



Date: 01/06/2025
Property: 6060 LIME AVE, LONG BEACH, CA
90805-3017
APN: 7124-015-006
County: LOS ANGELES

Subject Property Location

Property Address 6060 LIME AVE
City, State & Zip LONG BEACH, CA 90805-3017
County LOS ANGELES COUNTY
Mailing Address 14665 RIVERSIDE DR, APPLE VALLEY, CA 92307-4820
Census Tract 5705.03
 Thomas Bros Pg-Grid

Report Date: 01/06/2025
 Order ID: R170114021

Property Use Single Family Residential
Parcel Number 7124-015-006
Latitude 33.864841
Longitude -118.18373

Legal Description Details Lot Number: 6 Block: 3 Tract No: 6521 Brief Description: TRACT # 6521 LOT 6 BLK 3

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	JOHNSON DEAN C (CO-TR); DEAN AND CHERYL JOHNSON TRUST
Vesting	Trust


Latest Full Sale Information

Details beyond coverage limitations



Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	3	Year Built	1939	Living Area (SF)	939
	Bathrooms/Partial	1	Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	4,967/.11
	Construction Type	Wood	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Floor/Wall
	Foundation Type		Style		A/C	
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	LBR2N

Assessment & Taxes

	Assessment Year	2024	Tax Year	2024	Tax Exemption	
	Total Assessed Value	\$493,209	Tax Amount	\$6,495.45	Tax Rate Area	4-992
	Land Value	\$375,269	Tax Account ID			
	Improvement Value	\$117,940	Tax Status	Delinquent		
	Improvement Ratio	23.91%	Delinquent Tax Year	2023,2024		
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

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

Loan Officer Insights

No details available

Subject Property Location





















Property Address 6060 LIME AVE
City, State & Zip LONG BEACH, CA 90805-3017

Report Date: 01/06/2025
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 County: LOS ANGELES

Area Sales Analysis

Total Area Sales/ Count	\$14,086,000/ 20	Median # of Baths	1	Median Lot Size (SF/AC)	5,020 /.12
Price Range - 2 years	\$450,000 - \$1,005,000	Median # of Bedrooms	2	Median Year Built	1940
Age Range	72 - 109	Median Living Area (SF)	1,281	Median Value	\$722,500
Median Age	85	Median Price (\$/SF)	\$555/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
		SUBJECT PROPERTY	05/16/2020			939	0	3	1	1939	4,967/.11		
1		6087 LIME AVE	12/23/2024	\$590,000	\$463	1,275	0	5	2	1929	4,833/.11		0.04
2		6067 MYRTLE AVE	09/06/2024	\$730,000	\$806	906	0	2	1	1947	5,092/.12		0.08
3		6053 ATLANTIC AVE	09/19/2024	\$450,000	\$188	2,400	0			1948	4,706/.11		0.09
4		6054 MYRTLE AVE	10/01/2024	\$575,000	\$1,089	528	0	1	1	1923	3,580/.08		0.11
5		6129 MYRTLE AVE	10/28/2024	\$738,000	\$835	884	0	2	1	1942	5,959/.14		0.12
6		6176 ATLANTIC AVE	10/28/2024	\$1,005,000	\$407	2,471	0			1953	5,426/.12		0.14
7		6120 CALIFORNIA AVE	10/16/2024	\$595,000	\$594	1,002	0	2	1	1938	4,511/.1		0.18
8		721 E 59TH ST	10/28/2024	\$575,000	\$459	1,252	0	2	1	1928	3,472/.08		0.19
9		5914 LINDEN AVE	11/06/2024	\$678,000	\$785	864	0	2	1	1948	4,777/.11		0.21
10		5885 OLIVE AVE	08/22/2024	\$712,000	\$466	1,527	0	4	2	1928	5,029/.12		0.22
11		5886 MYRTLE AVE	09/27/2024	\$800,000	\$521	1,535	0	3	2	1920	5,010/.12		0.25
12		6030 LEMON AVE	10/18/2024	\$775,000	\$602	1,287	0	2	1	1941	5,607/.13		0.28
13		6280 MYRTLE AVE	10/22/2024	\$715,000	\$550	1,301	0	3	1	1939	5,243/.12		0.31
14		5810 OLIVE AVE	07/25/2024	\$625,000	\$672	930	0	2	1	1916	4,856/.11		0.31
15		6280 CALIFORNIA AVE	07/09/2024	\$738,000	\$559	1,321	0	3	1	1947	6,679/.15		0.32
16		6051 JAYMILLS AVE	10/28/2024	\$770,000	\$495	1,555	0	3	2	1947	9,524/.22		0.34
17		318 E OSGOOD ST	11/14/2024	\$740,000	\$870	851	0	2	1	1947	4,943/.11		0.37
18		1159 E 59TH ST	10/11/2024	\$795,000	\$497	1,598	0	4	2	1924	5,386/.12		0.38
19		315 E HULLETT ST	10/22/2024	\$670,000	\$847	791	0	2	1	1927	2,982/.07		0.42
20		6261 ORANGE AVE	07/31/2024	\$810,000	\$478	1,693	0	4	2	1947	5,786/.13		0.43

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Report Date: 01/06/2025
 Order ID: R170114023

Property Use Single Family Residential
Parcel Number 7124-015-006


Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	08/14/2020	Deed	Intra-family Transfer or Dissolution		20-0945958	JOHNSON, DEAN C; JOHNSON, CHERYL B; DEAN AND CHERYL JOHNSON LIVING TRUST	JOHNSON, DEAN C; CORA L MYERS LIVING TRUST
2	08/14/2020	Deed	Affidavit of Death of Trustee/Successor Trustee		20-0945957	JOHNSON, DEAN C; THE CORA L MYERS LIVING TRUST	MYERS, CORA LEE
3	08/10/2017	Deed	Intra-family Transfer or Dissolution		17-0899291	MYERS, CORA L; CORA L MYERS LIVING TRUST	MYERS, CORA LEE; MAE CAROLYN BARRON LIVING TRUST
4	08/10/2017	Deed	Affidavit of Death of Joint Tenant		17-0899290	MYERS, CORA LEE	BARRON, MAE CAROLYN; MYERS, CORA LEE
5	04/09/2012	Deed	Intra-family Transfer or Dissolution		12-0530200	BARRON, MAE CAROLYN; MAE CAROLYN BARRON LIVING TRUST	BARRON, MAE CAROLYN


Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		

Transaction Details

Transfer							
	Transaction ID	1	Recorder Doc Number	20-0945958	Partial Interest Transferred		
	Transfer Date	05/27/2020	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	08/14/2020	Property Use		
	Buyer 1	JOHNSON, DEAN C	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Living Trust	
	Buyer 2	JOHNSON, CHERYL B	Buyer 2 Entity	Trustee or Conservator	Buyer Mailing Address	14665 RIVERSIDE DR, APPLE VALLEY, CA 92307-4820	
	Seller 1	JOHNSON, DEAN C	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address		
	Seller 2	CORA L MYERS LIVING TRUST	Seller 2 Entity	Living Trust	Legal City/ Muni/ Township	LONG BEACH	
	Legal Recorder's Map Ref	MB 69 PG 31&32	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer		
Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name	NONE AVAILABLE	

Transaction Details (cont.) (2)

Transfer						
	Transaction ID	2	Recorder Doc Number	20-0945957	Partial Interest Transferred	
	Transfer Date	08/07/2020	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Affidavit of Death of Trustee/Successor Trustee	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/14/2020	Property Use	
	Buyer 1	JOHNSON, DEAN C	Buyer 1 Entity	Successor Trustee	Buyer Vesting	Living Trust
	Buyer 2	THE CORA L MYERS LIVING TRUST	Buyer 2 Entity	Living Trust	Buyer Mailing Address	14665 RIVERSIDE DR, APPLE VALLEY, CA 92307-4820
	Seller 1	MYERS, CORA LEE	Seller 1 Entity	Deceased	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MB 69 PG 31&32	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			/// 6521	Title Company Name	NONE AVAILABLE	
Transfer						
	Transaction ID	3	Recorder Doc Number	17-0899291	Partial Interest Transferred	
	Transfer Date	06/22/2017	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	08/10/2017	Property Use	
	Buyer 1	MYERS, CORA L	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Living Trust
	Buyer 2	CORA L MYERS LIVING TRUST	Buyer 2 Entity	Living Trust	Buyer Mailing Address	3459 MCNAB AVE, LONG BEACH, CA 90808-2939
	Seller 1	MYERS, CORA LEE	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	MAE CAROLYN BARRON LIVING TRUST	Seller 2 Entity	Living Trust	Legal City/ Muni/ Township	LONG BEACH
	Legal Recorder's Map Ref	MB69 PG31&32	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			/// 6521	Title Company Name	NONE AVAILABLE	
Transfer						
	Transaction ID	4	Recorder Doc Number	17-0899290	Partial Interest Transferred	
	Transfer Date	06/22/2017	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Affidavit of Death of Joint Tenant	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	08/10/2017	Property Use	
	Buyer 1	MYERS, CORA LEE	Buyer 1 Entity	Surviving Joint Tenant	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	3459 MCNAB AVE, LONG BEACH, CA 90808-2939
	Seller 1	BARRON, MAE CAROLYN	Seller 1 Entity	Deceased	Seller Mailing Address	
	Seller 2	MYERS, CORA LEE	Seller 2 Entity	Surviving Joint Tenant	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MB69 PG31&32	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			/// 6521	Title Company Name	NONE AVAILABLE	
Transfer						
	Transaction ID	5	Recorder Doc Number	12-0530200	Partial Interest Transferred	
	Transfer Date	03/01/2012	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	04/09/2012	Property Use	
	Buyer 1	BARRON, MAE CAROLYN	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Living Trust
	Buyer 2	MAE CAROLYN BARRON LIVING TRUST	Buyer 2 Entity	Living Trust	Buyer Mailing Address	5448 E EBELL ST, LONG BEACH, CA 90808-1916
	Seller 1	BARRON, MAE CAROLYN	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LONG BEACH
	Legal Recorder's Map Ref	MB69 PG31&32	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			/// 6521	Title Company Name	NONE AVAILABLE	

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County LOS ANGELES COUNTY
Mailing Address 14665 RIVERSIDE DR, APPLE VALLEY, CA 92307-4820

Report Date: 01/06/2025
 Order ID: R170114024

Property Use Single Family Residential
Parcel Number 7124-015-006

Subject Property

Address	6060 LIME AVE, LONG BEACH, CA 90805		APN	7124-015-006	
Owner	JOHNSON DEAN C (CO-TR); DEAN AND CHERYL JOHNSON TRUST		Lot Size (SF/AC)	4,967/.11	
Bedrooms	3	Year Built	1939	Living Area (SF)	939
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #1

Address	6066 LIME AVE, LONG BEACH, CA 90805		APN	7124-015-005	
Owner	VASQUEZ OSCAR M; NGUYEN VU THANH		Lot Size (SF/AC)	4,981/.11	
Bedrooms	2	Year Built	1948	Living Area (SF)	986
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	6074 LIME AVE, LONG BEACH, CA 90805		APN	7124-015-004	
Owner	EVANS JOHN R		Lot Size (SF/AC)	5,115/.12	
Bedrooms	2	Year Built	1928	Living Area (SF)	1,232
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	6042 LIME AVE, LONG BEACH, CA 90805		APN	7124-015-009	
Owner	RAMIREZ ROQUE & ANGELICA		Lot Size (SF/AC)	4,925/.11	
Bedrooms	2	Year Built	1941	Living Area (SF)	873
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	6080 LIME AVE, LONG BEACH, CA 90805		APN	7124-015-003	
Owner	BROOKS RALPH A		Lot Size (SF/AC)	4,809/.11	
Bedrooms	2	Year Built	1940	Living Area (SF)	1,093
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	6061 OLIVE AVE, LONG BEACH, CA 90805		APN	7124-015-022	
Owner	GARCIA JOB		Lot Size (SF/AC)	4,927/.11	
Bedrooms	2	Year Built	1941	Living Area (SF)	912
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	6067 OLIVE AVE, LONG BEACH, CA 90805		APN	7124-015-021	
Owner	GARCIA SAUL & VIRGINIA; GARCIA HAYDEET		Lot Size (SF/AC)	4,959/.11	
Bedrooms	3	Year Built	1930	Living Area (SF)	1,020
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #7

Address	6057 OLIVE AVE, LONG BEACH, CA 90805		APN	7124-015-023	
Owner	TALEBI MICHAEL M (CO-TR); TALEBI FAMILY TRUST		Lot Size (SF/AC)	4,983/.11	
Bedrooms	3	Year Built	1953	Living Area (SF)	1,366
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #8

Address	6075 OLIVE AVE, LONG BEACH, CA 90805		APN	7124-015-020	
Owner	MADDOX CARL; JONES MADDOX KIMBERLY		Lot Size (SF/AC)	5,047/.12	
Bedrooms	2	Year Built	1927	Living Area (SF)	1,072
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #9					
Address	6045 OLIVE AVE, LONG BEACH, CA 90805			APN	7124-015-024
Owner	ARELLANO JULIEBETH			Lot Size (SF/AC)	4,857/.11
Bedrooms	3	Year Built	1976	Living Area (SF)	1,358
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address	6034 LIME AVE, LONG BEACH, CA 90805			APN	7124-015-010
Owner	RENTERIA MIGUEL & MARTHA L			Lot Size (SF/AC)	5,136/.12
Bedrooms	2	Year Built	1925	Living Area (SF)	844
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #11					
Address	6081 OLIVE AVE, LONG BEACH, CA 90805			APN	7124-015-019
Owner	RODRIGUEZ MELISSA & MARLENE			Lot Size (SF/AC)	4,775/.11
Bedrooms	3	Year Built	1930	Living Area (SF)	1,332
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	6053 LIME AVE, LONG BEACH, CA 90805			APN	7124-016-042
Owner	BARBA JAVIER F			Lot Size (SF/AC)	4,851/.11
Bedrooms	3	Year Built	1939	Living Area (SF)	1,448
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #13					
Address	6075 LIME AVE, LONG BEACH, CA 90805			APN	7124-016-034
Owner	INFANTE GEORGE G JR; BANFIELD ANNABELLE			Lot Size (SF/AC)	4,524/.1
Bedrooms	3	Year Built	1947	Living Area (SF)	981
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	6049 LIME AVE, LONG BEACH, CA 90805			APN	7124-016-043
Owner	FARMERS AND MERCHANTS COMPANY TR; SAMUEL AND RAFF CHATAM TRUST			Lot Size (SF/AC)	4,804/.11
Bedrooms	3	Year Built	1968	Living Area (SF)	1,497
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

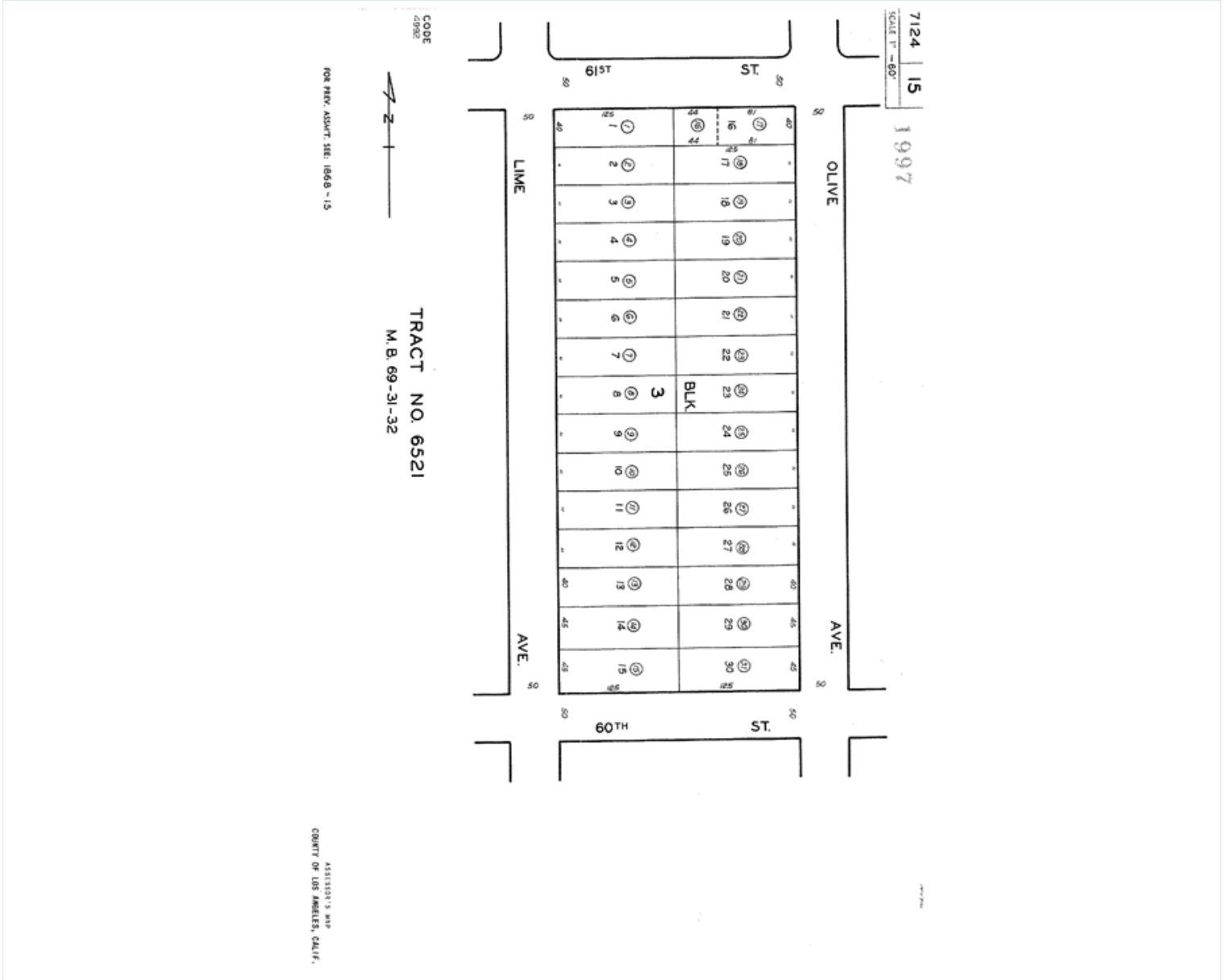
Nearby Neighbor #15					
Address	6028 LIME AVE, LONG BEACH, CA 90805			APN	7124-015-011
Owner	GRAY JEROME L & GLORIA			Lot Size (SF/AC)	4,984/.11
Bedrooms	3	Year Built	1925	Living Area (SF)	1,078
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Subject Property Location

Property Address 6060 LIME AVE
City, State & Zip LONG BEACH, CA 90805-3017
County LOS ANGELES COUNTY

Report Date: 01/06/2025
 Order ID: R170114026

Parcel Number 7124-015-006



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