

Property Detail Report

For Property Located At

123 Main Street, City, State 90712-3353

Owner Information:

Owner Name: XXXXX YYYYYY
 Mailing Address: 123 Main Street, City State 90712- 3353

Location Information:

Legal Description: TRACT # 18101 LOT 66
 County: LOS ANGELES, CA APN: ####-###-###
 Census Tract / Block: 5714.00 / 4 Alternate APN:
 Township-Range-Sect: Subdivision: 18101
 Legal Book/Page: 542-42 Map Reference: 70-E3 / 765-G4
 Legal Lot: 66 Tract #: 18101
 Legal Block: 66 School District: LONG BEACH UNIF
 Market Area: Munic/Township: /
 Neighbor Code: /

Last Market Sale Information:

Recording Date: 12/ 07/ 2006 Price Per SqFt: \$468
 Sale Price: \$566,000
 Sale Type: FULL
 Document #: 2718580
 Deed Type: GRANT DEED

Property Characteristics:

Gross Area: 1209 Parking Type: CARPORT Construction:
 Living Area: 1209 Garage Area: Heat Type: HEATED
 Tot Adj Area: Garage Capacity: 2 Exterior Wall: STUCCO
 Parking Spaces: 2 Porch Type:
 Total Rooms: 6 Basement Area: Patio Type:
 Bedrooms: 3 Finish Bsmnt Area: Pool: POOL
 Bath(F/H): 2 / Basement Type: Air Cond:
 Year Built / Eff: 1955 / 1956 Roof Type: Style: CONVENTIONAL
 Fireplace: / Foundation: RAISED Quality:
 # of Stories: 1 Roof Material: WOOD SHAKE Condition:
 Other Improvements: FENCE, ADDITION

Site Information:

Zoning: LKR1* Acres: .1767 County Use: SINGLE FAMILY RESID
 Flood Zone: X Lot Area: 7700 State Use:
 Flood Panel: 0601300005A Lot Width/Depth: 50 / 154 Site Influence:
 Flood Panel Date: 07/ 06/ 1998 Res/Comm Units: 1 / Sewer Type: TYPE UNKNOWN
 Land Use: SFR Water Type:

Tax Information:

Total Value: \$579,360 Assessed Year: 2008 Property Tax: \$6,424
 Land Value: \$463,488 Improve %: 20 Tax Area: 5415
 Improvement Value: \$115,872 Tax Year: 2008 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$572,360

Comparable Sales Report

For Property Located At

123 Main Street, City, State 90712-3353

5 Comparable(s) selected

Report Date: 1/29/2009

Search Criteria:

Maximum Number of Comparables on Report	5
Sort Method	Distance From Subject (ascending)
Distance From Subject (miles)	1.5
Months Range	Between 10/01/2008 - 03/31/2009
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$566,000	\$350,000	\$472,000	\$416,400
Bldg/Living Area	1,209.00	1,210.00	1,219.00	1,213.60
Price/Sqft	\$468	\$287	\$390	\$343
Year Built	1955	1952	1955	1953
Lot Area	7700	5000	5600	5290
Bedrooms	3.00	3.00	3.00	3.00
Bathrooms/Restrooms	2.00	1.00	1.00	1.00
Stories	1	1	1	
Total Value	\$590,947*	\$58,750	\$519,300	\$298,746
Distance From Subject	0	0.27	0.71	.46

Current Market Value: \$414,928.80*

* Value(s) are estimated



Comparable Sales Report

For Property Located At

123 Main Street, City, State 90712-3353

Comp #:	1	Distance From Subject:	0.27
Address:	234 Main Street, City, State 90712		
Owner Name:	XXXXX YYYYYY	Land Use:	SFR
Seller Name:	QQQQQ ZZZZZZ	Parking:	CARPORT
APN:	####-###-###	Fireplace:	
County:	LOS ANGELES	Pool:	N
Sale Price:	\$350,000	Lot Area:	5000
Rec Date:	01/07/2009	# of Stories:	1
Total Value:	\$452,453	1st Mtg Amt:	\$332,500

\$ per Sq Ft: 287.12

Comp #:	2	Distance From Subject:	0.29
Address:	765 Main Street, City, State 90712		
Owner Name:	XXXXX YYYYYY	Land Use:	SFR
Seller Name:	QQQQQ ZZZZZZ	Parking:	ATTACHED GARAGE
APN:	####-###-###	Fireplace:	
County:	LOS ANGELES	Pool:	N
Sale Price:	\$410,000	Lot Area:	5600
Rec Date:	12/04/2008	# of Stories:	1
Total Value:	\$519,300	1st Mtg Amt:	\$418,815

\$ per Sq Ft: 336.34

Comp #:	3	Distance From Subject:	0.46
Address:	8910 Grand Avenue, City, State 90712		
Owner Name:	XXXXX YYYYYY	Land Use:	SFR
Seller Name:	QQQQQ ZZZZZZ	Parking:	CARPORT
APN:	####-###-###	Fireplace:	
County:	LOS ANGELES	Pool:	N
Sale Price:	\$425,000	Lot Area:	5100
Rec Date:	12/02/2008	# of Stories:	1
Total Value:	\$221,322	1st Mtg Amt:	\$300,000

\$ per Sq Ft: 351.23

Comp #:	4	Distance From Subject:	0.56
Address:	9123 Grand Avenue, City, State 90712		
Owner Name:	XXXXX YYYYYY	Land Use:	SFR
Seller Name:	QQQQQ ZZZZZZ	Parking:	CARPORT
APN:	####-###-###	Fireplace:	
County:	LOS ANGELES	Pool:	N
Sale Price:	\$472,000	Lot Area:	5500
Rec Date:	11/21/2008	# of Stories:	1
Total Value:	\$241,905	1st Mtg Amt:	\$417,000

\$ per Sq Ft: 390.08

Comp #:	5	Distance From Subject:	0.71
Address:	987 Main Street, City, State 90712		
Owner Name:	XXXXX YYYYYY	Land Use:	SFR
Seller Name:	QQQQQ ZZZZZZ	Parking:	CARPORT
APN:	####-###-###	Fireplace:	
County:	LOS ANGELES	Pool:	N
Sale Price:	\$425,000	Lot Area:	5250
Rec Date:	11/24/2008	# of Stories:	1
Total Value:	\$58,750	1st Mtg Amt:	\$318,750

\$ per Sq Ft: 351.23

Comparable Sales Information Worksheet

Address of Property being Appealed 123 Main Street, City, State Map Ref #1 70- Map Ref #2 765- Parcel ####-###-
90712-3353 E3 G4 ###

	Your Property	Comparable Property # 1	Comparable Property # 2	Comparable Property # 3
Map Ref #1	70-E3	70-E2	70-E3	70-F3
Map Ref #2	765-G4	765-G3	765-G4	765-H4
Parcel	####-###-###	####-###-###	####-###-###	####-###-###
Street Address	123 Main Street	234 Main Street	765 Main Street	8910 Grand Avenue
City	City	City	City	City
Distance from Your Property (miles)	0 miles	0.27 miles	0.29 miles	0.46 miles
Land Use	SFR	SFR	SFR	SFR
County Use	SINGLE FAMILY RESID	SINGLE FAMILY RESID	SINGLE FAMILY RESID	SINGLE FAMILY RESID
Size of Lot	7700	5000	5600	5100
* Size of Improvements (e.g. house)	1209	1219	1219	1210
Number of Bedrooms	3	3	3	3
Number of Full Bathrooms	2	1	1	1
Number of Half Bathrooms				
Central Heat (specify)				
Air Conditioning (specify)	No	No	Yes	No
Pool	Yes	No	No	No
Garage (for number of cars)	CARPORT (2)	CARPORT (2)	ATTACHED GARAGE (2)	CARPORT (2)
Other Amenities (specify)				
Date Built	1955	1955	1955	1952
Recording Date / Valuation Date	01/01/2009 (Recording Date: 12/07/2006)	01/07/2009	12/04/2008	12/02/2008
* Values	Market Value \$414,928.80	Sales Price \$350,000.00	Sales Price \$410,000.00	Sales Price \$425,000.00
* Cost per Square Foot (Value + Size of Improvements)	\$343.20	\$287.12	\$336.34	\$351.23

Our data is provided by one of the nation's largest provider of advanced property and ownership information, giving you security we will provide you the most accurate of results.