

[Map Search](#)[GCM](#)[Permit Search](#)[My Work List](#)[My Dashboard](#)[Trending Calculator](#)

AIN : 7448-014-002 4

Cluster : 14183

[< Previous](#)[Next >](#)

Economic Units:1

[Google](#)

Use Type:
Single Family Residence
Parcel Type:
Regular Fee Parcel

Parcel Status: ACTIVE
Create Date:
Delete Date:
Tax Rate Area: 00014

Building (0202) & Land Overview

Use Code: 0100 **# of Units:** 1 **Year Built:** 1924
Design Type: 0110 **Beds/Baths:** 1/1 **Effective Year:** 1930
Quality Class: D3A **Building SqFt:** 360 **Land SqFt:** 4,602

[Parcel Map / Map Index](#)

Current Owner:
ASOAU, SANDRA TR SANDRA
ASOAU TRUST (1, 2)

Mailing Address:
681 W UPLAND AVE
SAN PEDRO, CA 90731-1645

Tax Status: CURRENT
Year Defaulted:
Exemption: HOX

2024 Roll Preparation 2023 Current Roll RC Year Factored Base Value

Land	\$135,713	\$133,052	T	1997	\$135,713
Improvements	\$55,869	\$54,774	T	1997	\$55,869
Total	\$191,582	\$187,826			\$191,582

Assessor's Responsible Division

District : South District Office
Region : 14
Cluster : 14183 SAN PEDRO

South District Office
1401 E. Willow St.
Signal Hill, CA 90755

Phone : (562) 256-1701
Toll Free : 1 (888) 807-2111
Open to Public : M-F 7:30 am to 5:00 pm

Board of Supervisors
District #: 4
Supervisor: Janice Hahn

Community: San Pedro

School District: LOS ANGELES UNIFIED SCHOOL

02/20/2023 1 of 16 Latest

W Upland Ave

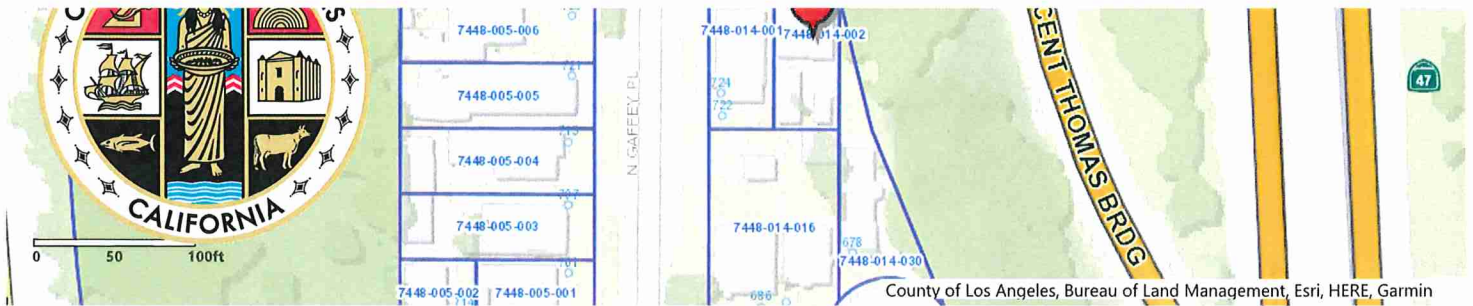
N Gaffey Pl

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 E. WILLOW ST.
SIGNAL HILL, CA 90755-3543
(562) 256-1701

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AIN : 7448-014-002 4

Cluster : 14183

[< Previous](#)[Next >](#)[Collapse All](#)

Building and Land

Land Information

Use Code = 0100 (Single Family Residence)**Total SqFt(GIS):** 4,602**Total SqFt(PDB):** 4,560**Usable SqFt:** 4,560**Acres:****Land W' x D':** 38 x 120**Sewers:** Yes**Flight Path:** No**X-Traffic:** No**Freeway:** No**Corner Lot:** No**Golf Front:** No**Horse Lot:** No**View:** None**Zoning (GIS):** -**Zoning (PDB):** LAR1**Code Split:** No**Impairment:** None

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 E. WILLOW ST.
SIGNAL HILL, CA 90755-3543
(562) 256-1701

Use Code: 0100

0=Residential

1=Single Family Residence

0=Open

0=Unused or Unknown Code (No Meaning)

Situs Address:

681 W UPLAND AVE, LOS ANGELES, CA 90731-1645

Legal Description (for assessment purposes only):

TRACT NO 2431 EX OF STS LOT 2 BLK 2

Building Information

SUBPART: 0102**Design Type:** 0110**Quality Class:** D55B**# Units:** 1**Bed/Baths:** 3/2**Building SqFt:** 1,155

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AIN : 7448-014-002 4

Cluster : 14183

< Previous

Next >



SUBPART :

Design Type: 0110

Quality Class: D3A

Units: 1
Bed/Baths: 1/1
Building SqFt: 360

Year Built: 1924
Effective Year: 1930
Depreciation: UR50 / 0

RCN Other: \$ 1,570
RCN Other Trended: \$ 13,921
Year Change: 1976

COUNTY OF LOS ANGELES
OFFICE OF THE ASSESSOR
SOUTH DISTRICT
1401 E. WILLOW ST.
SIGNAL HILL, CA 90755-3543
(562) 256-1701

Design Type:0110

0=Residential

1=Single Family Residence

1=Floor or Wall Heat

0=Unused or Unknown Code (No Meaning)

SUBPART : Composite Building SqFt:

SUMMARY: Total

of Units: 2
Beds/Baths: 4/3
Building SqFt: 1,515
Avg SqFt/Unit: 757

Quality Class: Defines the Construction Type, Quality Range, and Shape Class ([See LAC 531.20 for details](#)). For Example: D7.5C (C)

[Events History](#)[Ownership](#)[New Construction](#)[Permits](#)[DIV](#)[Parcel Change](#)[Accumulated Transactions](#)[Assessment Appeals Application](#)[Address History](#)[Propositions](#)Show Re-Assessable Only : ☐

View



Detach



Print



Export to Excel



Export to CSV



Clear All

10 results

Total Items: 5

AIN : 7448-014-002 4

Cluster : 14183

OWNERSHIP

Situs Address: 681 W UPLAND AVE, LOS ANGELES, CA 90731-1645

	Recording Date	Buyer/Transferee	Seller/Transferor	Seq#	Ownership Status	F Ass
+	01/03/2013	ASOAU,SANDRA TR SANDRA ASOAU TRUST	ASOAU,SANDRA L	50		I
+	09/09/1996	ASOAU,SANDRA L	PARTIDA,VALENTINE CO TR	50		Y
+	05/16/1995	PARTIDA,VALENTINE CO TR	PARTIDA,VALENTINE AND ELVIRA T	50		I

SKETCH/AREA TABLE ADDENDUM

Parcel No 7448-014-002

File No 0202

SUBJECT

Property Address 681 W. UPLAND AVE.

City LOS ANGELES

County LOS ANGELES

State CA

Zip 90731

Owner

Client

Appraiser Name A.SANCHEZ

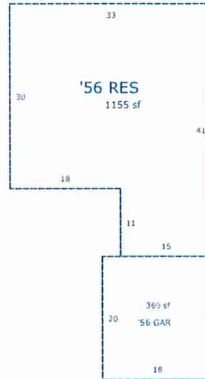
Inspection Date 20240306

IMPROVEMENTS SKETCH

'36 STG
160 sf



(0202)



(0102)



W. UPLAND AVE.

Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	'36 RES	1.00	360	84	360
GAR	'36 STG	1.00	160	52	160

Net LIVABLE Area (rounded w/ factors)

360

Comment Table 1

Comment Table 2

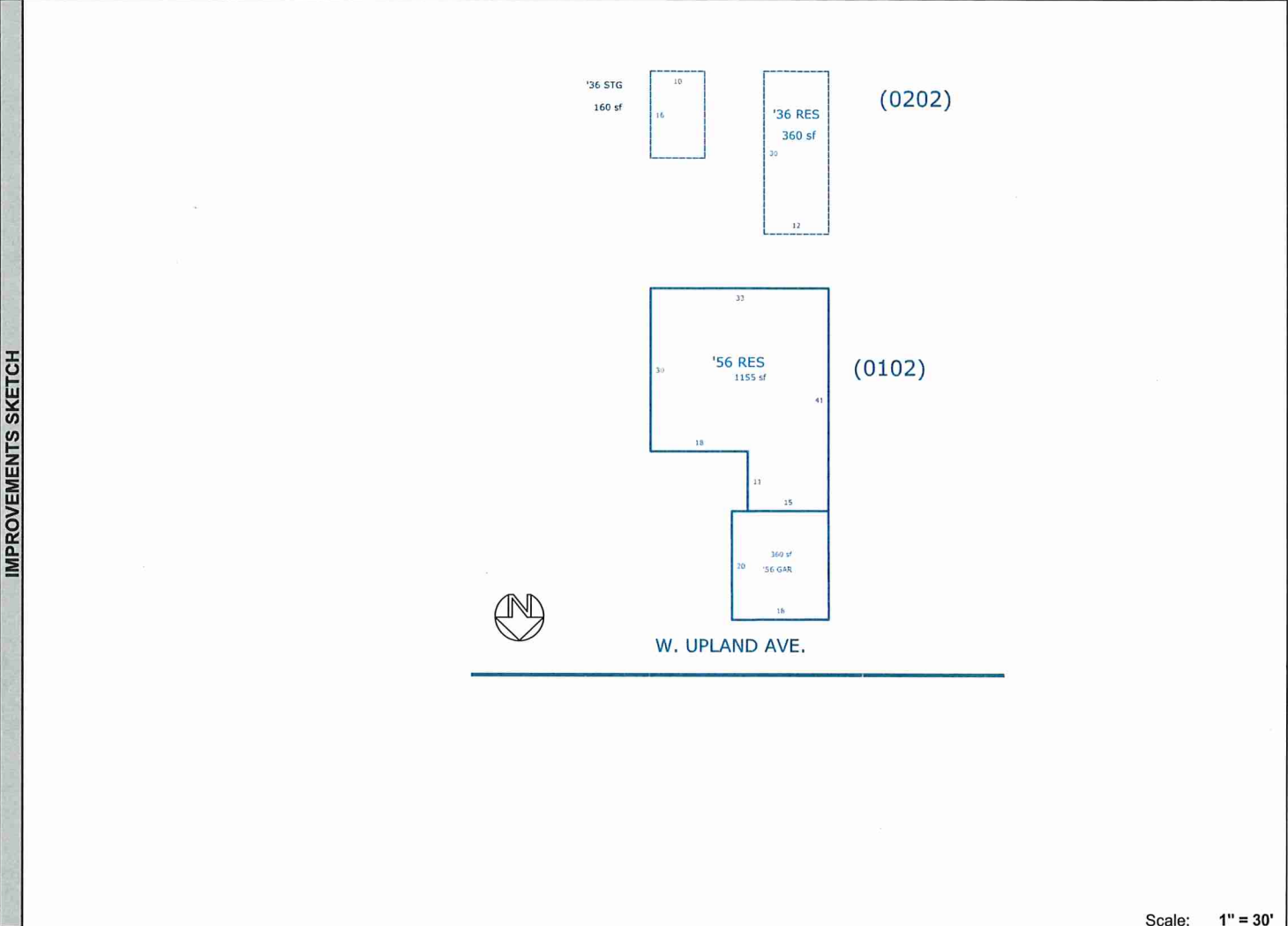
Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Parcel No 7448-014-002

File No 0102

SUBJECT	Property Address	681 W. UPLAND AVE.		
	City	LOS ANGELES	County	LOS ANGELES
	State	CA	Zip	90731
	Owner			
IMPROVEMENTS SKETCH	Client			
	Appraiser Name	A.SANCHEZ	Inspection Date	20240306



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals		
	GLA1	'56 RES	1.00	1155	148	1155		
	GAR	'56 GAR	1.00	360	76	360		
Net LIVABLE Area (rounded w/ factors)						1155	Comment Table 2	Comment Table 3

CALCULATIONS ADDENDUM

Parcel No 7448-014-002

File No 0102

SUBJECT

Property Address 681 W. UPLAND AVE.

City LOS ANGELES

County LOS ANGELES

State CA

Zip 90731

Owner

Client

Appraiser Name A.SANCHEZ

Inspection Date 20240306

INDIVIDUAL AREA - BREAKDOWN CALCULATIONS

'56 GAR		GAR	
0.5	x	0	= 0
0.5	x	0	= 1
0.5	x	0	= 1
0.5	x	0	= 0
		18	= 358
0.5	x	0	= 1
0.5	x	0	= 1
Area total (rounded w/o multipliers)		=	360

'56 RES		GLA1	
15	x	11	= 165
33	x	30	= 990
Area total (rounded w/o multipliers)		=	1155

AIN: 7448-014-002 SUB.PT.0102

[See APEX Diagram](#)

[illegible]

24PS: Field Check, INT view. Field Check for SFR transported from AIN 7406-002-018; SFR is now 0202. CMPLT TDY, EST NCC 19860908. MBT. QC= D55B, EY='55, BD=3, BA=2, DT=0110, SQFT=1155. A.SANCHEZ 20240409

LISTING DATE/PRICE:

SALES DATE/PRICE:

[illegible]

8-31-66

0100 DESCRIPTION OF BUILDING L.A.R.3.1				SINGLE RESIDENTIAL BUILDING RECORD		7448	14	2	171
CLASS & SHAPE	NO. STY.	ARCHITECTURE	YR. BLT.	L.A. CO. ASSESSOR	CITY <i>San Pedro</i>	MAP BOOK	PAGE	PARCEL	SUB PART
					ADDRESS <i>681 Upland Ave</i>				

FOUNDATION		EXTERIOR	ROOF STYLE	LIGHTING		AIR COND.	ROOM & FINISH DETAIL						KITCHEN DETAIL				
Conc. Raised	Strucco	Gable	Wiring		Heating	ROOMS	No	FLOORS	FLOOR	INTERIOR	FINISH	Cabinets: L.F.					
Conc. Slab		Hip	Amps		Forced Air		Pib	L	I	2	MATER.	WALLS	CEILINGS	Counters: L.F.			
	Siding "x"	Shed	K.T.	Conduit	Gravity	All								Garb. Disp.	Dishwash.	Mix-Blend	
Cross Walls	Siding B.&B.	Flat	B.X.	N.M. Cable	Floor Furn.	Entry								Range-Oven	Refrig.		
Piers		Cut up			Wall-Elec.	Living								Hood-fan		Center Isl.	
Heavy	Light	Veneer	Fixtures		Wall-Gas	Liv-Din.								BATH DETAIL			
STRUCTURAL		Pitch: L M H	Few	Cheap	Radiant-Elec.	Family								FIXTURES		SHOWER	PLMN.
Wood Frame	Trim: Wood	O'Hang	Av.	Med.	Radiant-H.W.	Den								Fl.	No.	McC	Latub
Steel Frame	Brick	Fin.	Unf.	Many	Spec.	Bedroom											
Masonry	Stone					Dress											
		ROOF COVER		Master Control	Cooling	Bath											
Sub-Floor	Sliding Doors	Shingle: Wood	Dim. Switches		Refrig. H.P.	Bath 3/4											
Insul.-Clg.	Lin. Feet	Compo.			Thru Wall	Bath 1/2											
Insul.-Walls	Asbest.		PLUMBING		Evap. Cooler	Powder								SPECIAL FEATURES			
WINDOWS	FIREPLACES	Strike	Poor	Med.	Spec.	Kitchen								Bookcases	Inter-com.	Bar	
D.H.	Csm't.	Single	No. Fixtures	Ducting		Brkfst.								RATING (E.G.A.F.P)			
Sliding	Double	Gravel-Rock	Laundry	Tin	Galvanized	Utility								Cond.	Arch. Att.	Func. Plan	Con-form.
Metal	Hearth	Composition	Water Htr.	Galvanized	Perimeter												
Screens	Length:		Size: No.														
	Raised	Gutters				TOTAL											

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. DEPR. YR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CO. CK.
6700	0110			30	432				460	X4	1840							
											1840		460	8-22-66				

COMPUTATIONS																	
Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost
Area	432	8.11	3460														
Gar	240	3.00	720														
Plat	150	1.90	280														
			1000														
			4460														
Total R.C.N.	X54		2410														

[illegible]

OWNERS NAME:		BUILDERS NAME:	
PERMIT NO.	DATE	AMOUNT	IMPROVEMENT
LA 86552	8/04/20		DEMO CLIP
LA 86553	8/04/20	4650	ROOFING DRAIN FILL

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

40

154

not yet illuminated 10/6/53

	Fdn.	Frame	Roof	Plaster	Trim	Paint	Plb.	Ltg.
Date								

OWNER'S NAME Cruz Partida

V.F. CHECKED	PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED <i>AK</i>	<i>6092</i>	<i>6/14/53</i>	<i>300.</i>
E. ON M.B. <i>signed 2-10-54</i>			<i>250</i>
DATE			

BOOK

7448

Building Description Blank

LOS ANGELES COUNTY ASSESSOR'S OFFICE

PAGE

14

ST. No. 681 Upland Ave

TRACT 2431

(Baffery

LOT No. 2

Block No. 2

EXAMINED BY Glenn DATE 3-9-1951

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Bungalow Single Double Residence California Dwelling Cottage Factory Warehouse Church School Garage Barn Shed Poultry House Store Auto Court Bungalow Court Flat Apartment No. Units Area per: Unit Room Pib. Fixt.	1 1 1/2 2 3 Story Stucco Rustle Shakes, B & B Siding Shingle Sheet Steel T & G Wide Siding Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Corr. Aluminum Transite Frame: Wood Steel	Fireplace Single Dbl. Insulation Gas Furnace No. Pipes Units Gas Radiators Elec. Heaters Blower Furnace Floor Furnace Wall Heaters Ventilating Sys. Washed Air Refrig. Air H.P.	Steel Sash All Part Cop. Spouts Screens Galv. " " Trim-Tile, Plaster " Stone, Wood, Brick Cornice Boxed
	ROOF	PLUMBING	INSIDE FINISH
	Flat 1/4 1/2 3/4 Hip Shed Monitor Gables Dormers Sawtooth Cut up Copper Shingle Shakes Gravel Sheet Steel Slate Corrugated Iron Flat Galv. Iron Corr. Aluminum Composition Compo Shingle Asbestos Shingles Transite Tile Trim Tile 1/4 1/3 1/2 3/4 Full Wood Steel Truss Span ft.	Np. of Fixtures Cheap Medium Good Special Bath Tile Floor Tile Trim Tile Walls Height Shower Over Tub Stall Tile Walls Glass Door Tile Pull'n	Plaster Sand, Putty Interior Stucco Knotty Pine Ply-Board Gypsum Celotex Plaster-Board Walls Panelled Paint Paper Unfinished Woodwork Plain, Orn.
FOUNDATION		LIGHTING	BUILT-INS
Concrete Brick Hillside Stone Cross Walls Wood Steel Joists Piers		Cheap Medium Good Special	Refrigerator Elec., Gas, Ice Buffet Bookcases Patent Beds Cedar Closets Venetian Blinds
BASEMENT			BUILT
feet x feet x feet deep sq. ft.			1950
			CLASSIFICATION
@			Special Good Medium Cheap Depr. Rate

Check Sanitas	B	1	2	3	BUILDING VALUE			
Living Room					Year	1951		
()					No. Sq. Feet	240		
Living-Dining Combination					@ \$	754		
()					Build. Value	180		
Bedrooms					Bas't. Value			
()					Garage Value			
Dressing Rm.					Office Value			
()					Other Value			
Bathroom								
()								
" No Tub								
Kitchen								
Tile () ()								
()								
Bfst. R. or N.								
Plank ()								
Hdwd. Floors								
Hdwd. Doors								
Hdwd. Finish								
P. C. by	Date	%	P.C. Val.					
					Total Value	180		

[illegible]

LOCATION IF CUT

BY

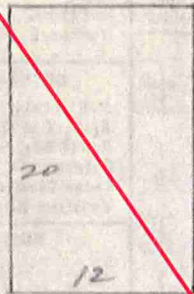
DATE

E. ON M. B. ON

BY

DATE

SEE APEX 0102 FOR DIMS



$$12 \times 20 = 240 \text{ ft}$$

41

OWNER'S
NAME

Raefer Partida

V. F. CHECKED

PERMIT NO.

DATE

AMOUNT

COMPT. CHECKED

E. ON

M. B.

DATE

COMPARED

24 info

1/21/50

500

Allan

Bar

3/24/51

LOCATION IF CUT

BY

DATE

E. ON M. B. ON

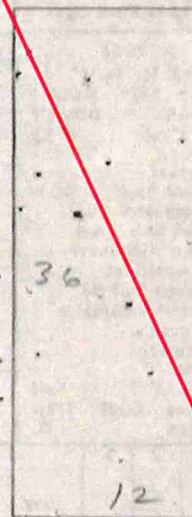
BY

DATE

These improvements not previously assessed
now 5 plumbing & interior plaster board.
concrete foundation etc. 5/15/51

now worth \$200.

SEE APEX 0102 FOR DIMS



$$12 \times 36 = 432$$

OWNER'S
NAME

V. F. CHECKED

PERMIT NO.

DATE

AMOUNT

COMPT. CHECKED

E. ON

M. B.

DATE

COMPARED