284 HAMILTON LN, LA CRESCENTA, CA 91214-2344
	Seller 1	BUZINSKIS, BRUNO	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	BUZINSKIS, MONICA	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB976 PG71&72	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/ 9 / / 37468			Title Company Name	NONE AVAILABLE

Transfer

	Transaction ID	2	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/30/1991	Property Use	Manufacturing (light)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	

Legal Brief Description/ Unit/ Phase/ Tract	*TR=37468 CONDOMINIUM*UNIT 9// / 37468	Title Company Name
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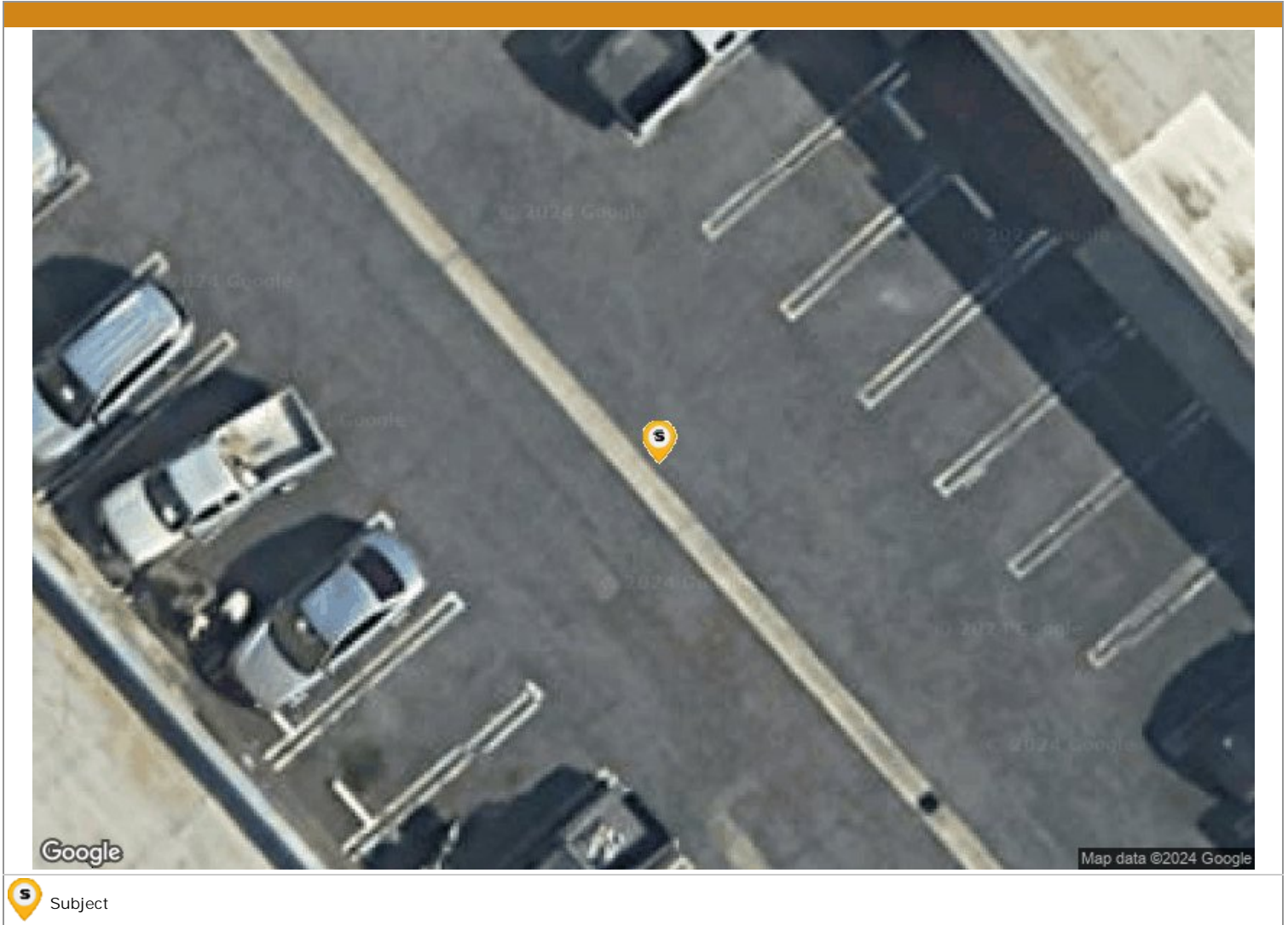
Subject Property Location

Report Date: 08/16/2024

Order ID: R157444833

Property Address 12455 BRANFORD ST STE 9
City, State & Zip PACOIMA, CA 91331-3462
County LOS ANGELES COUNTY
Mailing Address 6284 HAMILTON LN, LA CRESCENTA, CA 91214-2344
Owner Name BUZINSKIS BRUNO AND MONICA TRS; BUZINSKIS FAMILY TRUST

Property Use Manufacturing (light)
Parcel Number 2624-019-024



Subject Property Location

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Order ID: R157444834

Property Address 12455 BRANFORD ST STE 9
 City, State & Zip PACOIMA, CA 91331-3462
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Property Use Manufacturing (light)
 Parcel Number 2624-019-024

Population		
Year	Zip 91331	National
2011	97,523	306,603,772
2020	103,683	326,569,308
Growth Rate	6.3%	6.5%
Growth Centile	62.0%	62.5%

Households		
Year	Zip 91331	National
2011	21,365	114,761,359
2020	23,398	122,354,219
Household Growth Rate	9.5%	6.6%
Average Household Size	4.4	2.6

Families		
Year	Zip 91331	National
2011	18,687	76,507,230
2020	19,578	79,849,830
Family Growth Rate	4.8%	4.4%

Age Distribution/Gender Ratio		
Age	Zip 91331	National
0-4	5.5%	6.0%
5-9	7.1%	6.1%
10-14	7.4%	6.5%
15-19	7.7%	6.5%
20-24	8.1%	6.7%
25-44	29.2%	26.5%
45-64	23.8%	25.6%
65-84	10.2%	14.1%
85+	1.3%	2.0%
Gender Ratio		
Male Ratio	48.9%	49.2%
Female Ratio	51.1%	50.8%

Household Income		
Income	Zip 91331	National
% < \$25K	16.5%	18.4%
% \$25K-50K	22.3%	20.6%
% \$50K-100K	31.4%	30.0%
% \$100K-150K	16.7%	15.6%
% >\$150K	8.7%	7.1%

Median Household Income		
Year	Zip 91331	National
2020	\$64,375.00	\$64,994.00
Per Capita Income	\$18,394.02	\$34,299.49

Household Income Centile	
National	61.9%
State	39.8%

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 Parcel Number 2624-019-024

Subject Property

Address	12455 BRANFORD ST STE 9, PACOIMA, CA 91331		APN	2624-019-024	
Owner	BUZINSKIS BRUNO AND MONICA TRS; BUZINSKIS FAMILY TRUST		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,838
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 1

Address	12455 BRANFORD ST STE 12, PACOIMA, CA 91331		APN	2624-019-027	
Owner	HULL JAMES A		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	3,922
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 2

Address	12455 BRANFORD ST STE 5, PACOIMA, CA 91331		APN	2624-019-020	
Owner	AVMU PROPERTIES LLC		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,530
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 3

Address	12455 BRANFORD ST STE 15, PACOIMA, CA 91331		APN	2624-019-030	
Owner	LOPERENA DONALD J JR		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,536
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 4

Address	12455 BRANFORD ST STE 24, PACOIMA, CA 91331		APN	2624-019-039	
Owner	BELLA FINANCIAL INVESTMENTS LLC		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,782
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 5

Address	12455 BRANFORD ST STE 3, PACOIMA, CA 91331		APN	2624-019-018	
Owner	MCMAHAN WILLIAM T (CO-TR); MCMAHAN FAMILY TRUST		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	1,390
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor # 6

Address	12455 BRANFORD ST STE 6, PACOIMA, CA 91331		APN	2624-019-021	
Owner	MORIN DAVID S; SILVA RESENDIZ GABRIELA		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,838
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #7

Address	12455 BRANFORD ST STE 8, PACOIMA, CA 91331		APN	2624-019-023	
Owner	KITCHING STEVEN R (CO-TR); KITCHING FAMILY TRUST		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,838
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #8

Address	12455 BRANFORD ST STE 13, PACOIMA, CA 91331		APN	2624-019-028	
Owner	HAYAT LLC		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	4,264
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #9

Address	12455 BRANFORD ST STE 21, PACOIMA, CA 91331		APN	2624-019-036	
Owner	BELGUM FAMILY PROPERTIES II LLC		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,632
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	12455 BRANFORD ST STE 23, PACOIMA, CA 91331		APN	2624-019-038	
Owner	GIL CATARINO AND MARIA D TRS; GIL FAMILY TRUST		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	1,390
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #11

Address	12455 BRANFORD ST STE 1, PACOIMA, CA 91331		APN	2624-019-016	
Owner	VAZQUEZ ADRIAN C & MARIA D; VAZQUEZ JUAN J & BERTHA A		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,782
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #12

Address	12455 BRANFORD ST STE 17, PACOIMA, CA 91331		APN	2624-019-032	
Owner	ZAITLEN, ROGER D; THE ZAITLEN FAMILY TRUST,		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,838
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #13

Address	12455 BRANFORD ST STE 19, PACOIMA, CA 91331		APN	2624-019-034	
Owner	KITCH BRANFORD PROPERTIES LLC		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,838
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #14

Address	12455 BRANFORD ST STE 4, PACOIMA, CA 91331		APN	2624-019-019	
Owner	LOPEZ ALBERTA; ALBERTA LOPEZ TRUST		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,632
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #15

Address	12455 BRANFORD ST STE 7, PACOIMA, CA 91331		APN	2624-019-022	
Owner	DE LEON MARIO R		Lot Size (SF/AC)	112,864/2.59	
Bedrooms	0	Year Built	1980	Living Area (SF)	2,838
Bathrooms/Partial		Garage/No. of Cars		Phones	

Subject Property Location

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 County LOS ANGELES COUNTY
 Mailing Address 6284 HAMILTON LN, LA CRESCENTA, CA 91214-2344

Property Use Manufacturing (light)
 Parcel Number 2624-019-024

Public School Summary		
School Name	Grades	Distance from Subject Property
Montague Charter Academy	Kindergarten - Grade 5	0.62 miles
Vena Elementary	Kindergarten - Grade 5	0.96 miles
Byrd (Richard E.) Middle	Grade 6 - Grade 8	0.95 miles
Polytechnic (John Francis) Senior High	Grade 9 - Grade 12	1.82 miles

Montague Charter Academy			
Address	13000 Montague St.	Kindergarten	196
	Pacoima, CA 91331-1331	Grade 1	194
Phone Number	818-899-0215	Grade 2	174
Distance from Subject Property	0.62 miles	Grade 3	212
Grades	Kindergarten - Grade 5	Grade 4	133
Student Teacher Ratio	1:17	Grade 5	171
Full Time Equivalent Administrators	65	Total	1080
API Score	400		

Vena Elementary			
Address	9377 Vena Ave.	Kindergarten	80
	Pacoima, CA 91331-1331	Grade 1	108
Phone Number	818-896-9551	Grade 2	109
Distance from Subject Property	0.96 miles	Grade 3	122
Grades	Kindergarten - Grade 5	Grade 4	136
Student Teacher Ratio	1:19.3	Grade 5	162
Full Time Equivalent Administrators	42	Total	717
API Score	600		

Byrd (Richard E.) Middle			
Address	9171 Telfair Ave.	Grade 6	574
	Sun Valley, CA 91352-1352	Grade 7	632
Phone Number	818-767-9550	Grade 8	618
Distance from Subject Property	0.95 miles	Total	1824
Grades	Grade 6 - Grade 8		
Student Teacher Ratio	1:23.8		
Full Time Equivalent Administrators	93		
API Score	200		

Polytechnic (John Francis) Senior High

Address	12431 Roscoe Blvd.	Grade 9	1216
	Sun Valley, CA 91352-1352	Grade 10	1079
Phone Number	818-767-4860	Grade 11	1113
Distance from Subject Property	1.82 miles	Grade 12	912
Grades	Grade 9 - Grade 12	Total	4320
Student Teacher Ratio	1:26.4		
Full Time Equivalent Administrators	226		
API Score	100		

SCHOOL DISTRICTS

LOS ANGELES UNIFIED

Address	333 SOUTH BEAUDRY AVE.	Pupil Teacher Ratio	20.8:1	No of Teacher Aids	11764
	LOS ANGELES, CA 90017	Total Enrollment	727,319	No of Guidance Counselors	1162
Phone Number	213-241-1000	No of High School Graduates	N/A	No of School Administrators	1597
Grades	KG-12	Number of Teachers	34961	Number of Schools	808

About

Public Schools

The Public School Report lists schools closest to the subject property. For a complete listing of schools in your area, please go to <http://www.nces.ed.gov/globallocator>.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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Private School Summary		
School Name	Grades	Distance from Subject Property
BRANFORD GROVE	Grade 2 - Grade 12	0.86 miles
OSBORNE CHRISTIAN	Grade 1 - Grade 12	1.32 miles
GUARDIAN ANGEL ELEM SCHOOL	Kindergarten - Grade 8	1.54 miles
MARY IMMACULATE ELEMENTARY SCHOOL	Prekindergarten - Grade 8	1.81 miles
AREETA CHRISTIAN SCHOOL	Prekindergarten - Grade 9	1.83 miles
GRACE COMMUNITY SCHOOL	Grade N/A - Grade N/A	2.04 miles
MESSIAH LUTHERAN SCHOOL	Kindergarten - Grade 8	2.05 miles

BRANFORD GROVE			
Address	13001 BRANFORD STREET	Grade 2	2
	ARLETA, CA 91331-4302	Grade 3	5
Phone Number	818-890-0350	Grade 4	1
Distance from Subject Property	0.86 miles	Grade 5	2
Gender	Coed	Grade 6	1
Grades	Grade 2 - Grade 12	Grade 7	2
Affiliation	Nonsectarian	Grade 8	1
Student Teacher Ratio	1:2.1	Grade 9	3
Full Time Equivalent Administrators	14	Grade 10	7
		Grade 11	2
		Grade 12	3
		Total	29

OSBORNE CHRISTIAN			
Address	13501 OSBORNE STREET	Grade 1	3
	ARLETA, CA 91331-5525	Grade 2	5
Phone Number	818-899-7473	Grade 4	4
Distance from Subject Property	1.32 miles	Grade 5	1
Gender	Coed	Grade 6	1
Grades	Grade 1 - Grade 12	Grade 7	1
Affiliation	Christian (no specific denomination)	Grade 8	5
Student Teacher Ratio	1:1.3	Grade 9	9
Full Time Equivalent Administrators	24.8	Grade 10	1
		Grade 11	2
		Grade 12	1
		Total	33

GUARDIAN ANGEL ELEM SCHOOL

Address	10919 NORRIS AVENUE	Kindergarten	27
	PACOIMA, CA 91331-7100	Grade 1	28
Phone Number	818-896-1113	Grade 2	17
Distance from Subject Property	1.54 miles	Grade 3	24
Gender	Coed	Grade 4	28
Grades	Kindergarten - Grade 8	Grade 5	22
Affiliation	Roman Catholic	Grade 6	35
Student Teacher Ratio	1:24.1	Grade 7	21
Full Time Equivalent Administrators	9.4	Grade 8	25
		Total	227

MARY IMMACULATE ELEMENTARY SCHOOL

Address	10390 REMICK AVENUE	Prekindergarten	27
	PACOIMA, CA 91331-3658	Kindergarten	30
Phone Number	818-834-8551	Grade 1	36
Distance from Subject Property	1.81 miles	Grade 2	35
Gender	Coed	Grade 3	26
Grades	Prekindergarten - Grade 8	Grade 4	31
Affiliation	Roman Catholic	Grade 5	30
Student Teacher Ratio	1:22.5	Grade 6	33
Full Time Equivalent Administrators	12.5	Grade 7	27
		Grade 8	33
		Total	308

AREETA CHRISTIAN SCHOOL

Address	13821 OSBORNE STREET	Prekindergarten	60
	ARLETA, CA 91331-6036	Kindergarten	20
Phone Number	818-894-4040	Grade 1	18
Distance from Subject Property	1.83 miles	Grade 2	16
Gender	Coed	Grade 3	15
Grades	Prekindergarten - Grade 9	Grade 4	12
Affiliation	Christian (no specific denomination)	Grade 5	18
Student Teacher Ratio	1:17.9	Grade 6	10
Full Time Equivalent Administrators	7.3	Grade 7	12
		Grade 8	7
		Grade 9	3
		Total	191

GRACE COMMUNITY SCHOOL

Address	13248 ROSCOE BLVD	Total	280
	SUN VALLEY, CA 91352-3739		
Phone Number	818-909-5611		
Distance from Subject Property	2.04 miles		
Gender	Coed		
Grades	Grade N/A - Grade N/A		
Affiliation	Christian (no specific denomination)		
Student Teacher Ratio	N/A		
Full Time Equivalent Administrators	19		

MESSIAH LUTHERAN SCHOOL

Address	12020 CANTARA STREET	Kindergarten	9
	NORTH HOLLYWOOD, CA 91605-1526	Grade 1	3
Phone Number	818-768-8375	Grade 2	8
Distance from Subject Property	2.05 miles	Grade 3	6
Gender	Coed	Grade 4	5
Grades	Kindergarten - Grade 8	Grade 5	4
Affiliation	Other Lutheran	Grade 6	3
Student Teacher Ratio	1:13.6	Grade 7	4
Full Time Equivalent Administrators	3.6	Grade 8	7
		Total	49

About

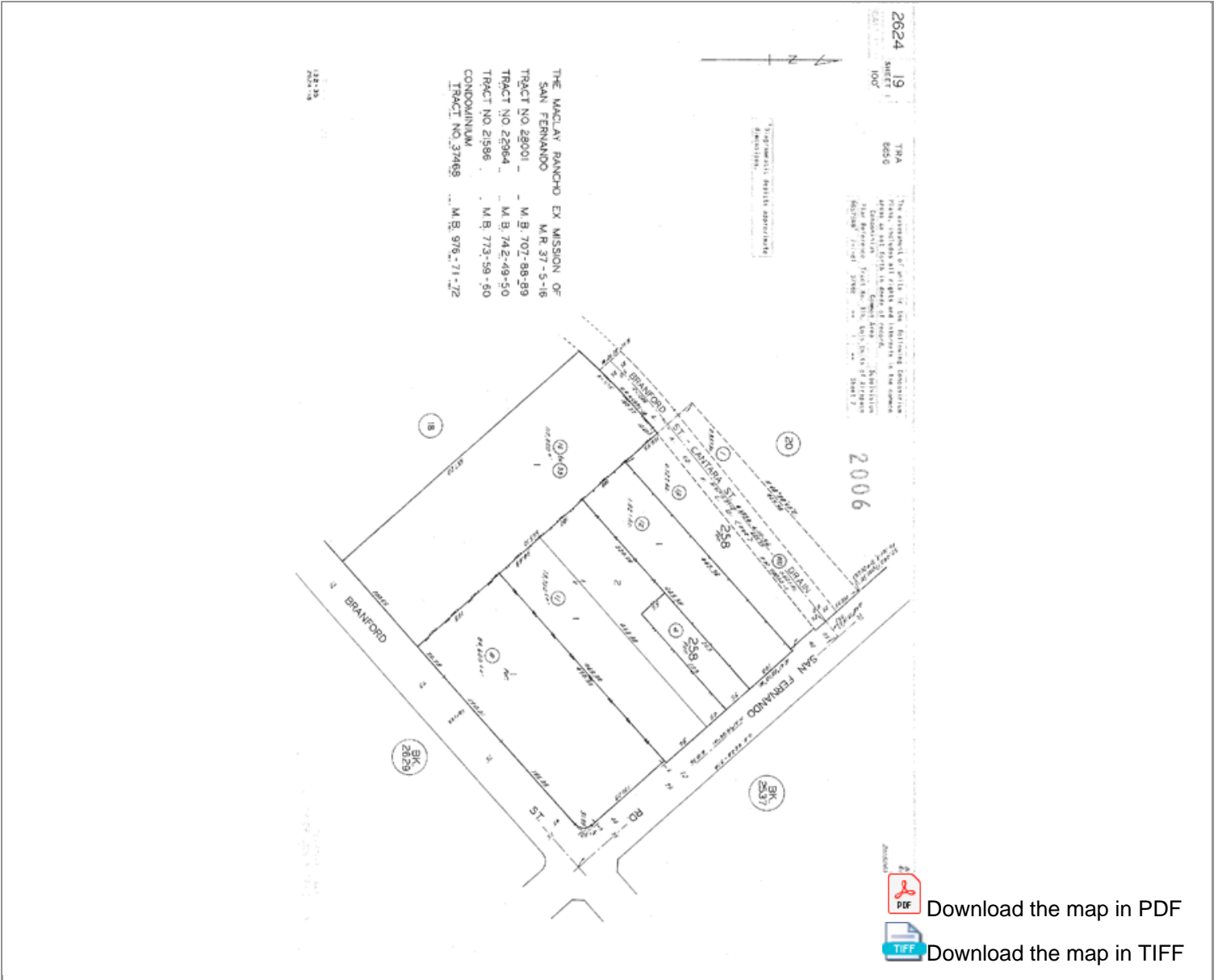
Private Schools
As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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Parcel Number 2624-019-024



Download the map in PDF
 Download the map in TIFF

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