

2217 Rockefeller Ln #C, Redondo Beach, CA 90278-4575, Los Angeles County

APN: 4157-012-057 CLIP: 3721036525

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	3	2	1	\$589,000	09/14/2012
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,635	7,499	1997	CONDO	

OWNER INFORMATION			
Owner Name	Cavus Lori J	Tax Billing City & State	Redondo Beach, CA
Owner Name 2	Rocio Trust	Tax Billing Zip	90278
Mail Owner Name	Lori J Cavus	Tax Billing Zip+4	4575
Tax Billing Address	2217 Rockefeller Ln Apt C	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$1,264,982	School District	REDONDO BEACH UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	44 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	18 / 100	Walkable Score	83 / 100
Total Incidents (1 yr)	213	Q1 Home Price Forecast	\$1,258,280
Standardized Test Rank	91 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION			
Zip Code	90278	Comm College District Code	El Camino
Carrier Route	C040	Census Tract	6206.01
Zoning	RBR4*	Within 250 Feet of Multiple Flood Zone	No
School District	Redondo Beach		

TAX INFORMATION			
APN	4157-012-057	Lot	1
% Improved	70%	Water Tax Dist	Central And W Basin
Tax Area	8060		
Legal Description	P M 278-54-55 LOT 1 CONDO UNIT 3		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,020,697	\$1,000,684	\$981,063
Assessed Value - Land	\$306,766	\$300,751	\$294,854
Assessed Value - Improved	\$713,931	\$699,933	\$686,209
YOY Assessed Change (\$)	\$20,013	\$19,621	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$11,663		
2024	\$11,879	\$216	1.85%
2025	\$12,416	\$537	4.52%

Special Assessment	Tax Amount
Safe Clean Water83	\$50.14
Flood Control 62	\$21.26
Wb Mwd StdbY Chg80	\$12.80
Cnty San Dist 0556	\$137.25
Redondo Bch Lght76	\$29.60
Rb Swr User Fee 76	\$195.00
City Refuse Disp76	\$369.24
Rposd Measure A 83	\$30.63
La West Mosq Ab 31	\$11.33
Trauma/Emerg Srv86	\$101.05
Total Of Special Assessments	\$958.30

CHARACTERISTICS			
County Land Use	Condominium	Full Baths	Tax: 3 MLS: 2

Universal Land Use	Condominium
Lot Acres	0.1721
Lot Area	7,499
Building Sq Ft	Tax: 1,604 MLS: 1,635
Stories	MLS: 2
Total Units	1
Bedrooms	3
Total Baths	3
MLS Total Baths	3

Half Baths	MLS: 1
Heat Type	Central
Cooling Type	Central
Parking Spaces	MLS: 2
Year Built	1997
Effective Year Built	1997
Building Type	Type Unknown
# of Buildings	1

SELL SCORE			
Rating	High	Value As Of	2026-03-15 06:32:58
Sell Score	822		

ESTIMATED VALUE			
RealAVM™	\$1,138,200	Confidence Score	90
RealAVM™ Range	\$1,055,000 - \$1,221,400	Forecast Standard Deviation	7
Value As Of	03/02/2026		

(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	5389	Cap Rate	2.9%
Estimated Value High	6077	Forecast Standard Deviation (FSD)	0.13
Estimated Value Low	4701		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a 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 Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

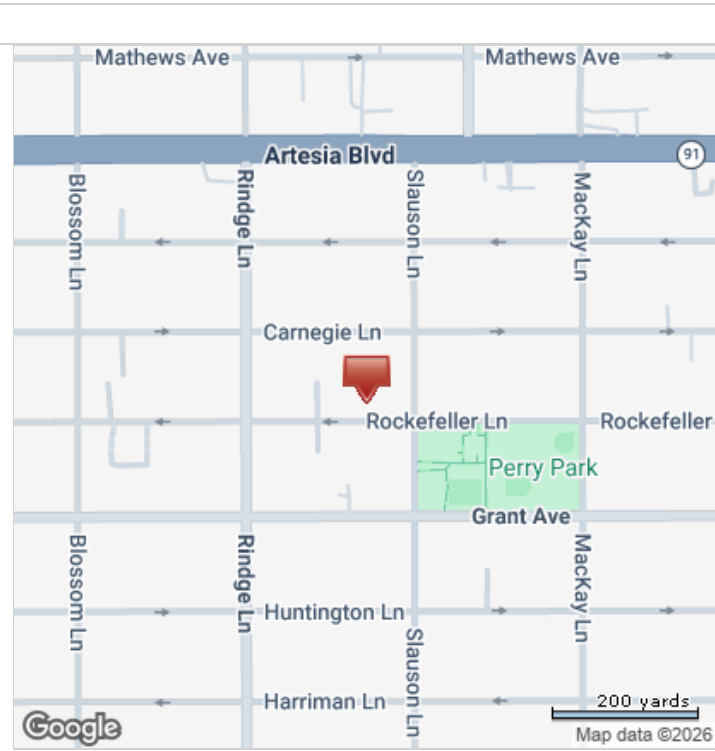
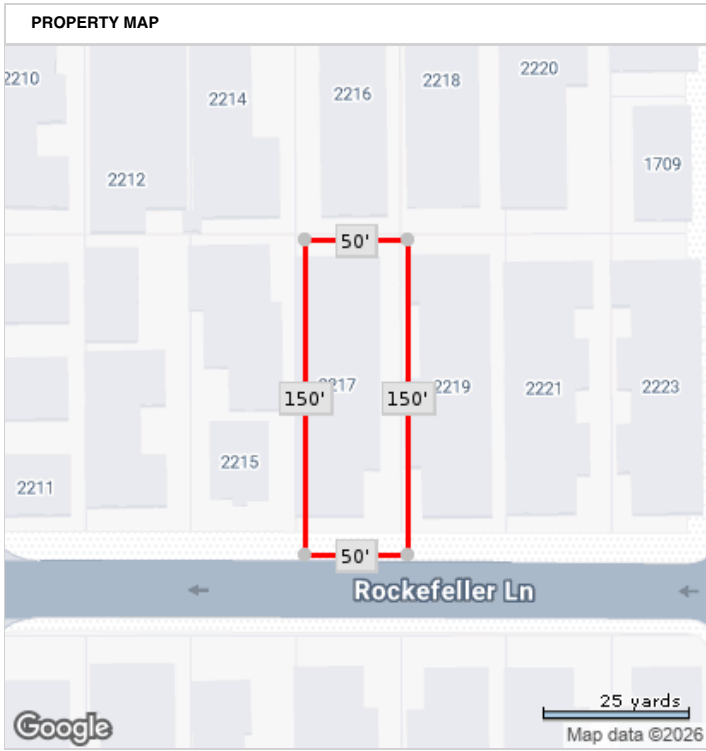
LISTING INFORMATION			
MLS Listing Number	S12105461	MLS Original List Price	\$579,000
MLS Status	Closed	Closing Date	09/14/2012
MLS Source	CRM	MLS Sale Price	\$589,000
MLS Area	152 - N REDONDO BCH/VILLAS SOUTH	MLS Listing Agent	Smurpsue-Sue Murphy
MLS Status Change Date	09/14/2012	MLS Listing Broker	KELLER WILLIAMS BEACH CITIES
MLS Current List Price	\$579,000		

MLS Listing #	V304264	S134891	S132472
MLS Status	Closed	Closed	Canceled
MLS Listing Date	05/22/2001	08/08/1997	06/19/1997
MLS Listing Price	\$370,000	\$279,500	\$269,500
MLS Orig Listing Price	\$370,000	\$269,500	\$269,500
MLS Close Date	07/25/2001	01/06/1998	
MLS Listing Close Price	\$370,000	\$279,500	
MLS Listing Cancellation Date			08/08/1997
MLS Source History	CRM	CRM	CRM

LAST MARKET SALE & SALES HISTORY			
Recording Date	09/14/2012	Sale Type	Full
Sale Date	Tax: 08/31/2012 MLS: 09/14/2012	Deed Type	Grant Deed
Sale Price	\$589,000	Owner Name	Cavus Lori J
Price Per Square Feet	\$367.21	Owner Name 2	Rocio Trust
Document Number	1385479	Seller	Dhalla Pairen

Recording Date	09/12/2018	08/31/2016	09/14/2012	09/14/2012	06/29/2001
Sale Date	09/05/2018	07/20/2016	08/31/2012	08/31/2012	06/01/2001
Sale Price			\$589,000		\$370,000
Nominal	Y	Y		Y	
Buyer Name	Rocio Trust	Cavus Lori J	Cavus Abdullah & Lori	Dhalla Pairen	Dhalla Pairen
Seller Name	Cavus Lori J	Cavus Abdullah	Dhalla Pairen	Snider Martin J	Bielawa Richard L
Document Number	935957	1045334	1385479	1385478	1122579

Document Type	Grant Deed	Interspousal Deed Transfer	Grant Deed	Interspousal Deed Transfer	Grant Deed
MORTGAGE HISTORY					
Mortgage Date	08/31/2016	04/02/2014	04/18/2013	10/29/2010	07/03/2006
Mortgage Amount	\$405,000	\$100,000	\$50,000	\$277,000	\$55,993
Mortgage Lender	Sierra Pacific Mtg Co	Jp Morgan Chase Bk Na	Jp Morgan Chase Bk	American Heritage Cap Lp	Western Fcu
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Date	08/16/2004	07/08/2004	07/18/2003		
Mortgage Amount	\$30,000	\$100,000	\$50,000		
Mortgage Lender	Bank Of America	Bank Of America	Suntrust Mtg Inc		
Mortgage Code	Conventional	Conventional	Conventional		



*Lot Dimensions are Estimated