


# 14930 Rockhill Dr, Hacienda Heights, CA 91745-3928, Los Angeles County

APN: 8221-007-017 CLIP: 4193783991

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	<b>2</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>1,202</b>	<b>9,875</b>	<b>1942</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Speicher Richard (Te)	Tax Billing Zip	91745
Mail Owner Name	Speicher Richard (Te)	Tax Billing Zip+4	3928
Tax Billing Address	14930 Rockhill Dr	Owner Occupied	Yes
Tax Billing City & State	Hacienda Heights, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$963,359	School District	HACIENDA LA PUENTE UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	66 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	42 / 100	Walkable Score	52 / 100
Total Incidents (1 yr)	133	Q1 Home Price Forecast	\$993,235
Standardized Test Rank	52 / 100	Last 2 Yr Home Appreciation	16%

LOCATION INFORMATION			
Zip Code	91745	Comm College District Code	Mt San Antonio
Carrier Route	C025	Census Tract	4084.02
Zoning	LCA11Y	Topography	Rolling/Hilly
Tract Number	2421	Within 250 Feet of Multiple Flood Zone	No
School District	Hacienda La Puente		

TAX INFORMATION			
APN	8221-007-017	Lot	35
Exemption(s)	Homeowner	Water Tax Dist	Upper San Gabriel Va
% Improved	52%	Fire Dept Tax Dist	Consolidated Co
Tax Area	12008		
Legal Description	TR=2421 LOT COM SE ON SW LINE OF LOT 35 12.53 FT AND N 49 45 05" E 29 FT AND S 73 16 30" E 158 FT AND N 38 55 36" E 60 FT FROM MOST W COR OF SD LOT TH N 38 55 36" E TO N LINE OF LAND DESCR IN DOC 2617 LOT 35		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$61,680	\$60,472	\$59,287
Assessed Value - Land	\$29,662	\$29,081	\$28,511
Assessed Value - Improved	\$32,018	\$31,391	\$30,776
YOY Assessed Change (\$)	\$1,208	\$1,185	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$943		
2022	\$966	\$23	2.41%
2023	\$1,044	\$78	8.11%

Special Assessment	Tax Amount
Solid Waste Fee 62	\$3.51
Safe Clean Water83	\$90.67
Flood Control 62	\$45.35
County Library 56	\$33.86
Laco Vectr Cntrl80	\$18.97
Mwdstandby#1586	\$9.26
Rposd Measure A 83	\$21.75
Usgvmwdchg86	\$10.00
La Co Fire Dept 32	\$75.15
Combined Liens	\$110.10

CHARACTERISTICS			
County Land Use	Single Family Resid	Heat Type	Heated
Universal Land Use	SFR	Cooling Type	Yes
Lot Frontage	105	Garage Type	Parking Avail
Lot Depth	100	Parking Type	On Site
Lot Acres	0.2267	Parking Spaces	1
Lot Area	9,875	Roof Material	Composition Shingle
Lot Shape	Irregular	Roof Shape	Gable
Style	Conventional	Exterior	Shingle Siding
Building Sq Ft	1,202	Flooring Material	Concrete
Stories	1	Foundation	Slab
Total Units	1	Year Built	1942
Total Rooms	4	Effective Year Built	1946
Bedrooms	2	Building Type	Type Unknown
Total Baths	1	# of Buildings	1
Full Baths	1		

SELL SCORE			
Rating	Moderate	Value As Of	2024-09-15 04:32:15
Sell Score	567		

ESTIMATED VALUE			
RealAVM™	\$700,400	Confidence Score	58
RealAVM™ Range	\$586,500 - \$814,300	Forecast Standard Deviation	16
Value As Of	09/03/2024		

(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	2654	Cap Rate	3.2%
Estimated Value High	2967	Forecast Standard Deviation (FSD)	0.12
Estimated Value Low	2341		

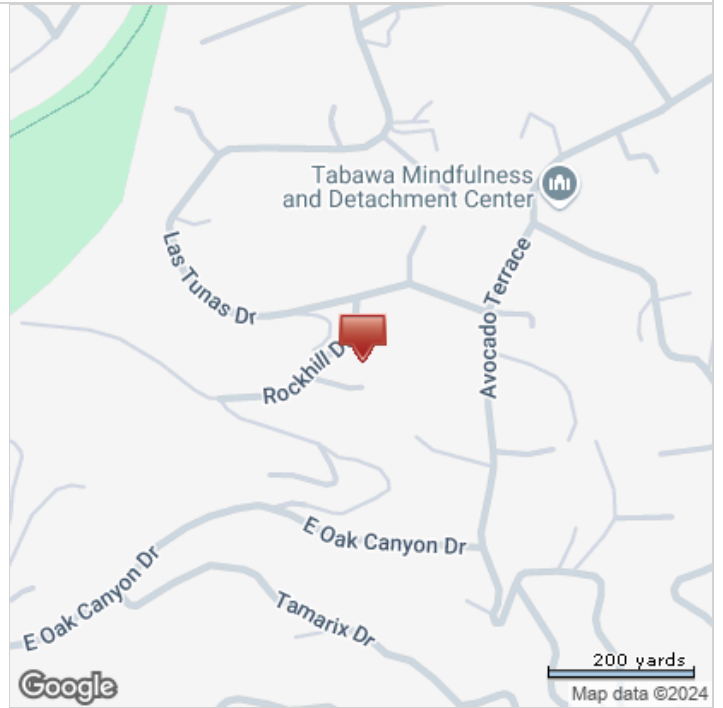
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(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.

LAST MARKET SALE & SALES HISTORY			
Owner Name	Speicher Richard (Te)		
Recording Date	08/03/2005		08/18/1965
Sale Date	04/25/2005		
Nominal	Y		
Buyer Name	Speicher Family Trust		Speicher Richard A & Speicher Veronica C
Seller Name	Speicher Richard A & Veronica C		
Document Number	1848884		
Document Type	Quit Claim Deed		Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	11/22/1993
Mortgage Amount	\$99,500
Mortgage Lender	North American Mtg Co
Mortgage Code	Conventional

PROPERTY MAP



\*Lot Dimensions are Estimated