


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

APN: 7569-004-026 CLIP: 8621879818

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	179,066	N/A	RES ACG	

OWNER INFORMATION			
Owner Name	Delpit L & D Fam Trust	Tax Billing City & State	Long Beach, CA
Owner Name 2	Marital Trust	Tax Billing Zip	90802
Mail Owner Name	Delpit L & D Fam 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	7569-004-026	Water Tax Dist	Central And W Basin
Tax Area	7084	Fire Dept Tax Dist	Consolidated Co
Lot	3		
Legal Description	TR=29543 LOT 3		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$996,320	\$976,785	\$966,770
Assessed Value - Land	\$996,320	\$976,785	\$966,770
YOY Assessed Change (\$)	\$19,535	\$10,015	
YOY Assessed Change (%)	2%	1.04%	
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$10,958		
2021	\$11,116	\$158	1.44%
2022	\$11,165	\$49	0.44%
Special Assessment		Tax Amount	
La Co Haz Abate 62		\$45.05	
Safe Clean Water83		\$8.87	
Flood Control 62		\$29.17	
Lawestmosqab31		\$29.71	
Wbwmwdstdbychg80		\$60.78	
Pvpusdparceltxm31		\$494.13	
La Co Fire Dept 32		\$24.31	
Total Of Special Assessments		\$692.02	

CHARACTERISTICS			
County Land Use	Vacant Residential	Lot Area	179,066
Universal Land Use	Residential Acreage	Lot Shape	Irregular
Lot Acres	4.1108		

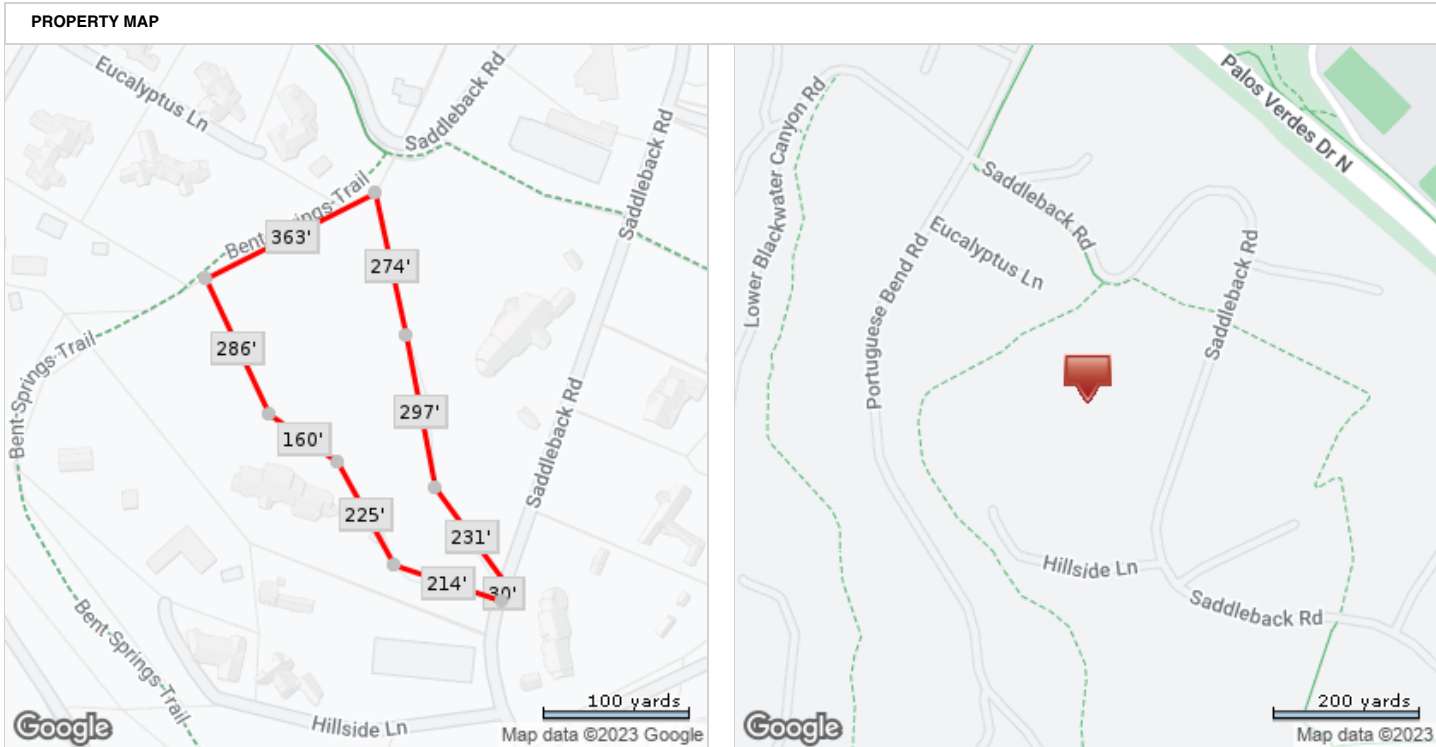
SELL SCORE	
Value As Of	2023-03-19 04:32:18

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/17/1988	Owner Name	Delpit L & D Fam Trust
Multi/Split Sale	Multi	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 04/19/1982 01/05/1981

Sale Date	06/30/2022	11/08/2012			
Sale Price				\$373,500	\$385,000
Nominal	Y	Y			
Buyer Name	Delpit L & D Fam Trust	Deplit Larry & D Family Trust	Delpit Larry D & Dorothy	Delpit Larry D	Charles Song H
Seller Name	Delpit L & D F/Tr	Delpit Larry D & Dorothy	Owner Record	Song Charles H	
Document Number	841338	1852721	1663755	403823	3006
Document Type	Trustee's Deed(Transfer)	Quit Claim Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date		04/19/1982		01/05/1981	
Mortgage Amount		\$173,300		\$273,350	
Mortgage Code		Conventional		Conventional	



*Lot Dimensions are Estimated