

12843 Columbia Way, Downey, CA 90242

Listing

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STATUS: Active

LIST PRICE: \$1,100,000 ↓

Columbia Way



OF UNITS TOTAL: 2
 SQFT(src): 1,760
 PRICE PER SQFT: \$625.00
 LOT(src): 6,242/0.1433 (A)
 LEVELS: One
 YEAR BLT(src): 1953 (PUB)
 DAM / CDAM: 27/27
 SLC: Standard
 TOTAL OP. EXP: \$0.00
 NET OP. INCOME: \$0
 PARCEL #: 6256013027
 LISTING ID: TR25135505

Recent: 07/14/2025 : PRC CHG : \$1,200,000->\$1,100,000

Submit Offer

DESCRIPTION

Well maintained duplex with good tenants in place. Great investment opportunity. Desirable location. Both units have 2 bedrooms and 1 bath, interior laundry and Central AC/Heat. Upgrades include full copper repipe, Oak cabinetry, Remodeled kitchens, Tile flooring and Hardwired smart smoke/co detectors. Owner pays water for both units. Gas and electricity are individually metered and paid by Tenants. 1 unit has a 2 car garage and the other has gated cement pad parking in the yard. Nicely landscaped yards with fruit trees. Good tenants in place. Rents currently close to market rate. Close to Kaiser, LA County Office of Education, Shopping, Restaurants and Freeway Access. Pics taken when previously vacant. Please do not disturb Tenants!

EXCLUSIONS:

INCLUSIONS:

AREA: D4 - Southeast Downey, S of Firestone, E of Downey
 SUBDIVISION: /
 COUNTY: Los Angeles
 55+: No
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: \$1,200,000
 SUB TYPE: DPLX/A
 CMN WALLS: 1 Common Wall
 PARKING: Assigned
 # OF BUILDINGS TOTAL: 1
 RENT CONTROL?: No
 PROPERTY ATTACHED?: Yes

SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes
 ROOM TYPE: All
Bedrooms Down
 UTILITIES: Natural Gas Available, Sewer Connected
 ELECTRIC:
 WATER: Public

COOLING: Central Air
 HEATING: Central
 VIEW:
None
 WATERFRONT:
 LAUNDRY: In Kitchen
 PROBATE AUTHORITY:

ANALYSIS

INCOME

GROSS SCHEDULE INCOME: \$4,280
 VACANCY ALLOWANCE \$/?: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: \$0
 OPERATING EXPENSE \$/?: \$0/
 LAND DOLLAR VALUE \$/?: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/?: /
 PERSONAL PROPERTY \$/?: /

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: \$0
 ELECTRIC:
 GAS:
 LICENSES:
 NEW TAXES:

FURNITURE REPLACEMENT:
 TRASH: \$0
 CABLE TV:
 GARDENER:
 INSURANCE: \$0

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: \$0

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH
1:	1	2	1	2	Unfurnished	\$2,165	\$2,165	\$2,400	SEPARATE ELECTRIC: 2
2:	1	2	1	0	Unfurnished	\$2,115	\$2,115	\$2,400	GAS METERS: 2

WINDOWS:

PROP CONDITION:

NEW CONSTRUCTION YN: **No****GARAGE AND PARKING**

UNCOVERED SPACES:

PARKING TOTAL: **2**GARAGE SPACES: **2**

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTIONPOWER PRODUCTION: **No**GREEN VERIFICATION: **No****COMMUNITY**

HOA DUES 1:

HOA 1 NAME:

HOA PHONE 1:

HOA AMENITIES:

HOA DUES 2:

HOA 2 NAME:

HOA PHONE 2:

STORIES TOTAL: **1**

HOA DUES 3:

HOA 3 NAME:

HOA PHONE 3:

COMMUNITY: **Sidewalks, Suburban**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

LANDLAND LEASE?: **No**

ELEVATION:

TAX LOT: **155**

TAX BLOCK:

COMMON INTEREST: **None**ASSESSMENTS: **None**

LOT SIZE DIM:

TAX TRACT #: **16069**

LAND LEASE AMOUNT:

PARCEL #: **6256013027**ZONING: **DOR2***

LAND LEASE AMT FREQ:

ADDITIONAL PARCEL(s): **No****LISTING**

BAC:

LIST TERMS: **Cash, Conventional**

BAC REMARKS:

LIST AGRMT: **Exclusive Right To Sell**DUAL/VARI. RATE?: **No**LIST SERVICE: **Full Service**

CURRENT FINANCING:

AD NUMBER:

POSSESSION: **Close Of Escrow**

DISCLOSURES:

FINANCIAL INFO AS OF:

INTERNET, AVM?/COMM?: **Yes/Yes**

CONTINGENCY LIST:

INTERNET?/ADDRESS?: **Yes/Yes**NEIGHBORHOOD MARKET REPORT YN?: **Yes**

CONTINGENCY:

PRIVATE REMARKS: DO NOT DISTURB TENANTS. Easy to show by appointment with Listing Agent. 24 hour advance notice required.**SHOWING INFORMATION**SHOW CONTACT TYPE: **Agent**LOCK BOX LOCATION: **None**

SHOW CONTACT NAME:

LOCK BOX DESCRIPTION: **None**

SHOW CONTACT PHONE:

OWNER'S NAME:

 [Schedule a Showing](#)**SHOWING INSTRUCTIONS: DO NOT DISTURB TENANTS.** Easy to show by appointment with Listing Agent. 24 hour advance notice required.DRIVING DIRECTIONS: **Columbia Way****AGENT / OFFICE**LA: [\(HLINDJOS\) Brad Lindenberg](#)LA State License: **01230990**

CoLA:

CoLA State License:

LO: [\(8403\) Coldwell Banker Tri-Counties R](#)LO State License: **01294640**LO PHONE: **909-861-9835**LO FAX: **909-861-0586**

CoLO:

CoLO State License:

CoLO PHONE:

CoLO FAX:

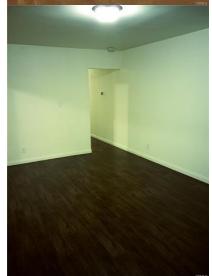
Offers Email: askforbrad@gmail.com**CONTACT PRIORITY**1.LA CELL: **909-938-0709**2.LA FAX: **909-658-8870**

3.LA HOME:

4.LA FAX: **909-658-8870**

5.LA VOICEMAIL:

6.LA EMAIL: askforbrad@gmail.com







Owner Information

Owner Name:	Hennessy Christopher J	Owner Name 2:	Hennessy Toscano Belen
Mail Owner Name:	Christopher J & Toscano	Mailing Address:	15767 Pepper St
Belen Hennessy		Tax Billing City & State:	Chino Hills Ca
Tax Billing Zip:	91709	Tax Billing Zip+4:	3827

Location Information

Zip Code:	90242	Carrier Route:	C014
Zoning:	DOR2*	Tract Number:	16069
School District:	Downey	Comm College District Code:	CERRITOS
Census Tract:	5518.01		

Estimated Value

RealAVM™:	\$1,161,600	Estimated Value Range High:	\$1,510,100
Estimated Value Range Low:	\$813,100	Value As Of:	06/30/2025
Confidence Score:	32	Forecast Standard Deviation:	30

(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 60 - 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.

Tax Information

APN:	6256-013-027	% Improved:	30
Tax Area:	3271	Lot:	155
Water Tax Dist:	CENTRAL AND W BASIN		
Legal Description:	TRACT # 16069 LOT 155		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$860,351	\$766,000	\$766,000
Assessed Value - Land	\$603,059	\$490,800	\$490,800
Assessed Value - Improved	\$257,292	\$275,200	\$275,200
YOY Assessed Change (\$)	\$94,351	\$	
YOY Assessed Change (%)	12%	0%	

Tax Year	2024	2023	2022
Total Tax	\$10,917.55	\$9,630.76	\$9,317.40
Change (\$)	\$1,287	\$313	
Change (%)	13%	3%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Safe Clean Water83	Actual	\$102	
Flood Control 62	Actual	\$27	
Laco Vectr Cntr80	Actual	\$19	
Lightdistzn186	Actual	\$43	
Lightdistzn386	Actual	\$38	
Lightdistzn86	Actual	\$15	
Mwdstandby#1386	Actual	\$10	
RpOSD Measure A 83	Actual	\$32	
Cbmwdstdbychg80	Actual	\$10	
Combined Liens	Actual	\$315	
Total Of Special Assessments	Actual	\$610	

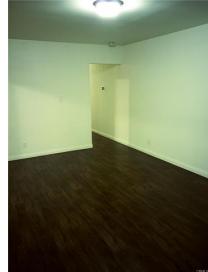
Characteristics

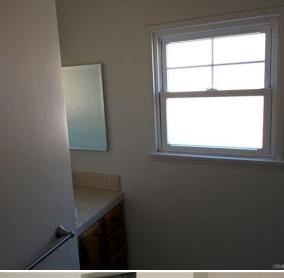
County Land Use:	Duplex	Universal Land Use:	Duplex
Lot Acres:	0.143	Lot Area:	6,242
Building Sq Ft:	1,760	Total Units:	2
Bedrooms:	4	Total Baths:	2
Full Baths:	2.000	Cooling Type:	Refrigeration
Year Built:	1953	Effective Year Built:	1953
Building Type:	Type Unknown	# of Buildings:	1

Last Market Sale

Recording Date:	06/16/2006	Sale Date:	05/22/2006
Sale Price:	\$655,000	Nominal Indicator:	Y
Owner Name:	Hennessy Christopher J	Seller:	Lemus Mauricio & Mirian J

Photos









History

Listing Id	Address	List Agent	Current Price	Old Value	New Value	System	Entry	TStamp	Chg	By	Member Id
TR25135505	12843 Columbia Way	HLINDJOS	1,100,000	1200000.00	1100000	07/14/25	11:20:38			HLINDJOS	
TR25135505	12843 Columbia Way	HLINDJOS	1,200,000		A	06/17/25	10:48:10			HLINDJOS	
R64197	12843 Clark Avenue	RARTEJAIM			655000	06/16/06	17:12:52			RARTEJAIM	
R64197	12843 Clark Avenue	RARTEJAIM		B	S	06/16/06	17:12:52			RARTEJAIM	
R64197	12843 Clark Avenue	RARTEJAIM		A	B	05/26/06	12:11:31			RARTEJAIM	
R64197	12843 Clark Avenue	RARTEJAIM			A	04/27/06	13:02:32			RARTEJAIM	
R64197	12843 Clark Avenue	RARTEJAIM			679900	04/27/06	13:02:32			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		A	X	04/27/06	00:05:01			system	
R60979	12843 Clark Avenue	RARTEJAIM		689900	679900	04/26/06	12:08:35			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		679900	689900	04/10/06	16:49:48			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		B	A	04/10/06	16:49:48			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		689900	679900	04/10/06	16:49:16			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		679900	689900	04/04/06	11:19:22			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		A	B	03/30/06	11:22:28			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		685000	679900	03/09/06	16:38:22			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		1.75	2.00	02/21/06	09:47:15			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		699000	685000	02/13/06	20:40:45			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		685000	699000	02/13/06	20:39:38			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM		699000	685000	02/13/06	20:38:09			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM			A	01/27/06	18:46:16			RARTEJAIM	
R60979	12843 Clark Avenue	RARTEJAIM			699000	01/27/06	18:46:16			RARTEJAIM	
R57734	12843 Clark Avenue	RALFAOSC		A	X	01/15/06	00:05:01			system	
R57734	12843 Clark Avenue	RALFAOSC			A	10/24/05	10:04:25			RROMOALE	
R57734	12843 Clark Avenue	RALFAOSC			700000	10/24/05	10:04:25			RROMOALE	

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Document Type	Document #	Book-Page
05/27/21	05/01/21		Y	Hennessy Christopher J	Hennessy C & B Trust	Quit Claim Deed	853524	853524
02/23/21	02/10/21		Y	Hennessy C & B Trust	Hennessy Betty	Grant Deed	304120	304120
02/12/15	01/20/15		Y	Hennessy Christopher J & B Trust	Hennessy Christopher J	Trustee's Deed(Transfer)	161790	161790
08/05/11	07/01/11		Y	Hennessy Betty F Trust	Hennessy Betty	Quit Claim Deed	1057650	1057650
06/16/06	05/22/06	\$655,000		Hennessy Betty	Lemus Mauricio & Mirian J	Grant Deed	1330309	1330309
02/03/03	01/24/03		Y	Lemus Mauricio & Mirian J	Lemus Mauricio & Mirian J	Grant Deed	318630	318630
10/04/94			Y	Lemus Mauricio & Mirian J & Anna C	Lemus Roberto A;emilia Del Rosario;	Grant Deed	1814976	1814976
04/12/93		\$205,000		Lemus Roberto A & Emilia Del Rosario & Mauri	Anderson Helen F	Grant Deed	680717	680717

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code
05/27/2021	\$401,730		CONVENTIONAL
06/22/2017	\$430,000		CONVENTIONAL
12/10/2010	\$495,000	Bank Of America	CONVENTIONAL
06/16/2006	\$524,000	Americas Wholesale Lender	CONVENTIONAL
02/03/2003	\$188,300	Chase Manhattan Mtg	CONVENTIONAL
06/08/2001	\$175,700	Gmac Mtg	CONVENTIONAL
04/12/1993	\$184,500	Phh Us Mtg Corp	CONVENTIONAL

Parcel Map

