



MLS Beds 4	MLS Full Baths 3	Half Baths N/A	MLS List Price \$810,000	Sale Date 01/13/2004
MLS Sq Ft 2,548	Lot Sq Ft 5,693	MLS Yr Built 1949	Type SFR	

OWNER INFORMATION

Owner Name	U S Bank Na Tr	Tax Billing City & State	West Valley City, UT
Owner Name 2	Wamu Mtge Series Ar12	Tax Billing Zip	84119
Mail Owner Name	U S Bank Na Tr	Tax Billing Zip+4	3284
Tax Billing Address	3217 Decker Lake Dr	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	\$1,094,875	School District	LONG BEACH UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	82 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	55 / 100	Walkable Score	63 / 100
Total Incidents (1 yr)	103	Q1 Home Price Forecast	\$1,131,521
Standardized Test Rank	70 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION

Zip Code	90808	Comm College District Code	Long Beach
Carrier Route	C012	Census Tract	5736.01
Zoning	LBR1N	Topography	Rolling/Hilly
Tract Number	132	Within 250 Feet of Multiple Flood Zone	No
School District	Long Beach		

TAX INFORMATION

APN	7187-026-012	Lot	268
% Improved	27%	Water Tax Dist	Central And W Basin
Tax Area	5547	Fire Dept Tax Dist	Consolidated Co
Legal Description	TRACT NO 13202 LOT 268		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$861,439	\$844,549	\$827,990
Assessed Value - Land	\$630,706	\$618,340	\$606,216
Assessed Value - Improved	\$230,733	\$226,209	\$221,774
YOY Assessed Change (\$)	\$16,890	\$16,559	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$10,401		
2022	\$10,560	\$158	1.52%
2023	\$11,252	\$692	6.55%

Special Assessment	Tax Amount
Safe Clean Water83	\$112.11
Flood Control 62	\$25.17
Laco Vectr Cntrl80	\$18.97
Mwdstandby#1386	\$10.44
Rposd Measure A 83	\$46.11
Cntysandist0356	\$193.00
Trauma/Emerg Srv86	\$127.40
Total Of Special Assessments	\$533.20

CHARACTERISTICS

County Land Use	Single Family Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Central

Lot Frontage	58
Lot Depth	100
Lot Acres	0.1307
Lot Area	5,693
Style	Conventional
Building Sq Ft	2,548
Stories	1
Total Units	1
Total Rooms	6
Bedrooms	4
Total Baths	3
MLS Total Baths	3
Full Baths	3
Family Rooms	1
Other Rooms	Family Room
Fireplaces	1

Cooling Type	Central
Patio Type	Covered Patio
Garage Type	Parking Avail
Parking Type	On Site
Parking Spaces	2
Roof Material	Composition Shingle
Roof Shape	Gable
Interior Wall	Plaster
Exterior	Stucco
Floor Cover	Hardwood
Foundation	Raised
Year Built	1949
Effective Year Built	1975
Other Impvs	Fence, Addition, Fenced Yard
Building Type	Type Unknown
# of Buildings	1

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$1,198,700	Confidence Score	84
RealAVM™ Range	\$1,092,100 - \$1,305,400	Forecast Standard Deviation	9
Value As Of	10/28/2024		

(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	5494	Cap Rate	3.3%
Estimated Value High	6216	Forecast Standard Deviation (FSD)	0.13
Estimated Value Low	4772		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

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

LISTING INFORMATION			
MLS Listing Number	OC24229868	MLS Current List Price	\$810,000
MLS Status	Active	MLS Original List Price	\$810,000
MLS Source	CRM	MLS Listing Agent	Smoontom-Tom Moon
MLS Area	31 - SOUTH OF CONANT	MLS Listing Broker	PACIFIC MOON REAL ESTATE
MLS Status Change Date	11/07/2024		

LAST MARKET SALE & SALES HISTORY			
Recording Date	02/25/2004	Sale Type	Full
Sale Date	01/13/2004	Deed Type	Grant Deed
Sale Price	\$350,000	Owner Name	U S Bank Na Tr
Price Per Square Feet	\$137.36	Owner Name 2	Wamu Mtge Series Ar12
Document Number	430629	Seller	Imuta Kikuyo

Recording Date	09/08/2020	02/27/2020	02/10/2020	06/26/2014	08/10/2012
Sale Date	08/12/2020	02/26/2020	01/30/2020	06/25/2014	08/10/2012
Sale Price			\$703,800		
Nominal	Y	Y		Y	Y
Buyer Name	Imuta Kikuyo	Lee Daniel K H	US Bk Na Series 2006-Ar12	Lee Daniel K & Yuri I	Yuri Imuta
Seller Name	Lee Daniel K H	Imuta Kikuyo	Quality Loan Service Corp	Angels Way Ministries	Angels Way Ministries
Document Number	1071562	233686	161286	663447	1198019
Document Type	Quit Claim Deed	Correction Deed	Trustee's Deed (Foreclosure)	Quit Claim Deed	Grant Deed

Recording Date	06/20/2012	11/09/2006	11/09/2006
----------------	------------	------------	------------

Sale Date	06/19/2012	10/18/2006	10/18/2006
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Angels Way Ministries	Lee Daniel K H & Yuri I Trust	Lee Daniel K H & Yuri I
Seller Name	Lee Yuri I	Lee Daniel K H & Yuri I	Lee Daniel K H & Y I Trust
Document Number	918304	2486202	2486200
Document Type	Grant Deed	Quit Claim Deed	Quit Claim Deed

MORTGAGE HISTORY					
Mortgage Date	11/09/2006	08/28/2006	06/28/2005	02/25/2004	08/20/1991
Mortgage Amount	\$200,000	\$536,250	\$150,000	\$280,000	\$70,000
Mortgage Lender	Quicken Lns	Washington Mutual Bk Fa	Ing Bk Fsb	Provident Fndg Assocs Lp	Weyerhaeuser Co
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

FORECLOSURE HISTORY					
Document Type	Lis Pendens	Notice Of Trustee's Sale	Notice Of Sale	Notice Of Trustee's Sale	Release Of Lis Pendens/ Notice
Default Date					
Foreclosure Filing Date	09/06/2023	11/27/2019		07/03/2018	
Recording Date	09/21/2023	12/03/2019	07/07/2018	07/06/2018	01/09/2018
Document Number	634382	1321618		674634	25878
Default Amount					
Final Judgment Amount		\$799,422		\$765,413	
Original Doc Date		08/28/2006		08/28/2006	07/22/2011
Original Document Number		1907973		1907973	985264
Lien Type	Other				

Document Type	Notice Of Sale	Lis Pendens	Notice Of Sale	Notice Of Sale	Notice Of Sale
Default Date					
Foreclosure Filing Date		12/01/2017			
Recording Date	12/05/2017	12/04/2017	11/28/2017	11/23/2017	11/22/2017
Document Number		1395701			
Default Amount					
Final Judgment Amount	\$739,359		\$739,359	\$739,359	\$739,359
Original Doc Date					
Original Document Number					
Lien Type	Other				

Document Type	Notice Of Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale
Default Date					
Foreclosure Filing Date		06/23/2017	04/18/2016	04/08/2016	07/02/2014
Recording Date	11/04/2017	06/27/2017	04/20/2016	04/13/2016	07/09/2014
Document Number		708369	441990	408409	707245
Default Amount					
Final Judgment Amount		\$739,360	\$717,657	\$717,522	\$676,981
Original Doc Date		08/28/2006	08/28/2006	08/28/2006	08/28/2006
Original Document Number		1907973	1907973	1907973	1907973
Lien Type					

Document Type	Notice Of Trustee's Sale	Notice Of Default	Release Of Lis Pendens/ Notice	Lis Pendens	Notice Of Trustee's Sale
Default Date		08/27/2013			
Foreclosure Filing Date	01/30/2014	08/27/2013		03/28/2011	02/07/2011
Recording Date	02/04/2014	08/28/2013	10/21/2011	07/22/2011	02/07/2011
Document Number	117190	1262715	1424904	985264	202060
Default Amount		\$121,809			
Final Judgment Amount	\$665,441				\$577,682
Original Doc Date	08/28/2006	08/28/2006	11/05/2010		08/28/2006

