



Date: 01/08/2021  
Property: , WEST HILLS, CA 91304  
APN: 2017-004-051  
County: LOS ANGELES

## Subject Property Location

Property Address  
 City, State & Zip WEST HILLS, CA 91304  
 County LOS ANGELES COUNTY  
 Mailing Address 692 E C ST, COLTON, CA 92324-3018  
 Map Reference  
 Thomas Bros Pg-Grid

Report Date: 01/08/2021  
 Order ID: R26520818

Property Use Residential - Vacant Land  
 Parcel Number 2017-004-051  
 Census Tract 1132.31

## Legal Description

Lot	79
Section/Block	/
Tract No	9683
Abbrev. Description	TR=9683 1/2 VAC TRAIL ADJ ON SW AND LOT 79

## Current Ownership Information

Owner Name(s)	TOTH CSABA	Sale Price	\$37,000
		Sale Date	06/09/2015
		Recording Date	06/16/2015
Vesting		Recorder Doc #	15-0710057
		Book/Page	

## Latest Full Sale Information

Details beyond coverage limitations
Financing Details at Time of Purchase
No financing details available

## Loan Officer Insights

No details available
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## Lien History

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

## Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	5,555/.13
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Residential - Vacant Land			Zoning	LARE40

## Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	
	Total Taxable Value	\$10,163	Tax Amount	\$141	Tax Rate Area	0-016
	Land Value	\$10,163	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

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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	06/16/2015	\$37,000			0				5,555/.13		
1		24423 W STONE BEND LN	10/21/2020	\$1,494,000			0				9,824/.23		0.72

Area Sales Analysis					
Total Area Sales/ Count	\$21,725,000/ 1	Median # of Baths	2	Median Lot Size (SF/AC)	10,369 /.24
Price Range - 2 years	\$125,000 - \$1,494,000	Median # of Bedrooms	3	Median Year Built	1976
Age Range	2 - 93	Median Living Area (SF)	2,053	Median Value	\$900,000
Median Age	45	Median Price (\$/SF)	\$412/SF		

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WEST HILLS, CA 91304

LOS ANGELES COUNTY

692 E C ST, COLTON, CA 92324-3018

Property Use

Parcel Number

Report Date: 01/08/2021

Order ID: R26520820

Residential - Vacant Land


2017-004-051

## Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/16/2015	Deed	Grant Deed	\$37,000	15-0710057	TOTH, CSABA	WATERS, ANNE E SCHULHERR; GALUSHA, RAYMOND
2	12/13/2011	Release	Substitution of Trustee and Full Reconveyance		11-1680106	SWIFT	
3	12/13/2011	Deed	Grant Deed	\$33,000	11-1680105	WATERS, ANNE E SCHULHERR; GALUSHA, RAYMOND	ROSENBLAD, LARS
4	06/30/2009	Deed	Grant Deed		09-0985973	ROSENBLAD, LARS	SWIFT CONSTRUCTION INC
5	03/01/2006	Mortgage	Unknown Loan Type	\$350,000	06-0444698	SWIFT CONSTRUCTION INC	
6	12/18/2002	Deed	Grant Deed	\$90,000	02-3104416	SWIFT CONSTRUCTION INC	HINKSTON, JANICE RUTH

## Transaction Details

### Transfer

	Transaction ID	1	Recorder Doc Number	15-0710057	Partial Interest Transferred	
	Sale Date	06/09/2015	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$37,000	Document Description	Grant Deed	Multiple APNs on Deed	4
	Recorder Book/Page		Recording Date	06/16/2015	Property Use	
	Buyer 1	TOTH, CSABA	Buyer 1 Entity	Unmarried Man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	14003 BESSEMER ST, VAN NUYS, CA 91401-3513
	Seller 1	WATERS, ANNE E SCHULHERR	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	GALUSHA, RAYMOND	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB166 PG21	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 9638			Title Company Name	PROPERTY ID TITLE COMPANY

### Mortgage Release

	Transaction ID	2	Recorder Doc Number	11-1680106	Loan Amount	
	Effective Date		Document Type	Release	Origination Doc #	06-0444698
	Borrower(s) Name	SWIFT	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	03/01/2006
	Current Lender	H. APPLEBAUM FAMILY TRUST ESTABLISHED JULY 17, 1992	Recording Date	12/13/2011	Original Lender	H. APPLEBAUM FAMILY TRUST ESTABLISHED JULY 17, 1992

### Transfer

	Transaction ID	3	Recorder Doc Number	11-1680105	Partial Interest Transferred	
	Sale Date	11/18/2011	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$33,000	Document Description	Grant Deed	Multiple APNs on Deed	4
	Recorder Book/Page		Recording Date	12/13/2011	Property Use	
	Buyer 1	WATERS, ANNE E SCHULHERR	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Joint Tenants
	Buyer 2	GALUSHA, RAYMOND	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	11141 TAMPA AVE, NORTHBRIDGE, CA 91326-2254
	Seller 1	ROSENBLAD, LARS	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB166 PG21	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	/// 9683			Title Company Name	FIDELITY NATIONAL TITLE CO

## Transaction Details (cont.) (2)

### Transfer


	Transaction ID	4	Recorder Doc Number	09-0985973	Partial Interest Transferred	
	Sale Date	06/30/2009	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	4
	Recorder Book/Page		Recording Date	06/30/2009	Property Use	
	Buyer 1	ROSENBLAD, LARS	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	12 VIA DI ROMA WALK, LONG BEACH, CA 90803-4153
	Seller 1	SWIFT CONSTRUCTION INC	Seller 1 Entity	Company or Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB166 PG21	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/ / / 9683		Title Company Name	NONE AVAILABLE

### Mortgage

	Transaction ID	5	Recorder Doc Number	06-0444698	Recorder Book/Page	
	Mortgage Date	02/27/2006	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$350,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	03/01/2006	1st Periodic Cap Rate	
	Origination Lender Name	H APPLEBAUM FAMILY TRUST	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Private Party	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	SWIFT CONSTRUCTION INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

## Transaction Details (cont.) (3)

### Transfer

	Transaction ID	6	Recorder Doc Number	02-3104416	Partial Interest Transferred	
	Sale Date	12/11/2002	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$90,000	Document Description	Grant Deed	Multiple APNs on Deed	4
	Recorder Book/Page		Recording Date	12/18/2002	Property Use	
	Buyer 1	SWIFT CONSTRUCTION INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	19 VIA DI ROMA WALK, LONG BEACH, CA 90803-4154
	Seller 1	HINKSTON, JANICE RUTH	Seller 1 Entity	Single woman	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LOS ANGELES
	Legal Recorder's Map Ref	MB166 PG21	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LOT80 LOCATION:AZUL DR WEST HILLS CA/ / / 9683		Title Company Name	STEWART TITLE COMPANY

## Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release



## Subject Property Location

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Map Reference

WEST HILLS, CA 91304

LOS ANGELES COUNTY

692 E C ST, COLTON, CA 92324-3018

Property Use

Parcel Number

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Residential - Vacant Land

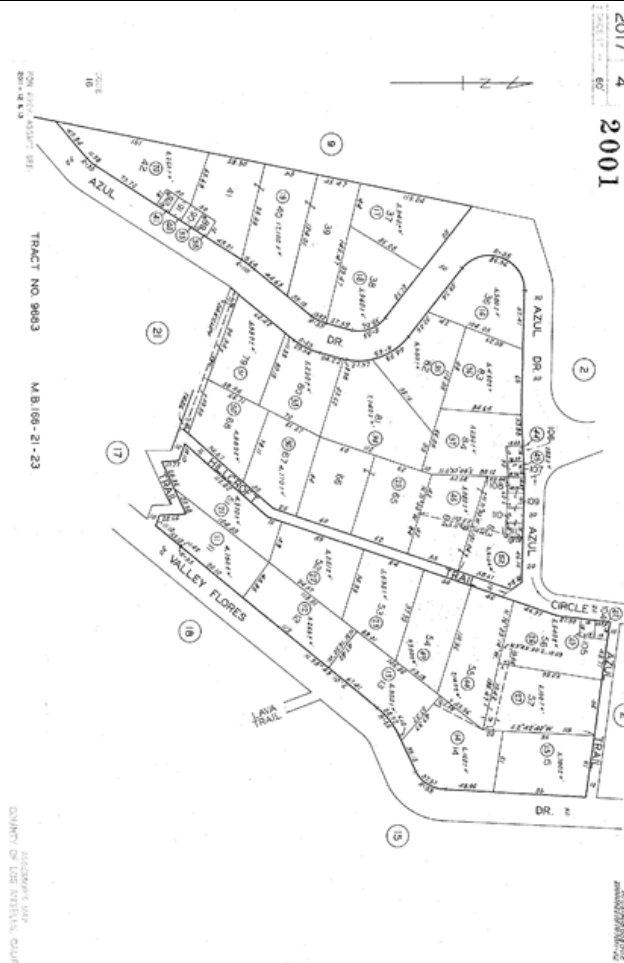
2017-004-051



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