

45 Saddleback Rd, Rolling Hills, CA 90274-5140, Los Angeles County

APN: 7569-004-025 CLIP: 6383716631

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	7	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	8,271	148,747	1984	SFR	

OWNER INFORMATION

Owner Name	Delpit L & D Fam Survivo Trust	Tax Billing City & State	Long Beach, CA
Owner Name 2	Marital Trust	Tax Billing Zip	90802
Mail Owner Name	Delpit L & D Fam Survivo Trust	Tax Billing Zip+4	4711
Tax Billing Address	180 E Ocean Blvd #1010	Owner Occupied	No

LOCATION INFORMATION

Zip Code	90274	School District	Palos Verdes Peninsu
Carrier Route	C007	Comm College District Code	Los Angeles City
Zoning	RHRAS1	Census Tract	6705.00
Tract Number	29543	Topography	Rolling/Hilly

TAX INFORMATION

APN	7569-004-025	Lot	2
% Improved	61%	Water Tax Dist	Central And W Basin
Tax Area	7084	Fire Dept Tax Dist	Consolidated Co
Legal Description	TR=29543 LOT 2		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$3,229,874	\$3,166,544	\$3,134,076
Assessed Value - Land	\$1,248,814	\$1,224,328	\$1,211,775
Assessed Value - Improved	\$1,981,060	\$1,942,216	\$1,922,301
YOY Assessed Change (\$)	\$63,330	\$32,468	
YOY Assessed Change (%)	2%	1.04%	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$36,638		
2021	\$37,127	\$489	1.34%
2022	\$37,225	\$98	0.27%

Special Assessment	Tax Amount
Safe Clean Water83	\$718.30
Flood Control 62	\$85.13
Cntysandist0556	\$171.00
Lawestmosqab31	\$27.62
Wbmwdstbbychg80	\$50.49
Rposd Measure A 83	\$140.60
Rubbishdisposal31	\$1,100.00
Pvpusdparceltxm31	\$494.13
La Co Fire Dept 32	\$73.68
Trauma/Emerg Srv86	\$413.55
Total Of Special Assessments	\$3,274.50

CHARACTERISTICS

County Land Use	Single Family Resid	Total Baths	7
Universal Land Use	SFR	Full Baths	7
Lot Acres	3.4148	Heat Type	Solar
Lot Area	148,747	Pool	Pool
Lot Shape	Irregular	Year Built	1984
Building Sq Ft	8,271	Effective Year Built	1984
Total Units	1	Building Type	Type Unknown
Bedrooms	4	# of Buildings	1

SELL SCORE

Rating	High	Value As Of	2023-03-19 04:32:18
Sell Score	803		

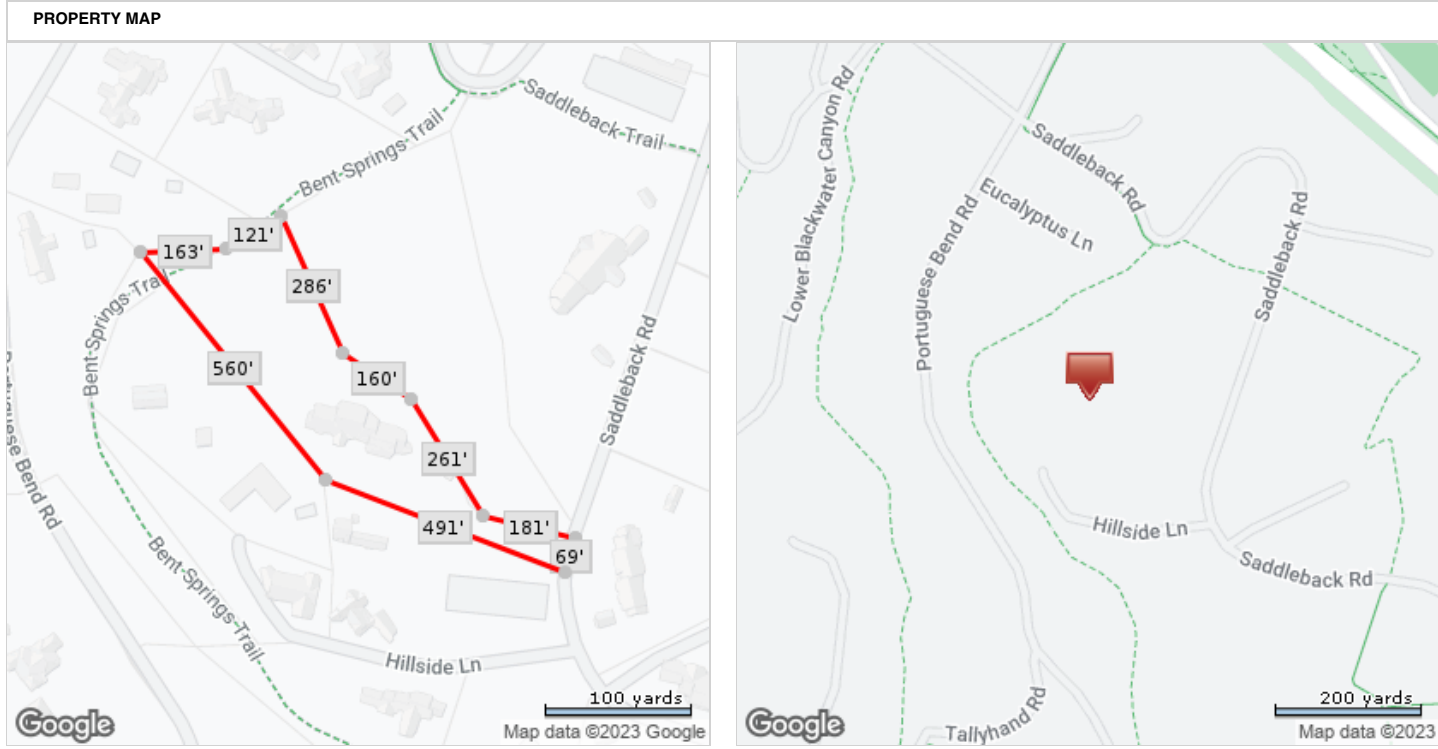
ESTIMATED VALUE			
RealAVM™	\$6,100,400	Confidence Score	60
RealAVM™ Range	\$5,172,300 - \$7,028,400	Forecast Standard Deviation	15
Value As Of	03/13/2023		

(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.

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/17/1988	Owner Name	Delpit L & D Fam Survivo Trust
Multi/Split Sale	Multiple	Owner Name 2	Marital Trust
Document Number	1663755	Seller	Owner Record
Deed Type	Deed (Reg)		
Recording Date	08/23/2022	12/04/2012	10/17/1988
Sale Date	06/30/2022	11/08/2012	
Nominal	Y	Y	
Buyer Name	Delpit L & D Fam Survivo Trust	Deplit Larry & D Family Trust	Delpit Larry D & Dorothy
Seller Name	Delpit L & D F/Tr	Delpit Larry D & Dorothy	Owner Record
Document Number	841337	1852721	1663755
Document Type	Trustee's Deed(Transfer)	Quit Claim Deed	Deed (Reg)



*Lot Dimensions are Estimated