



PROPERTY DETAILS REPORT



Report Date: 10/23/2025

Order ID: R199424286

Subject Property Location

Property Address 1370 LAKEVIEW AVE
City, State & Zip LA HABRA, CA 90631-7461
County ORANGE COUNTY

Mailing Address 1370 LAKEVIEW AVE, LA HABRA, CA 90631-7461

Census Tract 0017.05

Thomas Bros Pg-Grid

Property Use Single Family Residential

 Parcel Number
 292-506-14

 Latitude
 33.914559

 Longitude
 -117.939139

Legal Description Details Lot Number: 1 Tract No: 4288 Brief Description: N TR 4288 BLK LOT 1

Current Ownership Informat	tion *Source of Ownership data: Assessment Data
Primary Owner Name(s)	HAGEDORN, LUZ G TR; HAGEDORN TR
Vesting	Trust

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property	Characteristics					
	Bedrooms	4	Year Built	1963	Living Area (SF)	2,183
	Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Price (\$/SF)	
	Total Rooms	7	Stories/Floors	2 Stories	Lot Size (SF/AC)	6,000/.14
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Res	idential		Zoning	

Assessn	Assessment & Taxes									
+ - × =	Assessment Year	2025	Tax Year	2024	Tax Exemption	California State Homeowner's Exemption				
	Total Assessed Value	\$98,711	Tax Amount	\$1,367.16	Tax Rate Area	6-001				
	Land Value	\$26,985	Tax Account ID							
	Improvement Value	\$71,726	Tax Status	No Delinquenc	y Found					
	Improvement Ratio	72.66%	Delinquent Tax Year							
\sim	Total Value			Market Impro	Market Improvement Value					
(\$)	Market Land Value			Market Value	Market Value Year					

Lien History							
Trans. ID	Recording Date	Lender	Amount	Purchase Money			
No details av	ailable						

oon Offi	cer Insights		
Trans.ID			
	Loan Officer	KENNETH WAYNE SMITH II	NMLS#236174
2	Broker	SMITH II KENNETH WAYNE	NMLS#361035
	Loan Company	FINANCE OF AMERICA REVERSE LLC DBA PACIFIC MORTGAGE CONCEPTS	NMLS#2285
	Loan Officer	KENNETH WAYNE SMITH II	NMLS#236174
5	Broker	SMITH II KENNETH WAYNE DBA PACIFIC MORTGAGE CONCEPTS	NMLS#361035
	Loan Company	FINANCE OF AMERICA REVERSE LLC	NMLS#2285
	Loan Officer	JAIME E VARGAS	NMLS#272123
9	Broker		NMLS#
	Loan Company	BANK OF AMERICA NA	NMLS#399802

COMPARABLE REPORT



Subject Property Location

Property Address 1370 LAKEVIEW AVE
City, State & Zip LA HABRA, CA 90631-7461

Report Date: 10/23/2025 Order ID: R199424287 County: ORANGE

Area Sales Analysis								
Total Area Sales/ Count	\$30,026,000/ 20	Median # of Baths	3	Median Lot Size (SF/AC)	7,460 /.17			
Price Range - 2 years	\$635,000 - \$4,800,000	Median # of Bedrooms	4	Median Year Built	1964			
Age Range	2 - 69	Median Living Area (SF)	2,239	Median Value	\$1,232,500			
Median Age	61	Median Price (\$/SF)	\$588/SF					

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ва	Year	Lot SF	Pool	Dist
	. , , , ,	SUBJECT PROPERTY				2,183	7	4	2	1963	6,000/.14		
1		570 E MONTWOOD AVE	05/12/2025	\$920,000	\$423	2,177	8	4	2	1963	7,705/.18	Yes	0.03
2		1320 LAKEVIEW AVE	06/10/2025	\$1,225,000	\$549	2,232	8	4	3	1973	5,490/.13	Yes	0.04
3		540 E MONTWOOD AVE	06/27/2025	\$1,200,000	\$556	2,157	8	3	3	1963	7,215/.17	Yes	0.06
1		710 LEMONWOOD DR	07/30/2025	\$1,050,000	\$553	1,898	7	4	2	1973	6,240/.14	Yes	0.08
5		1320 LYNWOOD ST	06/13/2025	\$1,185,000	\$456	2,598	8	5	3	1963	6,100/.14		0.13
6		650 E PARKWOOD AVE	07/21/2025	\$1,240,000	\$531	2,335	7	4	2	1973	5,600/.13		0.14
7		851 HARTFORD LN	09/11/2025	\$637,000	\$589	1,082	5	2	1	1975	1,700/.04		0.16
3		1410 YORKSHIRE LN	07/22/2025	\$635,000	\$587	1,082	5	2	1	1975	1,700/.04		0.17
9		1251 IRONWOOD ST	05/08/2025	\$975,000	\$338	2,882	7	6	3	1963	6,000/.14		0.22
10		227 GABLE LN	09/02/2025	\$680,000	\$402	1,691	6	3	2	1979	1,950/.04		0.29
11		3650 CORONADO DR	10/03/2025	\$1,421,000	\$633	2,246	8	4	2	1965	18,666/.43	Yes	0.38
12		211 W LAS PALMAS DR	05/12/2025	\$4,800,000	\$762	6,302		5	5	2023	21,911/.5	Yes	0.39
13		3209 LAKEKNOLL DR	09/18/2025	\$2,250,000	\$769	2,924	9	4	3	1963	26,671/.61		0.4
14		321 W HERMOSA DR	07/17/2025	\$2,325,000	\$715	3,252	10	5	3	1975	18,495/.42	Yes	0.44
15		606 LAKE TER	04/28/2025	\$1,755,000	\$792	2,215	8	4	2	1957	22,500/.52		0.44
16		1101 W LAS PALMAS DR	04/23/2025	\$1,630,000	\$673	2,422	7	3	3	1965	11,000/.25	Yes	0.47
17		500 LAKESIDE DR	06/06/2025	\$1,383,000	\$636	2,173	8	4	3	1956	13,081/.3		0.54
18		3001 VALERA WAY	06/06/2025	\$1,590,000	\$604	2,633	9	5	3	1964	10,260/.24	Yes	0.58
19		3016 MILAGRO WAY	06/30/2025	\$2,290,000	\$574	3,992	9	5	4	1964	20,475/.47	Yes	0.58
20		331 W PARKWOOD AVE	04/30/2025	\$835,000	\$677	1,233	7	4	2	1962	6,000/.14		0.6



TRANSACTION HISTORY REPORT



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Mailing Address 1370 LAKEVIEW AVE, LA HABRA, CA 90631-7461

Order ID: R199424288

Property Use Single Family Residential

292-506-14

Parcel Number

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	09/22/2025	Assignment	Assignment of Mortgage	\$1,680,000	2025000260138	LUZ G HAGEDORN TRUSTEE OR HER SUCCESSORS IN INTEREST OF THE HAGEDORN TRUST DATED JUNE 192023 AND ANY AMENDMENTS THERETO	
2	05/01/2025	Mortgage	Reverse Mortgage	\$1,680,000	2025000127647	HAGEDORN, LUZ G; THE HAGEDORN TRUST	
3	10/04/2024	Release	Release of Mortgage		2024000258221	LUZ G HAGEDORN ENRIQUE J HAGEDORN ENRIQUE J HAGEDORN TRUSTEE OF THE HAGEDORN TRUST DATED JUNE 19 2003 AND ANY AMENDMENTS THERETO LUZ G HAGEDORN TRUSTEE OF THE HAGEDORN TRUST DATED JUNE 19 2003 AND ANY AMENDMENTS THERETO	
4	10/01/2024	Release	Release of Mortgage		2024000253529	ENRIQUE J HAGEDORN AND LUZ G HAGEDORN AS TRUSTEES OF THE HAGEDORN TRUST DATED JUNE 19 2003	
5	09/25/2024	Mortgage	Reverse Mortgage	\$1,680,000	2024000249166	HAGEDORN, LUZ G; THE HAGEDORN TRUST	
6	07/08/2022	Mortgage	Credit Line (Revolving)	\$130,000	2022000241052	HAGEDORN, LUZ G; HAGEDORN, ENRIQUE J	
7	03/18/2022	Release	Full Release with Legal Description	\$52,000	2022000105999	HAGEDORN,ENRIQUE J;HAGEDORN,LUZ G	
8	05/13/2020	Release	Full Release with Legal Description	\$95,000	2020000217276	HAGEDORN,ENRIQUE J;THE HAGEDORN TRUST, DATED JUNE 19, 2003	
9	05/11/2020	Mortgage	Conventional	\$201,500	2020000210471	HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G	
10	05/06/2020	Release	Full Release with Legal Description	\$157,000	2020000205003	HAGEDORN,ENRIQUE J;HAGEDORN,LUZ G;THE HAGEDORN TRUST, DATED JUNE 19, 2003	
11	07/25/2013	Mortgage	Credit Line (Revolving)	\$95,000	2013000444584	HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G	
12	03/09/2011	Release	Substitution of Trustee and Full Reconveyance	\$90,000	2011000125003	ENRIQUE J HAGEDORN	
13	02/16/2011	Release	Substitution of Trustee and Full Reconveyance	\$55,000	2011000086808	ENRIQUE J HAGEDORN	
14	02/11/2011	Mortgage	Conventional	\$157,000	2011000080311	HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G	
15	03/23/2005	Mortgage	Credit Line (Revolving)	\$90,000	2005000217833	HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G	
16	03/07/2005	Release	Release of Mortgage	\$55,000	2005000167784	ENRIQUE J HAGEDORN	
17	07/01/2003	Deed	Intra-family Transfer or Dissolution	,	2003000771503	HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G	HAGEDORN, ENRIQUE J HAGEDORN, LUZ G
18	12/18/2001	Mortgage	Credit Line (Revolving)	\$55,000	20010921295	HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G	
19	12/18/2001	Mortgage	Unknown Loan Type	\$52,000	20010921294	HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G	
20	08/13/1999	Mortgage	Unknown Loan Type	\$60,000	19990591132	HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G	

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity

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Mortgage Release

Transac	tion Details					
Mortgage	Assignment					
	Transaction ID	1	Recorder Doc Number	2025000260138	Original Loan Amount	\$1,680,000
	Effective Date	09/16/2025	Document Type	Assignment	Origination Doc#	2024000249166
		LUZ G HAGEDORN TRUSTEE OR HER	Document Description	Assignment of Mortgage	Origination Recording Date	09/25/2024 MORTGAGE ELECTRONIC
	Borrower(s) Name	SUCCESSORS IN INTEREST OF THE HAGEDORN TRUST DATED JUNE 192023 AND ANY AMENDMENTS THERETO	Recording Date	09/22/2025	Original Lender	REGISTRATION SYSTEMS INC AS BENEFICIARY AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC ITS SUCCESSORS AND ASSIGNS
	Assignor Name	MORTGAGE ELECTRONIC RE SYSTEMS INC AS BENEFICIA FINANCE OF AMERICA REVE SUCCESSORS AND ASSIGNS	RY AS NOMINEE FOR RSE LLC ITS	Assignee Name	FINANCE OF AMERICA SUCCESSORS AND AS	
Mortgage						
$\overline{\Box}$	Transaction ID	2	Recorder Doc Number	2025000127647	Recorder Book/Page	
	Mortgage Date	09/19/2024	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$1,680,000	Document Description	Reverse Mortgage	1st Periodic Floor Rate	
	Loan Type	Reverse Mortgage	Recording Date	05/01/2025	1st Periodic Cap Rate	
	Origination Lender Name	FINANCE OF AMERICA REVERSE LLC	Origination Interest Rate	6.33%	Lifetime Cap Rate	11.33%
	Origination Lender Type	Reverse Mortgage Lender	First Rate Change Date	11/01/2024	Change Index	
	Type Financing	Adjustable Rate	Maturity Date	10/23/2081	IO Period	
	Borrower 1	HAGEDORN, LUZ G	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	THE HAGEDORN TRUST	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Υ	Adj Rate Index	ONEYEART-BILL
Mortgogo	Vesting	Trust				
Mortgage			Recorder Doc			
⇧	Transaction ID Effective Date	3 10/04/2024	Number Document Type	2024000258221 Release	Loan Amount Origination Doc #	2022000241052
ال	Borrower(s) Name	LUZ G HAGEDORN ENRIQUE J HAGEDORN ENRIQUE J HAGEDORN TRUSTEE OF THE HAGEDORN TRUST DATED JUNE 19 2003 AND ANY AMENDMENTS THERETO LUZ G HAGEDORN TRUSTEE OF THE HAGEDORN TRUST DATED JUNE 19 2003 AND ANY AMENDMENTS THERETO	Document Description	Release of Mortgage	Origination Recording Date	07/08/2022
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE OR SUCCESSOR TRUSTEE OR SUBSTITUTE TRUSTEE	Recording Date	10/04/2024	Original Lender	FIRST AMERICAN TITLE INSURANCE COMPANY
Mortgage	Release					
	Transaction ID	4	Recorder Doc Number	2024000253529	Loan Amount	
습	Effective Date	10/01/2024	Document Type	Release	Origination Doc#	2020000210471
	Borrower(s) Name	ENRIQUE J HAGEDORN AND LUZ G HAGEDORN AS TRUSTEES OF THE HAGEDORN TRUST DATED JUNE 19 2003	Document Description	Release of Mortgage	Origination Recording Date	05/11/2020
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE	Recording Date	10/01/2024	Original Lender	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS BENEFICIARY AS NOMINEE FOR BANK OF AMERICA NA ITS SUCCESSORS AND ASSIGNS

gage						
7	Transaction ID	5	Recorder Doc Number	2024000249166	Recorder Book/Page	
Ó	Mortgage Date	09/19/2024	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$1,680,000	Document Description	Reverse Mortgage	1st Periodic Floor Rate	
	Loan Type	Reverse Mortgage	Recording Date	09/25/2024	1st Periodic Cap Rate	
	Origination Lender Name	FINANCE OF AMERICA REVERSE LLC	Origination Interest Rate	6.33%	Lifetime Cap Rate	
	Origination Lender Type	Reverse Mortgage Lender	First Rate Change Date	11/01/2024	Change Index	
	Type Financing	Adjustable Rate	Maturity Date	10/23/2081	IO Period	
	Borrower 1	HAGEDORN, LUZ G	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	THE HAGEDORN TRUST	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	ONEYEART-BILL
	Vesting	Trust				
gage						
Л	Transaction ID	6	Recorder Doc Number	2022000241052	Recorder Book/Page	
Ø	Mortgage Date	05/06/2022	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$130,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	07/08/2022	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	HAGEDORN, LUZ G	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HAGEDORN, ENRIQUE J	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Trust				
tgage	Release		_			
2	Transaction ID	7	Recorder Doc Number	2022000105999	Loan Amount	\$52,000
-	Effective Date	03/17/2022	Document Type	Release	Origination Doc #	20010921294
	Borrower(s) Name	HAGEDORN,ENRIQUE J;HAGEDORN,LUZ G	Document Description	Full Release with Legal Description	Origination Recording Date	12/18/2001
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY	Recording Date	03/18/2022	Original Lender	BANK OF AMERICA
gage	Release					
<u></u>	Transaction ID	8	Recorder Doc Number	2020000217276	Loan Amount	\$95,000
اد	Effective Date	05/12/2020	Document Type	Release	Origination Doc #	2013000444584
	Borrower(s) Name	HAGEDORN, ENRIQUE J; THE HAGEDORN TRUST, DATED JUNE 19, 2003	Document Description	Full Release with Legal Description	Origination Recording Date	07/25/2013
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY	Recording Date	05/13/2020	Original Lender	BANK OF AMERICA NA

age	tion Details (cont.) (
 .	Transaction ID	9	Recorder Doc Number	2020000210471	Recorder Book/Page	
5	Mortgage Date	04/13/2020	Document Type	Mortgage	Rate Change Freq	Annually
	Loan Amount	\$201,500	Document Description	Conventional	1st Periodic Floor Rate	2.25%
	Loan Type	Conventional	Recording Date	05/11/2020	1st Periodic Cap Rate	8.25%
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate	3.25%	Lifetime Cap Rate	8.25%
	Origination Lender Type	Bank	First Rate Change Date	05/01/2030	Change Index	2.25%
	Type Financing	Adjustable Rate	Maturity Date	05/01/2050	IO Period	
	Borrower 1	HAGEDORN, ENRIQUE J	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HAGEDORN, LUZ G	Fixed/Step Rate Rider	Rate starts as Fixed	Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	LIBOR1YR
	Vesting	Trust				
age	Release					
1	Transaction ID	10	Recorder Doc Number	2020000205003	Loan Amount	\$157,000
I	Effective Date	05/05/2020	Document Type	Release	Origination Doc #	2011000080311
	Borrower(s) Name	HAGEDORN,ENRIQUE J;HAGEDORN,LUZ G;THE HAGEDORN TRUST, DATED JUNE 19, 2003	Document Description	Full Release with Legal Description	Origination Recording Date	02/11/2011
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY	Recording Date	05/06/2020	Original Lender	BANK OF AMERICA NA
age						
	Transaction ID	11	Recorder Doc Number	2013000444584	Recorder Book/Page	
)	Mortgage Date	06/28/2013	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$95,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	07/25/2013	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	HAGEDORN, ENRIQUE J	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HAGEDORN, LUZ G	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers	Truot	Adj Rate Rider		Adj Rate Index	
	Vesting Release	Trust				
aye 1	Transaction ID	12	Recorder Doc Number	2011000125003	Loan Amount	\$90,000
	Effective Date		Document Type	Release	Origination Doc #	2005000217833
•	Borrower(s) Name	ENRIQUE J HAGEDORN	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	03/23/2005
	Current Lender	BANK OF AMERICA, N.A.	Recording Date	03/09/2011	Original Lender	BANK OF AMERICA NA
ige	Release		y		J	
1	Transaction ID	13	Recorder Doc Number	2011000086808	Loan Amount	\$55,000
	Effective Date		Document Type	Release	Origination Doc #	20010921295
	Borrower(s) Name	ENRIQUE J HAGEDORN	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	12/18/2001
	Current Lender	BANK OF AMERICA, N.A.	Recording Date	02/16/2011	Original Lender	BANK OF AMERICA

Transact	ion Details (cont.) (4)				
Mortgage						
а	Transaction ID	14	Recorder Doc Number	2011000080311	Recorder Book/Page	
Eø	Mortgage Date	02/03/2011	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$157,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	02/11/2011	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	03/01/2041	IO Period	
	Borrower 1	HAGEDORN, ENRIQUE J	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HAGEDORN, LUZ G	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Trust				
Mortgage						
47	Transaction ID	15	Recorder Doc Number	2005000217833	Recorder Book/Page	
	Mortgage Date	02/07/2005	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$90,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	03/23/2005	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	HAGEDORN, ENRIQUE J	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	HAGEDORN, LUZ G	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Mortgage	Release		Recorder Doc			
合	Transaction ID	16	Number	2005000167784	Loan Amount	\$55,000
	Effective Date		Document Type Document	Release	Origination Doc #	20010921295
	Borrower(s) Name	ENRIQUE J HAGEDORN	Description	Release of Mortgage	Origination Recording Date	01/04/2001
	Current Lender	PRLAP INC, AS SUCCESSOR BY MERGER WITH 68240026682099, AS TRUSTEE	Recording Date	03/07/2005	Original Lender	BANK OF AMERICA
Transfer						
<u>⟨₹</u> ⇒⟩	Transaction ID	17	Recorder Doc Number	2003000771503	Partial Interest Transferred	
<u><−</u>	Transfer Date	06/19/2003	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	07/01/2003	Property Use	
	Buyer 1 Buyer 2	HAGEDORN, ENRIQUE J HAGEDORN, LUZ G	Buyer 1 Entity Buyer 2 Entity	Trustee or Conservator Trustee or Conservator	Buyer Vesting Buyer Mailing	1370 LAKEVIEW AVE, LA
	Seller 1	HAGEDORN, ENRIQUE J	Seller 1 Entity		Address Seller Mailing	HABRA, CA 90631-7461 1370 LAKEVIEW AVE, LA
	Seller 2	HAGEDORN, LUZ G	Seller 2 Entity		Address Legal City/ Muni/	HABRA, CA 90631-7461
	Legal Recorder's	MP173 PG31&32	Legal Subdivision		Township Legal Section/ Twn/	
	Map Ref				Rng/ Mer	
	Legal Brief Description	nii Oniu Filase/ Iract	///4288		Title Company Name	

Transaction Details (cont.) (5) Wortgage Date Loan Type Credit Line (Revolving) Amount S85,000 Document Type Credit Line (Revolving) Recorder Doc Number Conduct Line (Revolving) Recording Date Recorder Document Type Credit Line (Revolving) Recorder Document Type Credit Line (Revolving) Recorder Document Type Recorder Date Recorder Date Recorder Date Change Index Ch							
Mortgage Date S65,000 Document Type Mortgage Rate Change Freq Mortgage Date Document Type Mortgage Rate Change Freq Mortgage Date Document Type Credit Line (Revolving) Rate Change Freq Mortgage Rate Change Rate Change Index Display Mortgage Rate Change Rate Change Index Display Mortgage Rate Change Rate Change Index Display Rate Rate Display Rate R		ion Details (cont.) (5	5)				
Mortgage Date Number Nouther Number Nouther Number Nouther Number	Mortgage						
Loan Amount \$55,000 Document Description Credit Line (Revolving) 1st Periodic Floor Rate Change Individual Configuration Lender Type Credit Line (Revolving) Recording Date 12/18/2001 1st Periodic Cap Rate Change Individual Cap Rate Rate Change Indi	47	Transaction ID	18		20010921295	Recorder Book/Page	
Loan Amount SSO,000 Description (Great Line (Revoving)) Rate Loan Type Credit Line (Revoving) Recording Date 12/18/2001 1st Periodic Cap Rate Rate Propriet		Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
Continue		Loan Amount	\$55,000		Credit Line (Revolving)		
Name Sank Cranterlock Rate Origination Lender Type Financing Variable Nortgage Nortgage Name Sank First Rate Change Date Nortgage N		Loan Type	Credit Line (Revolving)	Recording Date	12/18/2001		
Type Financing Mutable Maturity Date Dorend Borrower 1			BANK OF AMERICA NA			Lifetime Cap Rate	
Borrower 1 HAGEDORN, ENRIQUE J Balloon Rider Rider Borrower 2 HAGEDORN, LUZ G Rised/Step Rate Romowers Vesting Wortgage Transaction ID 19 Necorder Doc Number Name Origination Lender Name Propayment Penalty Rate Rate Change Freq Date Name Propayment Penalty Rate Rate Change Freq Name Propayment Penalty Rate Rate Change Prepayment Penalty Rate Rate Change Rate Rate Rate Rate Rate Rate Rate Rat			Bank			Change Index	
Borrower 2 HAGEDORN, LIUZ G Fixed/Step Rate Rider Prepayment Penalty Rider R		Type Financing	Variable	Maturity Date		IO Period	
Additional Borrowers		Borrower 1	HAGEDORN, ENRIQUE J	Balloon Rider			
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Vesting				Adj Rate Rider		Adj Rate Index	
		Vesting					



NEARBY NEIGHBORS REPORT



Report Date: 10/23/2025

Subject Property Location

Property Address 1370 LAKEVIEW AVE
City, State & Zip LA HABRA, CA 90631-7461
County ORANGE COUNTY

Mailing Address 1370 LAKEVIEW AVE, LA HABRA, CA 90631-7461

Order ID: R199424289

Property Use Single Family Residential Parcel Number 292-506-14

Subject Property									
Address	1370 LAKEVIEW AVE, LA HABRA, CA 90631 APN 292-506-14								
Owner	HAGEDORN, LUZ	G TR; HAGEDORN TR		Lot Size (SF/AC)	6,000/.14				
Bedrooms	4	Year Built	Living Area (SF)	2,183					
Bathrooms/Partial	2 Garage/No. of Cars Garage/2 Phones								

Nearby Neighbor #1									
Address	1380 LAKEVIEW A	1380 LAKEVIEW AVE, LA HABRA, CA 90631 APN 292-506-15							
Owner	KOVACH, MICHAE	EL M JR & CARLA		Lot Size (SF/AC)	6,000/.14				
Bedrooms	4	Year Built	1963	Living Area (SF)	2,177				
Bathrooms/Partial	2 Garage/No. of Cars Garage/2 Phones								

Nearby Neighbor #2										
Address	1360 LAKE	1360 LAKEVIEW AVE, LA HABRA, CA 90631 APN 292-506-13								
Owner	FARNOUS	H, NADER		Lot Size (SF/AC)	6,834/.16					
Bedrooms	4	Year Built	Living Area (SF)	1,703						
Bathrooms/Partial	2	2 Garage/No. of Cars Garage/2 Phones								

Nearby Neighbor #3										
Address 1351 ORANGEWOOD ST, LA HABRA, CA 90631 APN 292-506-07										
Owner	RUECKER	RT, MARC & LUISA		Lot Size (SF/AC)	6,720/.15					
Bedrooms	3	Year Built	1973	Living Area (SF)	1,523					
Bathrooms/Partial	2 Garage/No. of Cars Garage/2 Phones									

Nearby Neighbor #4										
Address	1361 ORA	1361 ORANGEWOOD ST, LA HABRA, CA 90631 APN 292-506-06								
Owner	DACUYCU	Y, MELINDA A; DACUYCUY FAMILY TR	RUST,	Lot Size (SF/AC)	5,501/.13					
Bedrooms	5	Year Built	Living Area (SF)	2,219						
Bathrooms/Partial	3/1	3/1 Garage/No. of Cars Garage/3 Phones								

Nearby Neighbor #5									
Address	1390 LAKE	1390 LAKEVIEW AVE, LA HABRA, CA 90631 APN 292-506-16							
Owner	BRAVO, W	ARREN D TR THE W; D BRAVO LIVIN	G TR	Lot Size (SF/AC)	6,000/.14				
Bedrooms	4	Year Built	Living Area (SF)	2,273					
Bathrooms/Partial	2 Garage/No. of Cars Garage/2 Phones								

Nearby Neighbor #6										
Address	1340 LAKEVIEW	1340 LAKEVIEW AVE, LA HABRA, CA 90631 APN 292-506-12								
Owner	DACUYCUY, LAV	ERGNE A & LORNA G		Lot Size (SF/AC)	7,070/.16					
Bedrooms	4	4 Year Built 1973			2,232					
Bathrooms/Partial	3 Garage/No. of Cars Garage/2 Phones									

Nearby Neighbor #7									
Address	1391 ORANGEWO	391 ORANGEWOOD ST, LA HABRA, CA 90631 APN 292-506-05							
Owner	LIM, DAVID SUNG	& HELENA		Lot Size (SF/AC)	5,501/.13				
Bedrooms	4	4 Year Built 1973 Living Area (SF) 1,949							
Bathrooms/Partial	2/1	2/1 Garage/No. of Cars Garage/3 Phones							

Nearby Neighbor #8										
Address	1331 ORAN	1331 ORANGEWOOD ST, LA HABRA, CA 90631 APN 292-506-08								
Owner	BERNDT, LA	RRY L TR		Lot Size (SF/AC)	6,500/.15					
Bedrooms	4	Year Built	1973	Living Area (SF)	2,232					
Bathrooms/Partial	3 Garage/No. of Cars Garage/3 Phones									

Nearby Neighbor #9									
Address	570 E MOI	570 E MONTWOOD AVE, LA HABRA, CA 90631 APN 292-504-03							
Owner	YANG, YU	QIN		Lot Size (SF/AC)	7,705/.18				
Bedrooms	4	Year Built	Living Area (SF)	2,177					
Bathrooms/Partial	2	2 Garage/No. of Cars Garage/2 Phones							

Nearby Neighbor #10									
Address	551 E MONTWOOD AVE, LA HABRA, CA 90631 APN 292-503-13								
Owner	WALLACE, WILLIA	M R TR		Lot Size (SF/AC)	8,010/.18				
Bedrooms	4	Year Built	1963	Living Area (SF)	1,856				
Bathrooms/Partial	2 Garage/No. of Cars Garage/2 Phones								

Nearby Neighbor #11							
Address	1330 LAKE	EVIEW AVE, LA HABRA, CA 90631	APN	292-506-11			
Owner	KNOX, AN	DREA F	Lot Size (SF/AC)	5,502/.13			
Bedrooms	4	Year Built	1973	Living Area (SF)	1,949		
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/3	Phones			

Nearby Neighbor #12						
Address	1400 LAKEVIEW AVE, LA HABRA, CA 90631			APN	292-506-17	
Owner	BELAGARDI, LUIS ALBERTO TR THE LA & A P; BELAGARDI LIVING TR			Lot Size (SF/AC)	6,262/.14	
Bedrooms	4	Year Built	1963	Living Area (SF)	2,177	
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones		

Nearby Neighbor #13							
Address	1401 ORANGEWOOD ST, LA HABRA, CA 90631			APN	292-506-04		
Owner	ZAMORA, ADAN ANTONIO & JENNIFER LAUREN			Lot Size (SF/AC)	5,501/.13		
Bedrooms	4	Year Built	1973	Living Area (SF)	2,232		
Bathrooms/Partial	3	Garage/No. of Cars	Garage/2	Phones			

Nearby Neighbor #14							
Address	1321 ORANGEWOOD ST, LA HABRA, CA 90631			APN	292-506-09		
Owner	IBARRA, ALYCIA T			Lot Size (SF/AC)	5,490/.13		
Bedrooms	4	Year Built	1973	Living Area (SF)	1,960		
Bathrooms/Partial	2/1	Garage/No. of Cars	Garage/2	Phones			

Nearby Neighbor #15							
Address	1361 LAKEVIEW AVE, LA HABRA, CA 90631			APN	292-503-12		
Owner	BARAJAS, DANIEL & MELISSA L			Lot Size (SF/AC)	6,938/.16		
Bedrooms	4	Year Built	1963	Living Area (SF)	1,885		
Bathrooms/Partial	2	Garage/No. of Cars	Garage/2	Phones			

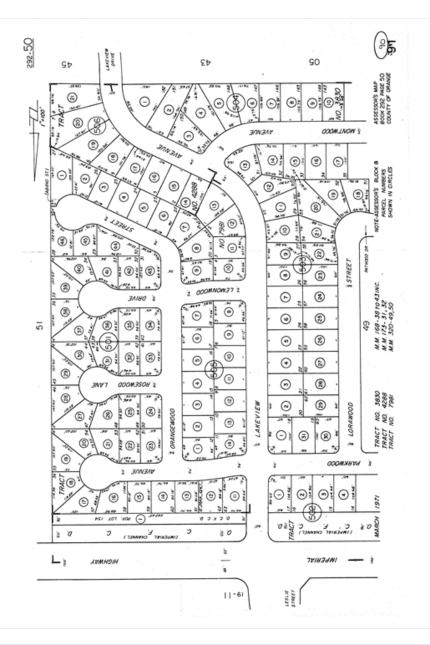
ASSESSOR MAP REPORT



Subject Property Location

Property Address City, State & Zip County 1370 LAKEVIEW AVE LA HABRA, CA 90631-7461 ORANGE COUNTY Report Date: 10/23/2025 Order ID: R199424290

Parcel Number 292-506-14



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