

12843 Columbia Way, Downey, CA 90242

Listing

12843 Columbia Way, Downey 90242STATUS: **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

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 \$/ %: /

INCOME

OF RENTED GARAGES:
GARAGE RENTAL RATE:
GARAGES RENTAL INCOME:
LAUNDRY INCOME:
LAUNDRY INC. OWN/LEASE?:

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
1:	1	2	1	2
2:	1	2	1	0

FURNISHED?
Unfurnished
Unfurnished

ACTUAL RENT
\$2,165
\$2,115

TOTAL RENT	PRO FORMA
\$2,165	\$2,400
\$2,115	\$2,400

OF UNITS WITH
SEPARATE ELECTRIC: **2**
GAS METERS: **2**
WATER METERS: **0**
DISHWASHER: **1**
DISPOSAL: **2**
RANGES: **2**

INTERIOR

INTERIOR:
ACCESSIBILITY:

APPLIANCES: **Dishwasher,**
Gas Range
FLOORING: **Tile**

ENTRY/LEVEL: **1/1**
FIREPLACE: **None**

SQFT STUDIO AVG:
SQFT 1 BED AVG:
SQFT 2 BED AVG:
SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY:
SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**
POOL: **None**

FENCING:
SPA: **None**

BUILDING

BUILDER NAME:
BUILDER MODEL:

ARCH STYLE:
DOORS:

ROOF:
FOUNDATION DTLS:

CONSTR MTRLS:
OTHER STRUCTURES:

WINDOWS:

PROP CONDITION:

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

UNCOVERED SPACES:

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

CARPORT SPACES:

GREENGREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

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

HOA DUES 1:

HOA DUES 2:

HOA DUES 3:

COMMUNITY: **Sidewalks, Suburban**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA 1 NAME:

HOA 2 NAME:

HOA 3 NAME:

HOA PHONE 1:

HOA PHONE 2:

HOA PHONE 3:

HOA AMENITIES:

STORIES TOTAL: **1****LAND**LAND LEASE?: **No**COMMON INTEREST: **None**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

ELEVATION:

ASSESSMENTS: **None**PARCEL #: **6256013027**ADDITIONAL PARCEL(s): **No**TAX LOT: **155**

LOT SIZE DIM:

TAX BLOCK:

TAX TRACT #: **16069**ZONING: **DOR2*****LISTING**

BAC:

BAC REMARKS:

DUAL/VARI. RATE?: **No**

CURRENT FINANCING:

POSSESSION: **Close Of Escrow**

FINANCIAL INFO AS OF:

CONTINGENCY LIST:

LIST TERMS: **Cash, Conventional**LIST AGRMT: **Exclusive Right To Sell**LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES:

INTERNET, AVM?/COMM?: **Yes/Yes**INTERNET?/ADDRESS?: **Yes/Yes**NEIGHBORHOOD MARKET REPORT YN?: **Yes****DATES**LIST CONTRACT DATE: **06/17/25**

START SHOWING DATE:

ON MARKET DATE: **06/17/25**PRICE CHG TIMESTAMP: **07/14/25**STATUS CHG TIMESTAMP: **06/17/25**MOD TIMESTAMP: **07/14/25**EXPIRED DATE: **09/17/25**

PURCH CONTRACT DATE:

ENDING DATE:

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**

SHOW CONTACT NAME:

SHOW CONTACT PHONE:

SHOWING INSTRUCTIONS: **DO NOT DISTURB TENANTS. Easy to show by appointment with Listing Agent. 24 hour advance notice required.**DRIVING DIRECTIONS: **Columbia Way**LOCK BOX LOCATION: **None**LOCK BOX DESCRIPTION: **None**

OWNER'S NAME:

Schedule a Showing**AGENT / OFFICE**LA: **(HLINDJOS) Brad Lindenberg**

CoLA:

LO: **(8403) Coldwell Banker Tri-Counties R**LO PHONE: **909-861-9835**

CoLO:

CoLO PHONE:

LA State License: **01230990**

CoLA State License:

LO State License: **01294640**LO FAX: **909-861-0586**

CoLO State License:

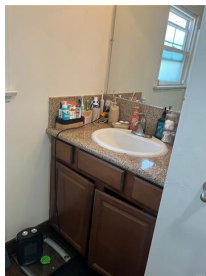
CoLO FAX:

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

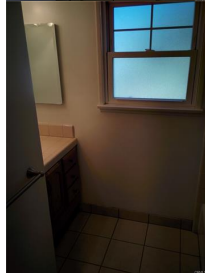
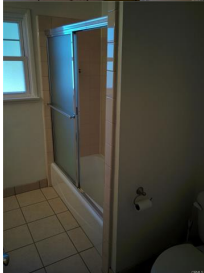
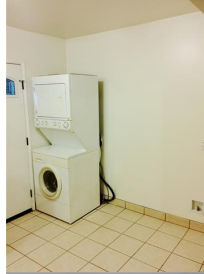
3.LA HOME:

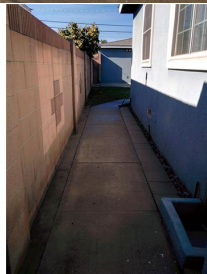
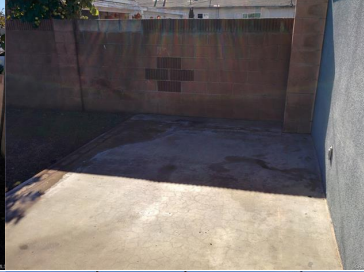
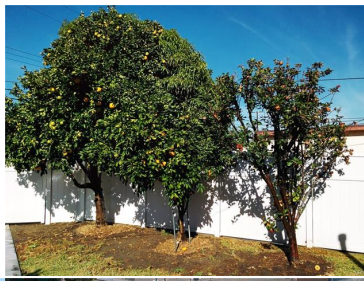
4.LA FAX: **909-658-8870**

5.LA VOICEMAIL:

6.LA EMAIL: **askforbrad@gmail.com**







AGENT FULL: Residential Income
TR25135505

LISTING ID:

Printed by Brad Lindenberg, State Lic: 01230990 on 07/14/2025 11:29:57 AM

Owner Information

Owner Name:	Hennessy Christopher J	Owner Name 2:	Hennessy Toscano Belen
Mail Owner Name:	Christopher J & Toscano Belen Hennessy	Mailing Address:	15767 Pepper St
Tax Billing Zip:	91709	Tax Billing City & State:	Chino Hills Ca
Owner Occupied:	A	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 Cntrl80	Actual	\$19	
Lightdistzn186	Actual	\$43	
Lightdistzn386	Actual	\$38	
Lightdistzn186	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	

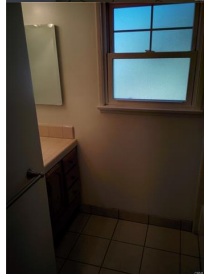
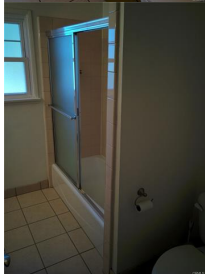
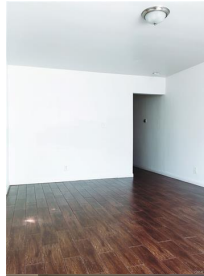
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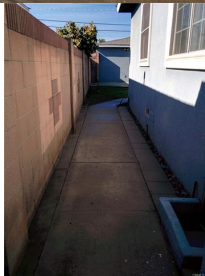
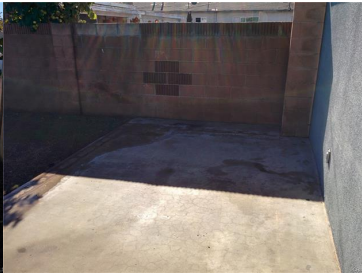
County Land Use:	Duplex	Universal Land Use:	Duplex
Lot Acres:	0.143	Lot Area:	6,242
Building Sq Ft:	1,760	Total Units:	2
Bedrooms:	4	Total Baths:	2
Full Baths:	2.000	Cooling Type:	Refrigeration
Year Built:	1953	Effective Year Built:	1953
Building Type:	Type Unknown	# of Buildings:	1

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









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 & 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

