

PROPERTY DETAILS



Subject Property Location

Property Address 530 ALMOND AVE
City, State & Zip LONG BEACH, CA 90802-1742
County LOS ANGELES COUNTY
Mailing Address 530 ALMOND AVE, LONG BEACH, CA 90802-1742
Census Tract 5765.02
 Thomas Bros Pg-Grid

Report Date: 12/21/2023
 Order ID: R134867499

Property Use Duplex (2 units, any combination)
Parcel Number 7266-016-009
Latitude 33.774141
Longitude -118.174397

Legal Description Details Lot Number: 7 Subdivision Name: HUMPHREY TRACT Brief Description: HUMPHREY TRACT N 54 FT OF LOT 7

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	REYES DANIEL
Vesting	

Latest Full Sale Information

Primary Owner Name(s)	REYES, DANIEL	Sale Price	\$177,000
		Sale Date	11/13/2000
Vesting	Married Man as his sole and separate property	Recording Date	12/12/2000
		Recorder Doc #	00-1929756
		Book / Page	

Financing Details at Time of Purchase

1	Loan Amount	\$177,000	Origination Lender Name	EMANUEL P LEONESSA
	Loan Type		Recording Doc #	00-1929757

Property Characteristics

	Bedrooms	3	Year Built	1951	Living Area (SF)	1,962
	Bathrooms/Partial	2	Garage/No. of Cars		Price (\$/SF)	\$90/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	7,330/.17
	Construction Type	Wood	No. of Units	2	Fireplace	
	Exterior Walls		No. of Buildings	2	Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Floor/Wall
	Foundation Type		Style		A/C	
	Property Type	Multi-Family (Residential)	View		Elevator	
	Land Use	Duplex (2 units, any combination)			Zoning	LBR3T

Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$256,537	Tax Amount	\$3,679.94	Tax Rate Area	5-500
	Land Value	\$111,514	Tax Account ID			
	Improvement Value	\$145,023	Tax Status	No Delinquency Found		
	Improvement Ratio	56.53%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	08/19/2005	J & R LENDING INC	\$584,000	NO
2	01/19/2005	J & R LENDING INC	\$390,000	NO
3	03/15/2004	J & R LENDING INC	\$272,000	NO
4	01/03/2003	NEW CENTURY MTG CORP	\$203,000	NO