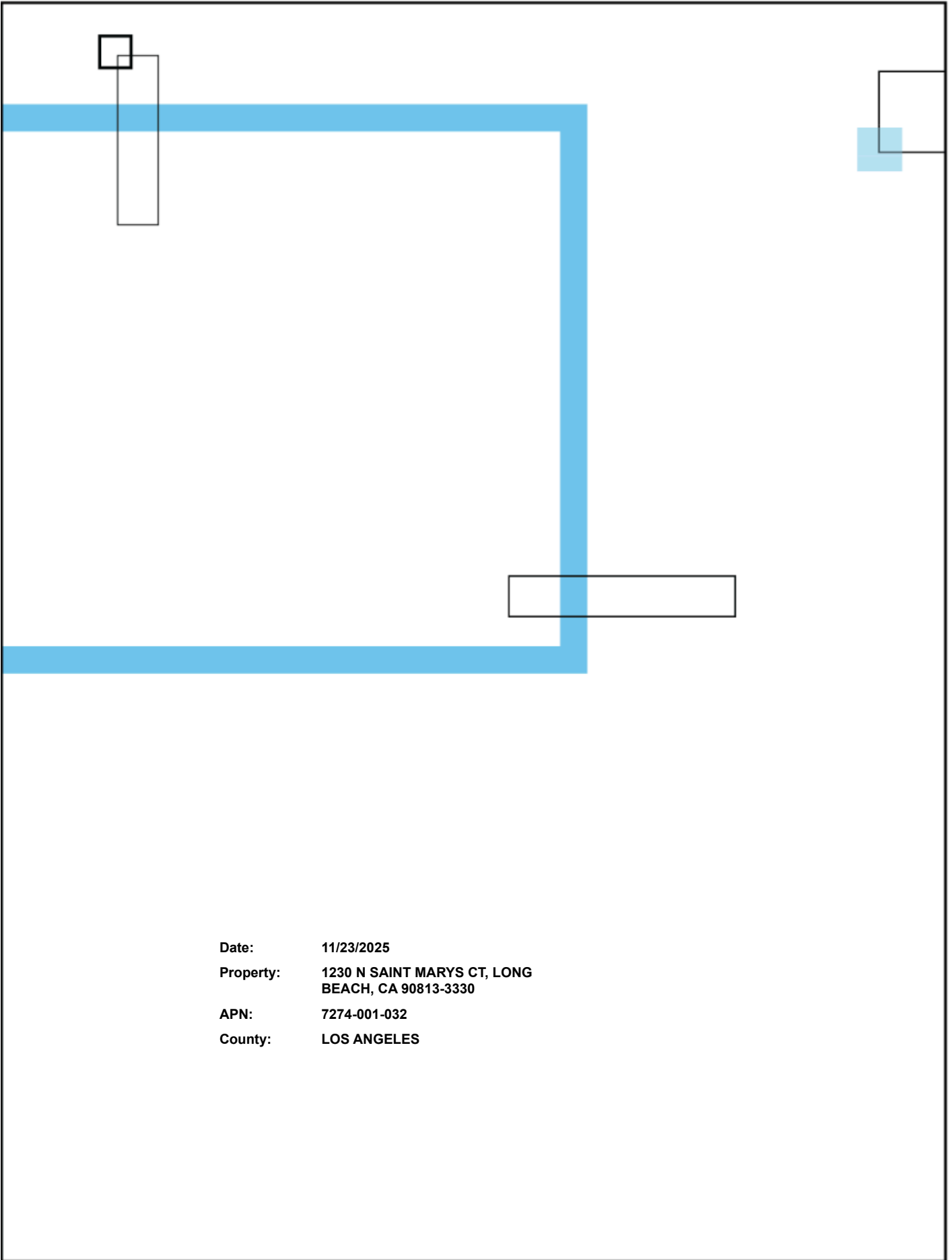




Date: 11/23/2025
Property: 1230 N SAINT MARYS CT, LONG
BEACH, CA 90813-3330
APN: 7274-001-032
County: LOS ANGELES



Subject Property Location

Property Address 1230 N SAINT MARYS CT
City, State & Zip LONG BEACH, CA 90813-3330
County LOS ANGELES COUNTY
Mailing Address 21575 TIMOTHY ST, SAN BENITO, TX 78586
Census Tract 5763.01
Thomas Bros Pg-Grid

Report Date: 11/23/2025
Order ID: R202274336

Property Use Single Family Residential
Parcel Number 7274-001-032
Latitude 33.781897
Longitude -118.185873

Legal Description Details Lot Number: 23,24 Block: 4 Subdivision Name: BARTOW TRACT Brief Description: BARTOW TRACT N 32.5 FT OF S 50 FT OF LOTS 23 AND LOT 24 BLK 4

Current Ownership Information **Source of Ownership data: Assessment Data*

Primary Owner Name(s)	FLORES ROBERTO
Vesting	

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	2	Year Built	1934	Living Area (SF)	940
	Bathrooms/Partial	1	Garage Type/Parking Spaces		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	3,265/.07
	Construction Type	Wood	Units		Fireplace	
	Exterior Walls		Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Floor/Wall
	Foundation Type		Style		A/C	
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	LBR4N

Assessment & Taxes

	Assessment Year	2025	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$119,729	Tax Amount	\$1,895.59	Tax Rate Area	11-933
	Land Value	\$79,824	Tax Account ID			
	Improvement Value	\$39,905	Tax Status	Delinquent		
	Improvement Ratio	33.33%	Delinquent Tax Year	2025		
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available



Subject Property Location

Property Address 1230 N SAINT MARYS CT
City, State & Zip LONG BEACH, CA 90813-3330

Report Date: 11/23/2025
 Order ID: R202274337
 County: LOS ANGELES

Area Sales Analysis

Total Area Sales/ Count	\$13,486,500/ 20	Median # of Baths	1	Median Lot Size (SF/AC)	3,151 /.07
Price Range - 2 years	\$300,000 - \$1,200,000	Median # of Bedrooms	2	Median Year Built	1919
Age Range	65 - 129	Median Living Area (SF)	1,092	Median Value	\$652,500
Median Age	106	Median Price (\$/SF)	\$612/SF		

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	\$/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY				940		2	1	1934	3,265/.08		
1	●	1045 E NEW YORK ST	07/15/2025	\$397,500	\$612	649		1	1	1922	1,851/.04		0.42
2	●	441 E 17TH ST	05/28/2025	\$1,045,000	\$940	1,112		2	1	1930	2,248/.05		0.44
3	●	810 E 8TH ST	07/14/2025	\$561,000	\$786	714		1	1	1914	1,157/.03		0.44
4	●	1765 LINDEN AVE	09/23/2025	\$645,000	\$477	1,351		3	1	1913	6,201/.14		0.51
5	●	1148 E 15TH ST	09/08/2025	\$775,000	\$617	1,256		3	2	1922	4,715/.11		0.52
6	●	948 CEDAR AVE	09/04/2025	\$675,000	\$638	1,058		2	1	1913	2,926/.07		0.56
7	●	1162 E 9TH ST	10/30/2025	\$520,000	\$867	600		1	1	1923	1,566/.04		0.57
8	●	326 W 10TH ST	07/11/2025	\$1,200,000	\$566	2,120		3	3	1896	5,028/.12		0.61
9	●		07/11/2025	\$1,200,000		NaN					2,506/.06		0.62
10	●	1857 LIME AVE	06/25/2025	\$555,000	\$453	1,224		2	1	1918	5,328/.12		0.63
11	●	1135 N ELECTRIC CT	07/01/2025	\$625,000	\$758	825		2	1	1911	3,941/.09		0.67
12	●	1819 LOCUST AVE	05/23/2025	\$710,000	\$1,020	696		2	1	1922	6,769/.16		0.67
13	●	1890 PASADENA AVE	11/07/2025	\$550,000	\$381	1,444		3	1	1919	6,075/.14		0.67
14	●	1855 CORINNE AVE	08/29/2025	\$760,000	\$474	1,604		3	2	1922	3,375/.08		0.71
15	●	624 CEDAR AVE	10/01/2025	\$700,000	\$423	1,656		3	2	1905	1,753/.04		0.72
16	●	1819 CERRITOS AVE	08/29/2025	\$320,000	\$646	495		1	1	1924	1,602/.04		0.76
17	●	1735 CHESTNUT AVE	09/03/2025	\$660,000	\$643	1,026		3	1	1960	3,751/.09		0.78
18	●	1640 MAGNOLIA AVE	11/03/2025	\$663,000	\$573	1,158		2	1	1940	3,650/.08		0.8
19	●	416 CERRITOS AVE	07/02/2025	\$625,000	\$572	1,092		3	2	1913	2,453/.06		0.82
20	●	412 ORANGE AVE	07/21/2025	\$300,000	\$517	580		1	1	1912	1,859/.04		0.88



Fidelity National Title
PASSPORT

TRANSACTION HISTORY REPORT



Subject Property Location

Property Address 1230 N SAINT MARYS CT
City, State & Zip LONG BEACH, CA 90813-3330
County LOS ANGELES COUNTY
Mailing Address 21575 TIMOTHY ST, SAN BENITO, TX 78586

Report Date: 11/23/2025

Order ID: R202274338

Property Use Single Family Residential
Parcel Number 7274-001-032

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	04/18/2014	Assignment	Assignment of Mortgage	\$154,500	14-0398138	ROBERTO FLORES	
2	03/07/2014	Mortgage	Conventional	\$170,000	14-0233962	FLORES, ROBERTO	
3	02/24/2014	Release	Release of Mortgage	\$154,500	14-0190595	ROBERTO FLORES	
4	12/19/2005	Mortgage	Unknown Loan Type	\$154,500	05-3114053	FLORES, ROBERTO	
5	11/30/2005	Release	Substitution of Trustee and Full Reconveyance	\$35,000	05-2915632	ROGELIO CAMACHO	
6	02/12/1998	Mortgage		\$164,800		FLORES, ROBERTO	
7	02/12/1998	Deed	Gift Deed		98-0245634	FLORES, ROBERTO	CAMACHO, ROGELIO
8	08/19/1997	Mortgage	Stand Alone Second	\$35,000	97-1288984	CAMACHO, ROGELIO	
9	07/31/1997	Mortgage		\$92,000		CAMACHO, ROGELIO	
10	07/31/1997	Deed	Grant Deed		97-1170952	CAMACHO, ROGELIO	FLORES, ROBERTO

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage Assignment



Transaction ID	1	Recorder Doc Number	14-0398138	Original Loan Amount	\$154,500
Effective Date		Document Type	Assignment	Origination Doc #	05-3114053
Borrower(s) Name	ROBERTO FLORES	Document Description	Assignment of Mortgage	Origination Recording Date	12/19/2005
		Recording Date	04/18/2014	Original Lender	BANK OF AMERICA NA
Assignor Name	BANK OF AMERICA, N.A.	Assignee Name	WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA MORTGAGE SECURITIES, INC. ALTERNATIVE LOANTRUST 2005-12, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-12		

Mortgage



Transaction ID	2	Recorder Doc Number	14-0233962	Recorder Book/Page	
Mortgage Date	01/27/2014	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$170,000	Document Description	Conventional	1st Periodic Floor Rate	
Loan Type	Conventional	Recording Date	03/07/2014	1st Periodic Cap Rate	
Origination Lender Name	ST FIN CORP	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Other	First Rate Change Date		Change Index	
Type Financing		Maturity Date	02/01/2044	IO Period	
Borrower 1	FLORES, ROBERTO	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Transaction Details (cont.) (2)
Mortgage Release

	Transaction ID	3	Recorder Doc Number	14-0190595	Loan Amount	\$154,500
	Effective Date		Document Type	Release	Origination Doc #	05-3114053
	Borrower(s) Name	ROBERTO FLORES	Document Description	Release of Mortgage	Origination Recording Date	12/19/2005
	Current Lender	NATIONSTAR MORTGAGE LLC AS PRESENT TRUSTEE	Recording Date	02/24/2014	Original Lender	BANK OF AMERICA NA

Mortgage

	Transaction ID	4	Recorder Doc Number	05-3114053	Recorder Book/Page	
	Mortgage Date	11/15/2005	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$154,500	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	12/19/2005	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	12/01/2035	IO Period	
	Borrower 1	FLORES, ROBERTO	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage Release

	Transaction ID	5	Recorder Doc Number	05-2915632	Loan Amount	\$35,000
	Effective Date		Document Type	Release	Origination Doc #	97-1288984
	Borrower(s) Name	ROGELIO CAMACHO	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	08/19/1997
	Current Lender	U S BANK NATIONAL ASSOCIATION	Recording Date	11/30/2005	Original Lender	HOMESAVE MTG CORP

Mortgage

	Transaction ID	6	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date	01/28/1998	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$164,800	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	02/12/1998	1st Periodic Cap Rate	
	Origination Lender Name	PROVIDENT FUNDING ASSOCIATES LP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	03/01/2028	IO Period	
	Borrower 1	FLORES, ROBERTO	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (3)

Transfer						
	Transaction ID	7	Recorder Doc Number	98-0245634	Partial Interest Transferred	
	Transfer Date	01/28/1998	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	02/12/1998	Property Use	
	Buyer 1	FLORES, ROBERTO	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1208 N SAINT MARYS CT, LONG BEACH, CA 90813-3330
	Seller 1	CAMACHO, ROGELIO	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LONG BEACH
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		BARTOW TRACT N 32.5 FT OF S 50 FT OF LOTS 23 AND LOT 24 BLK 4/ /		Title Company Name	FIDELITY NATIONAL TITLE
Mortgage						
	Transaction ID	8	Recorder Doc Number	97-1288984	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$35,000	Document Description	Stand Alone Second	1st Periodic Floor Rate	
	Loan Type	Stand Alone Second	Recording Date	08/19/1997	1st Periodic Cap Rate	
	Origination Lender Name	HOMESAVE MTG CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	08/22/2022	IO Period	
	Borrower 1	CAMACHO, ROGELIO	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Mortgage						
	Transaction ID	9	Recorder Doc Number		Recorder Book/Page	
	Mortgage Date	07/23/1997	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$92,000	Document Description		1st Periodic Floor Rate	
	Loan Type		Recording Date	07/31/1997	1st Periodic Cap Rate	
	Origination Lender Name	PROVIDENT FUNDING ASSOCIATES LP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	08/01/2027	IO Period	
	Borrower 1	CAMACHO, ROGELIO	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (4)

Transfer						
	Transaction ID	10	Recorder Doc Number	97-1170952	Partial Interest Transferred	
	Sale Date	07/23/1997	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	07/31/1997	Property Use	
	Buyer 1	CAMACHO, ROGELIO	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1230 N SAINT MARYS CT, LONG BEACH, CA 90813-3330
	Seller 1	FLORES, ROBERTO	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LONG BEACH
	Legal Recorder's Map Ref		Legal Subdivision	BARTOW TRACT	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			BARTOW TRACT N 32.5 FT OF S 50 FT OF LOTS 23 AND LOT 24 BLK 4/ /		Title Company Name	FIDELITY NATIONAL TITLE INS



Fidelity National Title
PASSPORT

NEARBY NEIGHBORS REPORT



Subject Property Location

Property Address 1230 N SAINT MARYS CT
City, State & Zip LONG BEACH, CA 90813-3330
County LOS ANGELES COUNTY
Mailing Address 21575 TIMOTHY ST, SAN BENITO, TX 78586

Report Date: 11/23/2025
 Order ID: R202274339

Property Use Single Family Residential
Parcel Number 7274-001-032

Subject Property

Address	1230 N SAINT MARYS CT, LONG BEACH, CA 90813			APN	7274-001-032
Owner	FLORES ROBERTO			Lot Size (SF/AC)	3,265/.07
Bedrooms	2	Year Built	1934	Living Area (SF)	940
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #1

Address	1238 N SAINT MARYS CT, LONG BEACH, CA 90813			APN	7274-001-030
Owner	MANDALIA BACHU AND HEMLATA TRS; MANDALIA FAMILY TRUST			Lot Size (SF/AC)	5,005/.11
Bedrooms	2	Year Built	1918	Living Area (SF)	782
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #2

Address	1201 N SAINT MARYS CT, LONG BEACH, CA 90813			APN	7274-001-007
Owner	CARRILLO BILLY M; JARALILLO TRUST			Lot Size (SF/AC)	3,098/.07
Bedrooms	1	Year Built	1922	Living Area (SF)	712
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #3

Address	1202 LINDEN AVE, LONG BEACH, CA 90813			APN	7274-001-006
Owner	FISHER WILLIAM N III & ZENY Q			Lot Size (SF/AC)	4,188/.1
Bedrooms	2	Year Built	1903	Living Area (SF)	1,140
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #4

Address	1109 ATLANTIC AVE, LONG BEACH, CA 90813			APN	7274-001-025
Owner	MENDOZA KAY; KAY MENDOZA FAMILY TRUST			Lot Size (SF/AC)	5,982/.14
Bedrooms	2	Year Built	1913	Living Area (SF)	1,136
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #5

Address	521 E 11TH ST, LONG BEACH, CA 90813			APN	7274-001-014
Owner	NUON CHAMNAN			Lot Size (SF/AC)	4,401/.1
Bedrooms	2	Year Built	1912	Living Area (SF)	1,148
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #6

Address	1100 LINDEN AVE, LONG BEACH, CA 90813			APN	7274-001-013
Owner	MENDOZA KAY; KAY MENDOZA FAMILY TRUST			Lot Size (SF/AC)	4,519/.1
Bedrooms	2	Year Built	1912	Living Area (SF)	1,440
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #7

Address	1109 LINDEN AVE, LONG BEACH, CA 90813			APN	7273-001-031
Owner	WILLIAMS STEPHEN A; CISNEROS MARIA L			Lot Size (SF/AC)	4,978/.11
Bedrooms	3	Year Built		Living Area (SF)	1,712
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #8

Address	1105 LINDEN AVE, LONG BEACH, CA 90813			APN	7273-001-024
Owner	GLASS STEPHANIE A; STEPHANIE A GLASS TRUST			Lot Size (SF/AC)	3,927/.09
Bedrooms	3	Year Built	1912	Living Area (SF)	2,254
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #9					
Address	433 E 11TH ST, LONG BEACH, CA 90813			APN	7273-001-025
Owner	KREUTEL JOSEPH H CO TR KREUTEL ADRIANO TRUST; ADRIANO MILDRED			Lot Size (SF/AC)	2,989/.07
Bedrooms	2	Year Built	1908	Living Area (SF)	756
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #10					
Address	1223 LIME AVE, LONG BEACH, CA 90813			APN	7274-002-008
Owner	TON PHUC MINH			Lot Size (SF/AC)	6,551/.15
Bedrooms	2	Year Built	1903	Living Area (SF)	1,395
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #11					
Address	1201 LIME AVE, LONG BEACH, CA 90813			APN	7274-002-044
Owner	HUYNH THOMAS H			Lot Size (SF/AC)	7,231/.17
Bedrooms	2	Year Built	1905	Living Area (SF)	961
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #12					
Address	427 E 11TH ST, LONG BEACH, CA 90813			APN	7273-001-028
Owner	KREUTEL JULIETA; KREUTEL ADRIANO TRUST			Lot Size (SF/AC)	3,018/.07
Bedrooms	4	Year Built	1908	Living Area (SF)	1,764
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #13					
Address	1121 LIME AVE, LONG BEACH, CA 90813			APN	7274-002-036
Owner	ORTIZ ARNOLD			Lot Size (SF/AC)	6,519/.15
Bedrooms	3	Year Built	1913	Living Area (SF)	1,458
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #14					
Address	625 E 11TH ST, LONG BEACH, CA 90813			APN	7274-002-029
Owner	FOR REAL ESTATE LLC			Lot Size (SF/AC)	2,519/.06
Bedrooms	3	Year Built	1909	Living Area (SF)	983
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #15					
Address	1323 LINDEN AVE, LONG BEACH, CA 90813			APN	7269-028-014
Owner	MACIAS ANTONIO AND JUANA TRS; MACIAS TRUST			Lot Size (SF/AC)	7,864/.18
Bedrooms	4	Year Built	1905	Living Area (SF)	2,052
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	



Fidelity National Title
PASSPORT

ASSESSOR MAP REPORT



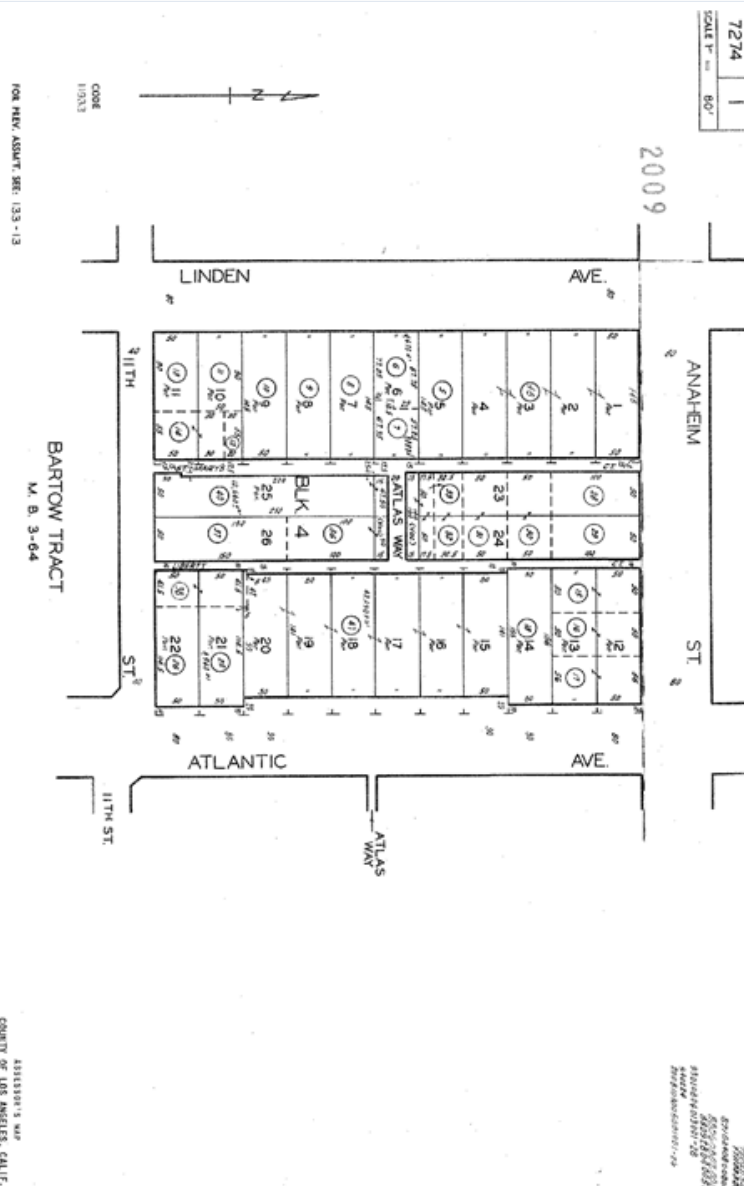
Subject Property Location

Property Address 1230 N SAINT MARYS CT
City, State & Zip LONG BEACH, CA 90813-3330
County LOS ANGELES COUNTY

Report Date: 11/23/2025

Order ID: R202274340

Parcel Number 7274-001-032



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