



**Date:** 03/09/2025  
**Property:** 11331 PIONEER BLVD, NORWALK,  
CA 90650-1673  
**APN:** 8016-016-011  
**County:** LOS ANGELES



### Subject Property Location

**Property Address** 11331 PIONEER BLVD  
**City, State & Zip** NORWALK, CA 90650-1673  
**County** LOS ANGELES COUNTY  
**Mailing Address** 11723 KENNEY ST, NORWALK, CA 90650-1737  
**Census Tract** 5502.01  
**Thomas Bros Pg-Grid**

Report Date: 03/09/2025  
Order ID: R176262667

**Property Use** Duplex (2 units, any combination)  
**Parcel Number** 8016-016-011  
**Latitude** 33.928491  
**Longitude** -118.082822

**Legal Description Details** Subdivision Name: RANCHO SANTA GERTRUDES Sec/Twn/Rng/Mer: SEC 12 TWN 03S RNG 12W Brief Description: RANCHO SANTA GERTRUDES SECTIONS TOWNSHIPAND RANGE AS PER BK 32 PG 18 OF M R LOT COM S 0 03'20 E 1325.8 FT AND N 89 56' 20 W

### Current Ownership Information *\*Source of Ownership data: Assessment Data*

**Primary Owner Name(s)** ROSALES ERLINDA M; ROSALES TRUST  
**Vesting**

### Latest Full Sale Information

Details beyond coverage limitations

### Financing Details at Time of Purchase

No financing details available

### Property Characteristics

	<b>Bedrooms</b>	4	<b>Year Built</b>	1955	<b>Living Area (SF)</b>	1,665
	<b>Bathrooms/Partial</b>	2	<b>Garage/No. of Cars</b>		<b>Price (\$/SF)</b>	
	<b>Total Rooms</b>		<b>Stories/Floors</b>		<b>Lot Size (SF/AC)</b>	21,819/.5
	<b>Construction Type</b>	Wood	<b>No. of Units</b>	2	<b>Fireplace</b>	
	<b>Exterior Walls</b>		<b>No. of Buildings</b>	2	<b>Pool</b>	
	<b>Roof Material/Type</b>		<b>Basement Type/Area</b>		<b>Heat Type</b>	Floor/Wall
	<b>Foundation Type</b>		<b>Style</b>		<b>A/C</b>	
	<b>Property Type</b>	Multi-Family (Residential)	<b>View</b>		<b>Elevator</b>	
	<b>Land Use</b>	Duplex (2 units, any combination)			<b>Zoning</b>	NOR1-R3CON

### Assessment & Taxes

	<b>Assessment Year</b>	2024	<b>Tax Year</b>	2024	<b>Tax Exemption</b>	California State Homeowner's Exemption
	<b>Total Assessed Value</b>	\$60,746	<b>Tax Amount</b>	\$1,612.32	<b>Tax Rate Area</b>	5-295
	<b>Land Value</b>	\$44,432	<b>Tax Account ID</b>			
	<b>Improvement Value</b>	\$16,314	<b>Tax Status</b>	No Delinquency Found		
	<b>Improvement Ratio</b>	26.86%	<b>Delinquent Tax Year</b>			
	<b>Total Value</b>			<b>Market Improvement Value</b>		
	<b>Market Land Value</b>			<b>Market Value Year</b>		

### Lien History

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

### Loan Officer Insights

No details available



**Subject Property Location**

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Report Date: 03/09/2025  
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**Area Sales Analysis**

<b>Total Area Sales/ Count</b>	\$13,425,500/ 20	<b>Median # of Baths</b>	1	<b>Median Lot Size (SF/AC)</b>	5,299 /.12
<b>Price Range - 2 years</b>	\$380,000 - \$850,000	<b>Median # of Bedrooms</b>	3	<b>Median Year Built</b>	1952
<b>Age Range</b>	70 - 76	<b>Median Living Area (SF)</b>	1,047	<b>Median Value</b>	\$705,000
<b>Median Age</b>	73	<b>Median Price (\$/SF)</b>	\$716/SF		

**Comparable Sales 20 Comps**

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		<b>SUBJECT PROPERTY</b>				<b>1,665</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>1955</b>	<b>21,819/.5</b>		
1	●	11421 ALBURTIS AVE	09/17/2024	\$700,000	\$447	1,566	0	3	2	1953	5,263/.12	Yes	0.1
2	●	11513 CORBY AVE	11/08/2024	\$765,000	\$708	1,080	0	3	1	1953	5,305/.12		0.12
3	●	11451 ARLEE AVE	11/06/2024	\$850,000	\$432	1,966	0	4	3		5,428/.12		0.17
4	●	10950 CORBY AVE	10/29/2024	\$720,000	\$647	1,112	0	3	1	1955	4,994/.11		0.23
5	●	11012 ARLEE AVE	02/03/2025	\$710,000	\$653	1,088	0	3	1	1950	5,183/.12		0.24
6	●	11918 PANTHEON ST	03/03/2025	\$765,000	\$799	957	0	2	1	1949	5,334/.12		0.27
7	●	11025 BOMBARDIER AVE	10/10/2024	\$645,000	\$819	788	0	2	1	1949	6,150/.14		0.27
8	●	11811 PIONEER BLVD	10/30/2024	\$380,000			0				3,389/.08		0.32
9	●	11838 ALLARD ST	09/30/2024	\$600,000	\$801	749	0	2	1	1949	5,259/.12		0.33
10	●	12014 KENNEY ST	02/18/2025	\$607,000	\$626	969	0	2	1	1949	5,886/.14		0.33
11	●	10831 MILANO AVE	11/07/2024	\$750,000	\$716	1,047	0	3	1	1955	5,904/.14		0.34
12	●	11724 CYCLOPS ST	01/15/2025	\$500,000	\$475	1,053	0	3	1	1953	5,416/.12		0.35
13	●	11332 GWYNNE AVE	10/10/2024	\$720,000	\$961	749	0	2	1	1949	5,076/.12		0.36
14	●	11918 BEATY AVE	03/04/2025	\$650,000	\$846	768	0	2	1	1949	6,095/.14		0.36
15	●	11803 ROSETON AVE	01/13/2025	\$618,500	\$854	724	0	2	1	1950	5,583/.13		0.39
16	●	11502 BUELL ST	01/29/2025	\$775,000	\$726	1,067	0	3	1	1953	5,027/.12		0.4
17	●	11509 ADONIS AVE	12/04/2024	\$665,000	\$787	845	0	2	1	1949	5,175/.12		0.4
18	●	10922 MAIDSTONE AVE	02/11/2025	\$715,000	\$685	1,044	0	3	1	1953	6,464/.15		0.42
19	●	11609 GEM ST	01/31/2025	\$790,000	\$733	1,078	0	3	1	1953	5,223/.12		0.44
20	●	11622 GEM ST	09/27/2024	\$500,000	\$464	1,078	0	3	1	1953	5,292/.12		0.46



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# TRANSACTION HISTORY REPORT



## Subject Property Location

**Property Address** 11331 PIONEER BLVD  
**City, State & Zip** NORWALK, CA 90650-1673  
**County** LOS ANGELES COUNTY  
**Mailing Address** 11723 KENNEY ST, NORWALK, CA 90650-1737

Report Date: 03/09/2025  
 Order ID: R176262669

**Property Use** Duplex (2 units, any combination)  
**Parcel Number** 8016-016-011

## Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/12/1995	Deed	Intra-family Transfer or Dissolution		95-0510636	ROSALES, ERLINDA M; THE ROSALES LIVING TRUST	ROSALES, ERLINDA MUNOZ

## Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

## Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	95-0510636	Partial Interest Transferred	
	Transfer Date	02/06/1995	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/12/1995	Property Use	
	Buyer 1	ROSALES, ERLINDA M	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Living Trust
	Buyer 2	THE ROSALES LIVING TRUST	Buyer 2 Entity		Buyer Mailing Address	11723 KENNEY ST, NORWALK, CA 90650-1737
	Seller 1	ROSALES, ERLINDA MUNOZ	Seller 1 Entity	Widow or Widower	Seller Mailing Address	11723 KENNEY ST, NORWALK, CA 90650-1737
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	NORWALK
	Legal Recorder's Map Ref		Legal Subdivision	RANCHO SANTA GERTRUDES	Legal Section/ Twn/ Rng/ Mer	POR NE4NE4 S12T03SR12W SBM
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name		



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## NEARBY NEIGHBORS REPORT



### Subject Property Location

**Property Address** 11331 PIONEER BLVD  
**City, State & Zip** NORWALK, CA 90650-1673  
**County** LOS ANGELES COUNTY  
**Mailing Address** 11723 KENNEY ST, NORWALK, CA 90650-1737

Report Date: 03/09/2025

Order ID: R176262670

**Property Use** Duplex (2 units, any combination)  
**Parcel Number** 8016-016-011

### Subject Property

<b>Address</b>	11331 PIONEER BLVD, NORWALK, CA 90650			<b>APN</b>	8016-016-011
<b>Owner</b>	ROSALES ERLINDA M; ROSALES TRUST			<b>Lot Size (SF/AC)</b>	21,819/.5
<b>Bedrooms</b>	4	<b>Year Built</b>	1955	<b>Living Area (SF)</b>	1,665
<b>Bathrooms/Partial</b>	2	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #1

<b>Address</b>	11325 PIONEER BLVD, NORWALK, CA 90650			<b>APN</b>	8016-016-009
<b>Owner</b>	ROSALES ELVIRA C			<b>Lot Size (SF/AC)</b>	29,697/.68
<b>Bedrooms</b>	4	<b>Year Built</b>	1942	<b>Living Area (SF)</b>	1,440
<b>Bathrooms/Partial</b>	2	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #2

<b>Address</b>	11431 ESTHER ST, NORWALK, CA 90650			<b>APN</b>	8018-003-016
<b>Owner</b>	TORRES JUDITH			<b>Lot Size (SF/AC)</b>	11,210/.26
<b>Bedrooms</b>	5	<b>Year Built</b>	1930	<b>Living Area (SF)</b>	1,992
<b>Bathrooms/Partial</b>	3	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #3

<b>Address</b>	11412 ORR AND DAY RD, NORWALK, CA 90650			<b>APN</b>	8018-002-008
<b>Owner</b>	SILVA ANGELA & ANGELIA M			<b>Lot Size (SF/AC)</b>	13,170/.3
<b>Bedrooms</b>	4	<b>Year Built</b>	1951	<b>Living Area (SF)</b>	2,386
<b>Bathrooms/Partial</b>	3	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #4

<b>Address</b>	11854 FLORENCE AVE, SANTA FE SPRINGS, CA 90670			<b>APN</b>	8009-023-030
<b>Owner</b>	WEMS INC			<b>Lot Size (SF/AC)</b>	35,576/.82
<b>Bedrooms</b>	7	<b>Year Built</b>	1937	<b>Living Area (SF)</b>	5,909
<b>Bathrooms/Partial</b>	6	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #5

<b>Address</b>	11605 ORR AND DAY RD, NORWALK, CA 90650			<b>APN</b>	8022-017-027
<b>Owner</b>	THE GWIN FAMILY TRUST,			<b>Lot Size (SF/AC)</b>	13,516/.31
<b>Bedrooms</b>	6	<b>Year Built</b>	1977	<b>Living Area (SF)</b>	2,456
<b>Bathrooms/Partial</b>	4	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #6

<b>Address</b>	11717 CLARKMAN ST, SANTA FE SPRINGS, CA 90670			<b>APN</b>	8008-018-018
<b>Owner</b>	RINCON JUAN R & MIRTHA			<b>Lot Size (SF/AC)</b>	10,829/.25
<b>Bedrooms</b>	5	<b>Year Built</b>	1955	<b>Living Area (SF)</b>	1,991
<b>Bathrooms/Partial</b>	3	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #7

<b>Address</b>	11649 CLARKMAN ST, SANTA FE SPRINGS, CA 90670			<b>APN</b>	8008-018-034
<b>Owner</b>	SARNO JOHN C & CHRISTINA M			<b>Lot Size (SF/AC)</b>	7,974/.18
<b>Bedrooms</b>	4	<b>Year Built</b>	1955	<b>Living Area (SF)</b>	2,414
<b>Bathrooms/Partial</b>	2	<b>Garage/No. of Cars</b>		<b>Phones</b>	

### Nearby Neighbor #8

<b>Address</b>	11623 CLARKMAN ST, SANTA FE SPRINGS, CA 90670			<b>APN</b>	8008-018-062
<b>Owner</b>	SHARP ROBERT H			<b>Lot Size (SF/AC)</b>	10,035/.23
<b>Bedrooms</b>	4	<b>Year Built</b>	1958	<b>Living Area (SF)</b>	1,744
<b>Bathrooms/Partial</b>	2	<b>Garage/No. of Cars</b>		<b>Phones</b>	

Nearby Neighbor #9					
Address	11736 GLENWORTH ST, SANTA FE SPRINGS, CA 90670			APN	8008-018-059
Owner	THOMAS MAGDALENA			Lot Size (SF/AC)	9,249/.21
Bedrooms	6	Year Built	1959	Living Area (SF)	2,244
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address	12611 WOODS AVE, NORWALK, CA 90650			APN	8048-010-008
Owner	GALARDI KAREN; KAREN GALARDI TRUST			Lot Size (SF/AC)	14,704/.34
Bedrooms	4	Year Built	1956	Living Area (SF)	1,624
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #11					
Address	12639 WOODS AVE, NORWALK, CA 90650			APN	8048-010-029
Owner	VIGILETTI, CAROLINA MARTINA; CAROLINA M VIGILETTI RLT,			Lot Size (SF/AC)	7,671/.18
Bedrooms	3	Year Built	1946	Living Area (SF)	2,020
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	12700 WOODS AVE, NORWALK, CA 90650			APN	8048-011-039
Owner	WANG KEVIN & VICTORIA; CHUEH PETER & DORIE			Lot Size (SF/AC)	16,214/.37
Bedrooms	2	Year Built	1947	Living Area (SF)	1,189
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #13					
Address	12647 KALNOR AVE, NORWALK, CA 90650			APN	8047-003-011
Owner	STEFENHAGEN GORDON F; GORDON STEFENHAGEN TRUST			Lot Size (SF/AC)	14,639/.34
Bedrooms	3	Year Built	1953	Living Area (SF)	1,458
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	11213 CLARKMAN ST, SANTA FE SPRINGS, CA 90670			APN	8007-032-004
Owner	LEON, LUIS EDUARDO; PELAYO, LOURDES LEON			Lot Size (SF/AC)	5,816/.13
Bedrooms	6	Year Built	1952	Living Area (SF)	2,602
Bathrooms/Partial	4	Garage/No. of Cars		Phones	

Nearby Neighbor #15					
Address	11870 UNION ST, NORWALK, CA 90650			APN	8048-019-001
Owner	NEVES RUI A & CARLA C			Lot Size (SF/AC)	7,118/.16
Bedrooms	3	Year Built	1950	Living Area (SF)	1,110
Bathrooms/Partial	2	Garage/No. of Cars		Phones	



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# ASSESSOR MAP REPORT



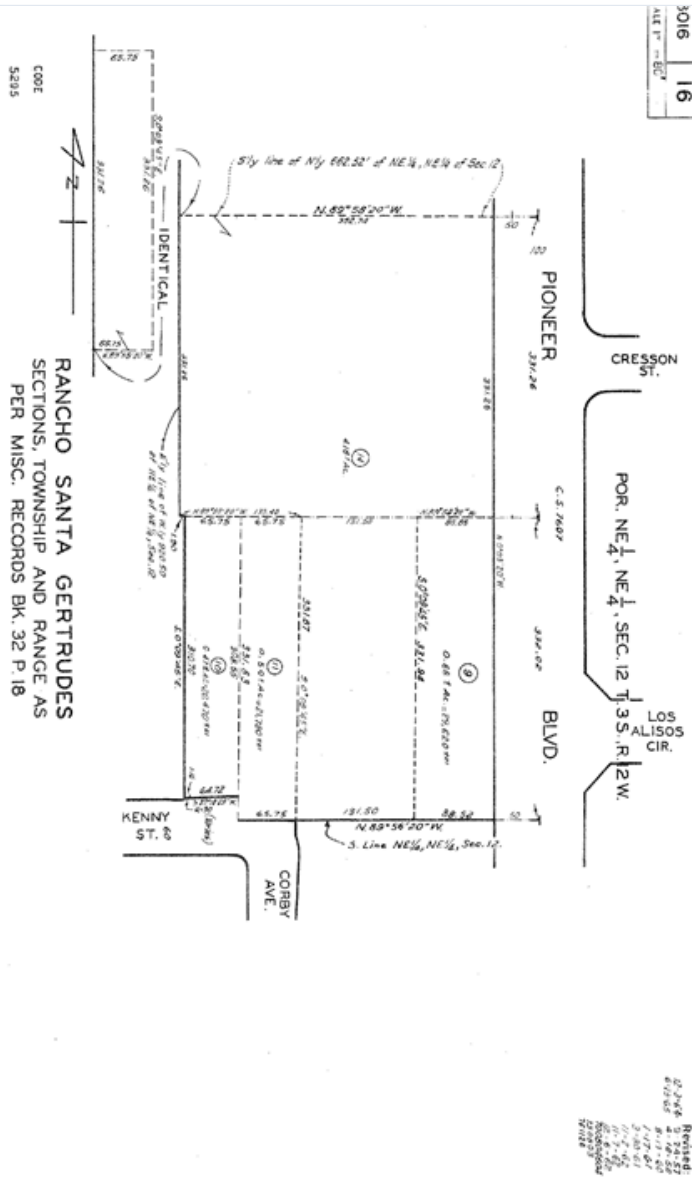
## Subject Property Location

**Property Address** 11331 PIONEER BLVD  
**City, State & Zip** NORWALK, CA 90650-1673  
**County** LOS ANGELES COUNTY

Report Date: 03/09/2025

Order ID: R176262671

**Parcel Number** 8016-016-011



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