

	Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	4	2	N/A	\$655,000	06/16/2006
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,760	6,242	1953	DUPLEX	

OWNER INFORMATION			
Owner Name	Hennessy Christopher J	Tax Billing City & State	Chino Hills, CA
Owner Name 2	Hennessy Toscano Belen	Tax Billing Zip	91709
Mail Owner Name	Christopher J & Toscano Belen Hennessy	Tax Billing Zip+4	3827
Tax Billing Address	15767 Pepper St	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$772,458	School District	DOWNEY UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	40 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	19 / 100	Walkable Score	77 / 100
Total Incidents (1 yr)	131	Q1 Home Price Forecast	\$781,785
Standardized Test Rank	55 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
Zip Code	90242	Comm College District Code	Cerritos
Carrier Route	C014	Census Tract	5518.01
Zoning	DOR2*	Topography	Rolling/Hilly
Tract Number	16069	Within 250 Feet of Multiple Flood Zones	No
School District	Downey		

TAX INFORMATION			
APN	6256-013-027	Lot	155
% Improved	30%	Water Tax Dist	Central And W Basin
Tax Area	3271		
Legal Description	TRACT # 16069 LOT 155		

ASSESSMENT & TAX			
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	\$0	
YOY Assessed Change (%)	12.32%	0%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$9,317		
2023	\$9,631	\$313	3.36%
2024	\$10,918	\$1,287	13.36%
Special Assessment	Tax Amount		
Safe Clean Water83	\$101.85		
Flood Control 62	\$27.08		
Laco Vectr Cntrl80	\$18.97		
Lightdistzn186	\$42.82		
Lightdistzn386	\$37.60		
Lightdistzn186	\$14.64		
Mwdstandby#1386	\$10.44		
Rposd Measure A 83	\$31.85		
Cbmwdstdbychg80	\$10.00		
Combined Liens	\$314.80		
Total Of Special Assessments	\$610.05		

CHARACTERISTICS
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County Land Use	Duplex	Total Baths	2
Universal Land Use	Duplex	Full Baths	2
Lot Acres	0.1433	Cooling Type	Refrigeration
Lot Area	6,242	Year Built	1953
Building Sq Ft	1,760	Effective Year Built	1953
Gross Area	MLS: 1,760	Building Type	Type Unknown
Total Units	2	# of Buildings	1
Bedrooms	4		

SELL SCORE			
Rating	Moderate	Value As Of	2025-05-11 04:32:16
Sell Score	555		

ESTIMATED VALUE			
RealAVM™	\$814,900	Confidence Score	75
RealAVM™ Range	\$720,900 - \$908,900	Forecast Standard Deviation	12
Value As Of	05/05/2025		

(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.

RENTAL TRENDS			
Estimated Value	3414	Cap Rate	2%
Estimated Value High	3969	Forecast Standard Deviation (FSD)	0.16
Estimated Value Low	2859		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an 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 Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	<a href="#">R64197</a>	MLS Original List Price	\$679,900
MLS Status	Closed	Closing Date	06/16/2006
MLS Source	CRM	MLS Sale Price	\$655,000
MLS Area	D4 - SOUTHEAST DOWNEY, S OF FIRESTONE, E OF DOWNEY	MLS Listing Agent	Rartejaim-Jaime Arteaga
MLS Status Change Date	01/05/2013	MLS Listing Broker	RE/MAX ONLINE
MLS Current List Price	\$679,900		

MLS Listing #	R60979	R57734
MLS Status	Expired	Expired
MLS Listing Date	01/26/2006	10/24/2005
MLS Listing Price	\$679,900	\$700,000
MLS Orig Listing Price	\$679,900	\$700,000
MLS Source History	CRM	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/16/2006	Sale Type	Full
Sale Date	Tax: 05/22/2006 MLS: 06/16/2006	Deed Type	Grant Deed
Sale Price	\$655,000	Owner Name	Hennessy Christopher J
Price Per Square Feet	\$372.16	Owner Name 2	Hennessy Toscano Belen
Document Number	<a href="#">1330309</a>	Seller	Lemus Mauricio & Mirian J

Recording Date	05/27/2021	02/23/2021	02/12/2015	08/05/2011	06/16/2006
Sale Date	05/01/2021	02/10/2021	01/20/2015	07/01/2011	05/22/2006
Sale Price					\$655,000
Nominal	Y	Y	Y	Y	
Buyer Name	Hennessy Christopher J	Hennessy C & B Trust	Hennessy Christopher & B Trust	Hennessy Betty F Trust	Hennessy Betty
Seller Name	Hennessy C & B Trust	Hennessy Betty	Hennessy Christopher J	Hennessy Betty	Lemus Mauricio & Mirian J
Document Number	853524	304120	161790	1057650	1330309
Document Type	Quit Claim Deed	Grant Deed	Trustee's Deed(Transfer)	Quit Claim Deed	Grant Deed

Recording Date	02/03/2003	10/04/1994	04/12/1993
Sale Date	01/24/2003		
Sale Price			\$205,000
Nominal	Y	Y	
Buyer Name	Lemus Mauricio & Mirian J	Lemus Mauricio & Mirian J & Anna C	Lemus Roberto A & Emilia Del Rosario & Mauri
Seller Name	Lemus Mauricio & Mirian J	Lemus Roberto A;Emilia Del Rosario;	Anderson Helen F
Document Number	318630	1814976	680717
Document Type	Grant Deed	Grant Deed	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	05/27/2021	06/22/2017	12/10/2010	06/16/2006	02/03/2003
Mortgage Amount	\$401,730	\$430,000	\$495,000	\$524,000	\$188,300
Mortgage Lender	Sebonic Fin'l	Erates Mtg	Bank Of America	Americas Wholesale Lender	Chase Manhattan Mtg
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	06/08/2001	04/12/1993
Mortgage Amount	\$175,700	\$184,500
Mortgage Lender	Gmac Mtg	Phh US Mtg Corp
Mortgage Code	Conventional	Conventional

PROPERTY MAP

\*Lot Dimensions are Estimated