

PROPERTY PROFILE



Subject Property:



Site Address
1223 WILDWOOD DR
LOS ANGELES, CA 90041-2438



Mail Address
1223 WILDWOOD DR
LOS ANGELES, CA 90041-2438



Prepared For:

Meg Middleman
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Document Contents



- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Plat Map

Provided By

Elite Team
500 N. Brand Blvd. 200
Glendale, CA 91203
eliteteam@ctt.com

PROPERTY OVERVIEW

1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438

Owner and Geographic Information



Primary Owner:
WEIDEKAT OLAF AND HELGA TRS; WEIDEKAT TRUST
Site Address:
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438

Secondary Owner:
Mail Address:
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438

APN: 5480-025-016

Lot Number: 15 **Page / Grid:**

Housing Tract Number:

Legal Description: **Lot Code:** 15
Subdivision: GLEN OAK TERRACE
Legal Brief Description: LOT:15 GLEN OAK TERRACE LOT 15

Property Details

Bedrooms: 3	Year Built: 1976	Square Feet: 1,388
Bathrooms: 2	Garage:	Lot Size: 6,533 SF
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LAR1	Pool: P	Use Code: Single Family Residential

Sale Information



Transfer Date: 12/27/1993 **Seller:** WEIDEKAT, OLAF T; WEIDEKAT, HELGA
Transfer Value: \$0.00 **Document#:** [93-2509197](#)
Cost/Sq Feet:

Assessment and Taxes



Assessed Value: \$140,374.00 **Percent Improvement:** 80.01% **Homeowner Exemption:** H
Land Value: \$28,056.00 **Tax Amount:** \$1,814.64 **Tax Rate Area:** 0-004
Improvement Value: \$112,318.00 **Tax Status:** Current **Tax Account ID:**
Market Improvement Value: **Market Land Value:** **Tax Year:** 2023
Market Value:
County Tax Site URL: <https://vcheck.ttc.lacounty.gov/>

PROPERTY HISTORY
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438
Release Record - 04/25/2023

Recording Date:	04/25/2023	Document#:	23-0265171
Price:		Document Type:	Substitution of Trustee and Full Reconveyance
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	OLAF T WEIDEKAT AND HELGA WEIDEKAT TRUSTEES OF THE OLAF AND HELGA WEIDEKAT TRUST UDT DATED NOVEMBER 3 1993 WHO ACQUIRED TITLE AS: OLAF T WEIDEKAT AND HELGA WEIDEKAT TRUSTEE OF THE OLAF AND HELG_A WEIDEKAT TRUST DATED NOVEMBER 3 1993
Vesting:			
Legal Description:			

Mortgage Record - 10/25/2007

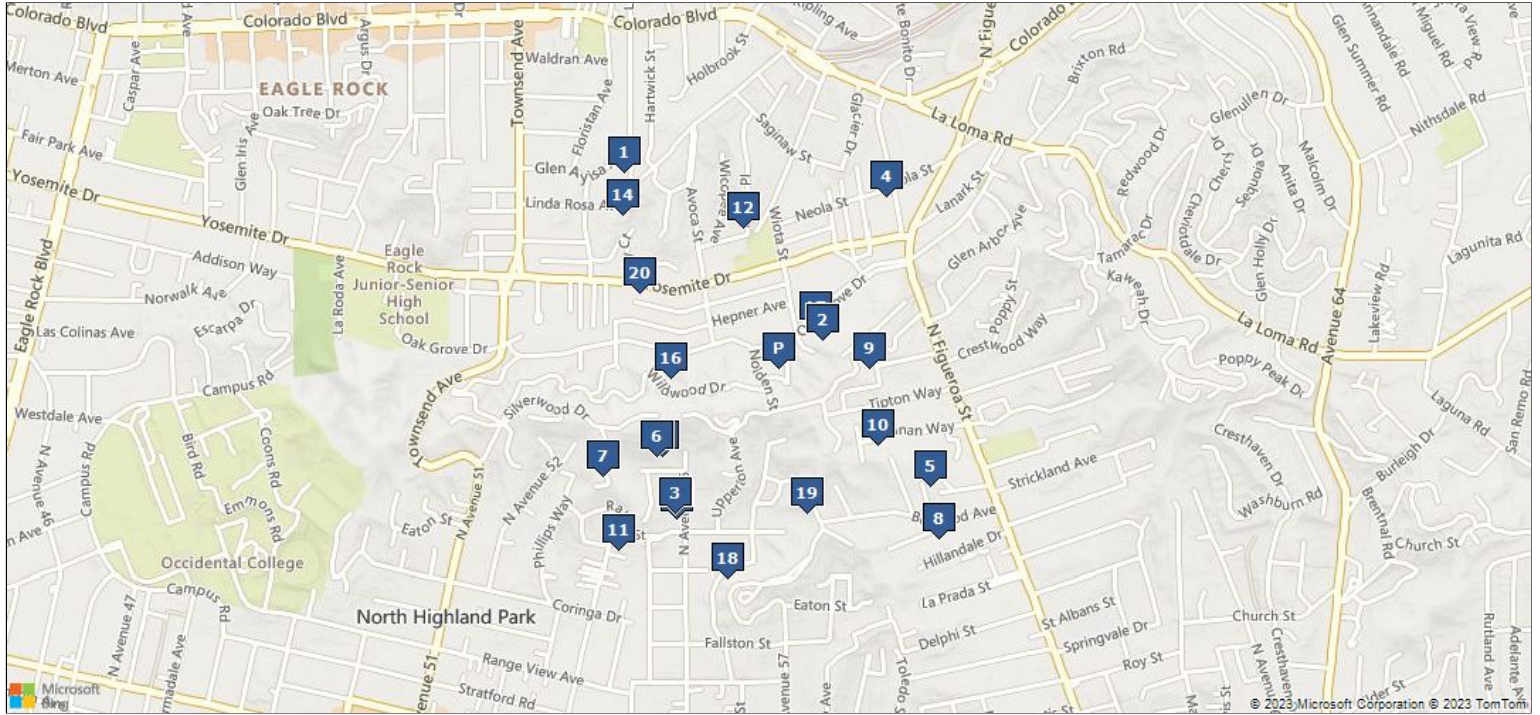
Recording Date:	10/25/2007	Document#:	07-2416899
Loan Amount:	\$100,000.00	Loan Type:	Credit Line
TD Due Date:		Type of Financing:	
Lender Name:	CITIZENS BUSINESS BANK		
Lender Type:		Borrowers Name:	WEIDEKAT, OLAF T; WEIDEKAT, HELGA
Vesting:	TR		
Legal Description:	Lot Number: 15		
	Subdivision: GLEN OAK TERRACE		
	Map Ref: 0		
	City / Muni / Twp: LOS ANGELES		

Prior Transfer - 12/27/1993

Recording Date:	12/27/1993	Document#:	93-2509197
Price:	\$0.00	Document Type:	Individual Deed
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	WEIDEKAT, OLAF T; WEIDEKAT, HELGA	Buyer Vesting:	TR
Seller Name:	WEIDEKAT, OLAF T; WEIDEKAT, HELGA		
Legal Description:	Lot Number: 15		
	Subdivision: GLEN OAK TERRACE		
	Map Ref: MAP15 PG7		
	City / Muni / Twp: LOS ANGELES		

Prior Transfer - 02/25/1977

Recording Date:	02/25/1977	Document#:	
Loan Amount:		Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	
Vesting:			
Legal Description:	Lot Number: 15		
	Subdivision: GLEN OAK TERRACE		
	Legal Brief Description: GLEN OAK TERRACE LOT 15		



- | | |
|-----------------------|-------------------------|
| 1: 4911 LOLETA AVE | 2: 1168 OAK GROVE DR |
| 3: 1811 N AVENUE 56 | 4: 1108 NEOLA ST |
| 5: 1536 N MERCURY DR | 6: 5507 NORDYKE ST |
| 7: 1900 SILVERWOOD LN | 8: 5950 GREAT OAK CIR |
| 9: 911 CRESTWOOD TER | 10: 5912 ANNAN WAY |
| 11: 1854 N AVENUE 53 | 12: 1337 NEOLA ST |
| 13: 1805 N AVENUE 56 | 14: 1506 LINDA ROSA AVE |
| 15: 5515 NORDYKE ST | 16: 1411 WILDWOOD DR |
| 17: 1166 OAK GROVE DR | 18: 1411 N AVENUE 57 |
| 19: 1501 HIGHGATE AVE | 20: 1454 YOSEMITE DR |

Area Sales Analysis

Total Area Sales:	20	Median # of Bedrooms:	3
Median Lot Size:	5,574	Median # of Baths:	2
Median Living Area:	1,447.5	Median Year Built:	1926
Price Range - 2 Yrs:	\$450,000.00 to \$1,900,000.00	Age Range:	9 to 113
Median Value:	\$1,265,500.00	Median Age:	97

COMPARABLE SALES DATA
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438
WEIDEKAT OLAF AND HELGA TRS; WEIDEKAT TRUST - APN: 5480-025-016 - LOS ANGELES COUNTY

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1 4911 LOLETA AVE	09/15/2023	\$1,900,000.00	\$834.00	2278	0/3/3	1991	6671		.43

Site Address:	LOS ANGELES, CA 90041-2312	APN:	5689-023-021
Doc Type:	Grant Deed	Document #:	23-0616241
Price Code:	R	Use Code:	Single Family Residential
Buyer Name:	STEINVURZEL, DAVID - STEINVURZEL, PAUL	Seller Name:	MERCADO, JOSEPH MICHAEL - MERCADO, RUTH ELIZABETH
Loan Amount:		Lender Name:	
Legal:	Lot Number: C		
	Map Ref: MB 8 PG 44		
	City/Muni/Twp: LOS ANGELES		
	Subdivision Name: PARCEL MAP NO L A NO 761		

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2 1168 OAK GROVE DR	08/29/2023	\$1,650,000.00		0	0/0/0		0		.09

Site Address:	LOS ANGELES, CA 90041-2418	APN:	5480-016-021
Doc Type:	Grant Deed	Document #:	23-0574915
Price Code:	R	Use Code:	Single Family Residential
Buyer Name:	YEAGER, JULLA ANN	Seller Name:	OAK GROVE STREET LLC
Loan Amount:		Lender Name:	
Legal:	Lot Number: 17		
	Map Ref: MB 13 PG 88		
	City/Muni/Twp: LOS ANGELES		
	Subdivision Name: LE ENCINA TRACT		

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3 1811 N AVENUE 56	08/11/2023	\$1,365,000.00	\$570.00	2392	0/5/3	1947	6877		.31

Site Address:	LOS ANGELES, CA 90042-1120	APN:	5480-032-012
Doc Type:	Grant Deed	Document #:	23-0532128
Price Code:	R	Use Code:	Single Family Residential
Buyer Name:	LAZARO, CESAR CRUZ - LAZARO, JOCELYN SANTOS	Seller Name:	IPAPO JR, RICARDO A - IPAPO, IMELDA P
Loan Amount:		Lender Name:	
Legal:	Lot Number: 3		
	Map Ref: MB 11 PG 138 139		
	City/Muni/Twp: LOS ANGELES		
	Subdivision Name: ST FRANCIS HEIGHTS TRACT		

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4 1108 NEOLA ST	07/14/2023	\$875,000.00	\$826.00	1059	0/3/1	1923	4822		.35

Site Address:	LOS ANGELES, CA 90041-2406	APN:	5690-029-021
Doc Type:	Grant Deed	Document #:	23-0463508
Price Code:	R	Use Code:	Single Family Residential
Buyer Name:	CRAVEN, JAKE	Seller Name:	IRAHETA, ZULEYMA MARIA LUISA CANCINOS - THE IRAHETA FAMILY LIVING TRUST,
Loan Amount:		Lender Name:	
Legal:	Lot Number: 54		
	Tract Number: 5401		
	Map Ref: MB 57 PG 23		
	City/Muni/Twp: LOS ANGELES		

Comparable Sales Data
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	1536 N MERCURY DR	07/14/2023	\$1,256,000.00	\$503.00	2497	0/4/4	2014	7430		.33

Site Address: LOS ANGELES, CA 90042-2275
Doc Type: Grant Deed
Price Code: R
Buyer Name: VU, KEVIN - ABLAN GO, ERICA
Loan Amount:
Legal:

Lot Number: 6
Tract Number: 62901
Map Ref: MB 1373 PG 98-100
City/Muni/Twp: LOS ANGELES

APN: 5480-002-025
Document #: 23-0464946
Use Code: Single Family Residential
Seller Name: OPENDOOR PROPERTY TRUST I
Lender Name:

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	5507 NORDYKE ST	07/07/2023	\$450,000.00	\$865.00	520	0/1/1	1926	7511		.26

Site Address: LOS ANGELES, CA 90042-1139
Doc Type: Grant Deed
Price Code: R
Buyer Name: RAMOS, DIANA
Loan Amount:
Legal:

Lot Number: 5
Map Ref: MB 11 PG 138 139
City/Muni/Twp: LOS ANGELES
Subdivision Name: ST FRANCIS HEIGHTS

APN: 5480-032-005
Document #: 23-0444853
Use Code: Single Family Residential
Seller Name: POLIDORE, TASHA - ESTATE OF LOUIS ANTHONY POLIDORE,
Lender Name:

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7	1900 SILVERWOOD LN	07/07/2023	\$1,300,000.00	\$712.00	1825	0/3/3	1986	5252		.36

Site Address: LOS ANGELES, CA 90041-3127
Doc Type: Grant Deed
Price Code: R
Buyer Name: JOHNSTON, KATHERINE - JOHNSTON, TRISTAN
Loan Amount:
Legal:

Lot Number: 10
Tract Number: 25337
Map Ref: MB 743 PG 65-67
City/Muni/Twp: LOS ANGELES

APN: 5479-005-028
Document #: 23-0444520
Use Code: Single Family Residential
Seller Name: LANZA, MARIA ANGELITA - LANZA, CHRISTOPHER
Lender Name:

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8	5950 GREAT OAK CIR	06/22/2023	\$1,700,000.00	\$1,435.00	1184	0/3/2	1910	5623		.40

Site Address: LOS ANGELES, CA 90042-1214
Doc Type: Grant Deed
Price Code: R
Buyer Name: SINGER, FANNY - HANNAM, MATTHEW
Loan Amount:
Legal:

Lot Number: 15
Tract Number: 816
Map Ref: MB 16 PG 48
City/Muni/Twp: LOS ANGELES

APN: 5486-003-016
Document #: 23-0407552
Use Code: Single Family Residential
Seller Name: BEATTY JR, NED THOMAS - FISHMAN, REBECCA
Lender Name:

Comparable Sales Data
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9	911 CRESTWOOD TER	06/20/2023	\$1,190,000.00	\$1,370.00	868	0/2/2	1923	4998		.16
	Site Address:	LOS ANGELES, CA 90042-1235			APN:	5480-014-018				
	Doc Type:	Grant Deed			Document #:	23-0400404				
	Price Code:	R			Use Code:	Single Family Residential				
	Buyer Name:	SIGGINS, LUCIE			Seller Name:	KRISKE, JENNIFER RUTH				
	Loan Amount:									
	Legal:	Lot Number:	69		Lender Name:					
		Map Ref:	MB 11 PG 24							
		City/Muni/Twp:	LOS ANGELES							
		Subdivision Name:	ANNANDALE VIEW TERRACE TRACT							
	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
10	5912 ANNAN WAY	06/07/2023	\$1,133,000.00	\$1,281.00	884	0/2/1	1924	4839		.22
	Site Address:	LOS ANGELES, CA 90042-1222			APN:	5480-007-023				
	Doc Type:	Grant Deed			Document #:	23-0370988				
	Price Code:	R			Use Code:	Single Family Residential				
	Buyer Name:	NUROCK, KAMILLA - HILARIDES, LUCY			Seller Name:	BROW, CRISTINA MARIA - 5912 ANNAN WAY TRUST,				
	Loan Amount:									
	Legal:	Lot Number:	46		Lender Name:					
		Tract Number:	248							
		Map Ref:	MB 14 PG 73							
		City/Muni/Twp:	LOS ANGELES							
	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
11	1854 N AVENUE 53	05/19/2023	\$1,275,000.00	\$1,235.00	1032	0/3/2	1928	5525		.42
	Site Address:	LOS ANGELES, CA 90042-1164			APN:	5479-008-024				
	Doc Type:	Grant Deed			Document #:	23-0327715				
	Price Code:	R			Use Code:	Single Family Residential				
	Buyer Name:	FIELD, DEVIN GREENWAY - LONGWELL, VICTORIA			Seller Name:	MUSUBI INVESTMENTS LLC				
	Loan Amount:									
	Legal:	Lot Number:	4		Lender Name:					
		Tract Number:	3428							
		Map Ref:	MB 40 PG 98-100							
		City/Muni/Twp:	LOS ANGELES							
	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
12	1337 NEOLA ST	04/07/2023	\$1,215,000.00	\$923.00	1315	0/2/1	1911	2794		.25
	Site Address:	LOS ANGELES, CA 90041-2447			APN:	5690-011-007				
	Doc Type:	Grant Deed			Document #:	23-0221796				
	Price Code:	R			Use Code:	Single Family Residential				
	Buyer Name:	ROBILLARD, BRIAN - MCNEILL, ANNE			Seller Name:	JENISCH, JOSH				
	Loan Amount:									
	Legal:	Lot Number:	60 61		Lender Name:					
		Map Ref:	MB 10 PG 168							
		City/Muni/Twp:	LOS ANGELES							
		Subdivision Name:	MYERS AND KULLI SYCAMORE GLEN TRACT							

Comparable Sales Data
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
13 1805 N AVENUE 56	04/05/2023	\$1,285,000.00	\$812.00	1582	0/4/2	1924	4996		.31

Site Address: LOS ANGELES, CA 90042-1120
Doc Type: Grant Deed
Price Code: R
Buyer Name: CANDITO, MATTHEW BRIAN - PARRA, FRANK DOMINIC
Loan Amount:
Legal: **Lot Number:** 2
Map Ref: MB 11 PG 138 139
City/Muni/Twp: LOS ANGELES
Subdivision Name: FRANCIS HEIGHTS

APN: 5480-032-011
Document #: 23-0216207
Use Code: Single Family Residential
Seller Name: ZINC HOMES LLC
Lender Name:

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
14 1506 LINDA ROSA AVE	03/31/2023	\$1,582,000.00	\$1,001.00	1580	0/3/1	1927	4796		.38

Site Address: LOS ANGELES, CA 90041-2211
Doc Type: Grant Deed
Price Code: R
Buyer Name: SMITH, KYLE PATRICK - THE KYLE PATRICK SMITH LIVING TRUST,
Loan Amount:
Legal: **Lot Number:** 1 2
Tract Number: 4892
Map Ref: MB 51 PG 81
City/Muni/Twp: LOS ANGELES

APN: 5689-027-002
Document #: 23-0206470
Use Code: Single Family Residential
Seller Name: STEINLEN, ANDREW J
Lender Name:

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
15 5515 NORDYKE ST	03/31/2023	\$1,086,000.00	\$631.00	1720	0/4/4	1911	7509		.25

Site Address: LOS ANGELES, CA 90042-1139
Doc Type: Grant Deed
Price Code: R
Buyer Name: DUNLOP, TREVOR - DUNLOP, KATHLEEN ALANA CLIFFORD
Loan Amount:
Legal: **Lot Number:** 4
Map Ref: MB 11 PG 138 139
City/Muni/Twp: LOS ANGELES
Subdivision Name: ST FRANCIS HEIGHTS TRACT

APN: 5480-032-004
Document #: 23-0206577
Use Code: Single Family Residential
Seller Name: CUBIAS, ARNOLDO A - MENDEZ, INGRID NOEMY
Lender Name:

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
16 1411 WILDWOOD DR	02/24/2023	\$1,210,000.00	\$728.00	1661	0/3/2	1964	9703		.19

Site Address: LOS ANGELES, CA 90041-3130
Doc Type: Grant Deed
Price Code: R
Buyer Name: OSTROFF, JORDYN ELISE - MICHAELS, ZACHARY DAVID
Loan Amount:
Legal: **Lot Number:** 123
Map Ref: MB 11 PG 148
City/Muni/Twp: LOS ANGELES
Subdivision Name: MYERS AND KULLIS OAK GROVE TRACT

APN: 5480-027-020
Document #: 23-0118612
Use Code: Single Family Residential
Seller Name: MESSERLY, ANNA MARIE - THE ANNA MARIE MESSERLY TRUST,
Lender Name:

Comparable Sales Data
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
17 1166 OAK GROVE DR	02/22/2023	\$1,250,000.00		0	0/0/0		0		.10

Site Address: LOS ANGELES, CA 90041-2418

APN: 5480-016-020

Doc Type: Grant Deed

Document #: 23-0112158

Price Code: R

Use Code: Single Family Residential

Buyer Name: 2792 GATEWAY LLC

Seller Name: OAK GROVE STREET LLC

Loan Amount:
Lender Name:
Legal: **Lot Number:** 17

Map Ref: MB 13 PG 88

City/Muni/Twp: LOS ANGELES

Subdivision Name: LA ENCINA TRACT

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
18 1411 N AVENUE 57	01/18/2023	\$1,500,000.00	\$402.00	3724	0/4/4	1992	8102		.37

Site Address: LOS ANGELES, CA 90042-1927

APN: 5485-014-018

Doc Type: Grant Deed

Document #: 23-0034795

Price Code: R

Use Code: Single Family Residential

Buyer Name: JU, ZIQIAN - JIANG, LINGJUN

Seller Name: LITTLE, MARC T

Loan Amount:
Lender Name:
Legal: **Lot Number:** 13 14

Tract Number: 6983

Map Ref: MB 105 PG 89 90

City/Muni/Twp: LOS ANGELES

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
19 1501 HIGHGATE AVE	11/18/2022	\$1,650,000.00	\$721.00	2287	0/4/4	2014	13354		.25

Site Address: LOS ANGELES, CA 90042-1169

APN: 5485-015-030

Doc Type: Grant Deed

Document #: 22-1089465

Price Code: R

Use Code: Single Family Residential

Buyer Name: DAVIS, MARK ALLEN - JENSEN, JAN ELIZABETH

Seller Name: JOHNS, ERNEST - EVEREST SKYE TRUST,

Loan Amount:
Lender Name:
Legal: **Lot Number:** 28 29

Tract Number: 1403

Map Ref: MB 18 PG 198 199

City/Muni/Twp: LOS ANGELES

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
20 1454 YOSEMITE DR	10/26/2022	\$1,000,000.00	\$871.00	1148	0/3/2	1925	7672		.27

Site Address: LOS ANGELES, CA 90041-2809

APN: 5480-022-002

Doc Type: Grant Deed

Document #: 22-1017919

Price Code: R

Use Code: Single Family Residential

Buyer Name: ALLMON, LUCAS - PEZZA, ELIZABETH

Seller Name: MORROW, RONALD - THE LAWRENCE C MORROW TRUST,

Loan Amount:
Lender Name:
Legal: **Lot Number:** 2 3

Map Ref: MB 11 PG 148

City/Muni/Twp: LOS ANGELES

Subdivision Name: MYERS AND KULLIS OAK GROVE TRACT

WEIDEKAT OLAF AND HELGA TRS; WEIDEKAT TRUST - APN: 5480-025-016 - LOS ANGELES COUNTY
Year Built: 1976 **Lot:** 6,533 SF **Bld/Area:** 1388 **Pool:** P **RM/BR/Bth:** /3/2

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	4911 LOLETA AVE	09/15/2023	\$1,900,000.00	\$834.00	2278	0/3/3	1991	6671		.43
2	1168 OAK GROVE DR	08/29/2023	\$1,650,000.00		0	0/0/0		0		.09
3	1811 N AVENUE 56	08/11/2023	\$1,365,000.00	\$570.00	2392	0/5/3	1947	6877		.31
4	1108 NEOLA ST	07/14/2023	\$875,000.00	\$826.00	1059	0/3/1	1923	4822		.35
5	1536 N MERCURY DR	07/14/2023	\$1,256,000.00	\$503.00	2497	0/4/4	2014	7430		.33
6	5507 NORDYKE ST	07/07/2023	\$450,000.00	\$865.00	520	0/1/1	1926	7511		.26
7	1900 SILVERWOOD LN	07/07/2023	\$1,300,000.00	\$712.00	1825	0/3/3	1986	5252		.36
8	5950 GREAT OAK CIR	06/22/2023	\$1,700,000.00	\$1,435.00	1184	0/3/2	1910	5623		.40
9	911 CRESTWOOD TER	06/20/2023	\$1,190,000.00	\$1,370.00	868	0/2/2	1923	4998		.16
10	5912 ANNAN WAY	06/07/2023	\$1,133,000.00	\$1,281.00	884	0/2/1	1924	4839		.22
11	1854 N AVENUE 53	05/19/2023	\$1,275,000.00	\$1,235.00	1032	0/3/2	1928	5525		.42
12	1337 NEOLA ST	04/07/2023	\$1,215,000.00	\$923.00	1315	0/2/1	1911	2794		.25
13	1805 N AVENUE 56	04/05/2023	\$1,285,000.00	\$812.00	1582	0/4/2	1924	4996		.31
14	1506 LINDA ROSA AVE	03/31/2023	\$1,582,000.00	\$1,001.00	1580	0/3/1	1927	4796		.38
15	5515 NORDYKE ST	03/31/2023	\$1,086,000.00	\$631.00	1720	0/4/4	1911	7509		.25
16	1411 WILDWOOD DR	02/24/2023	\$1,210,000.00	\$728.00	1661	0/3/2	1964	9703		.19
17	1166 OAK GROVE DR	02/22/2023	\$1,250,000.00		0	0/0/0		0		.10
18	1411 N AVENUE 57	01/18/2023	\$1,500,000.00	\$402.00	3724	0/4/4	1992	8102		.37
19	1501 HIGHGATE AVE	11/18/2022	\$1,650,000.00	\$721.00	2287	0/4/4	2014	13354		.25
20	1454 YOSEMITE DR	10/26/2022	\$1,000,000.00	\$871.00	1148	0/3/2	1925	7672		.27

NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS
1223 WILDWOOD DR, LOS ANGELES, CA 90041-2438
WEIDEKAT OLAF AND HELGA TRS; WEIDEKAT TRUST

1223 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-016
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,388 **Lot Size:** 6,533 SF
Year Built: 1976 **Garage:**

JOHNSON ROBERT T; ALCALA SYLVIA B

1219 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-017
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 875 **Lot Size:** 6,621 SF
Year Built: 2004 **Garage:**

WILLIAMS, BENNETT RAY; BENNETT RAY WILLIAMS LIVING TRUST,

1245 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-015
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,482 **Lot Size:** 5,041 SF
Year Built: 1966 **Garage:**

OLENIK DAVID AND JANET TRS; OLENIK FAMILY TRUST

1250 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-014
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,565 **Lot Size:** 7,269 SF
Year Built: 1932 **Garage:**

ENDICOTT EVAN J; FAVREAU MEG E

1956 NOLDEN ST, LOS ANGELES, CA 90041

APN: 5480-025-018
Bedrooms: 3 **Bathrooms:** 2
Square Feet: 1,458 **Lot Size:** 6,548 SF
Year Built: 1913 **Garage:**

DENLINGER SYLVIA

1218 OAK GROVE DR, LOS ANGELES, CA 90041

APN: 5480-025-023
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 900 **Lot Size:** 7,549 SF
Year Built: 1914 **Garage:**

COYNE RONALD AND RUTH S TRS; COYNE TRUST

1222 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-005
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 960 **Lot Size:** 6,179 SF
Year Built: 1911 **Garage:**

PHILLIPS JEFFREY D (CO-TR); J AND B PHILLIPS TRUST

1224 OAK GROVE DR, LOS ANGELES, CA 90041

APN: 5480-025-022
Bedrooms: 3 **Bathrooms:** 1
Square Feet: 1,320 **Lot Size:** 7,538 SF
Year Built: 1922 **Garage:**

BAUTISTA EDWIN N

1912 NOLDEN ST, LOS ANGELES, CA 90041

APN: 5480-025-013
Bedrooms: 3 **Bathrooms:** 3
Square Feet: 2,494 **Lot Size:** 7,006 SF
Year Built: 1979 **Garage:**

GHAFFARI MAYSAM; ESMAEILIAN ZIBA

1228 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-006
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 1,028 **Lot Size:** 6,331 SF
Year Built: 1921 **Garage:**

MATOS LILIA A; MATOS FAMILY TRUST

1218 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-004
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 1,357 **Lot Size:** 6,101 SF
Year Built: 1932 **Garage:**

MAY BARBARA J

1214 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-002
Bedrooms: 1 **Bathrooms:** 1
Square Feet: 724 **Lot Size:** 3,041 SF
Year Built: 1909 **Garage:**

SARRAMI MARIVIC L

1232 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-007
Bedrooms: 4 **Bathrooms:** 3
Square Feet: 2,461 **Lot Size:** 6,483 SF
Year Built: 1997 **Garage:**

LOGORECI SUSAN; COOPER BRIAN

1908 NOLDEN ST, LOS ANGELES, CA 90041

APN: 5480-025-012
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 1,048 **Lot Size:** 6,997 SF
Year Built: 1981 **Garage:**

GARDNER KIRK R

1234 OAK GROVE DR, LOS ANGELES, CA 90041

APN: 5480-025-020
Bedrooms: 5 **Bathrooms:** 2
Square Feet: 2,858 **Lot Size:** 9,386 SF
Year Built: 1926 **Garage:**

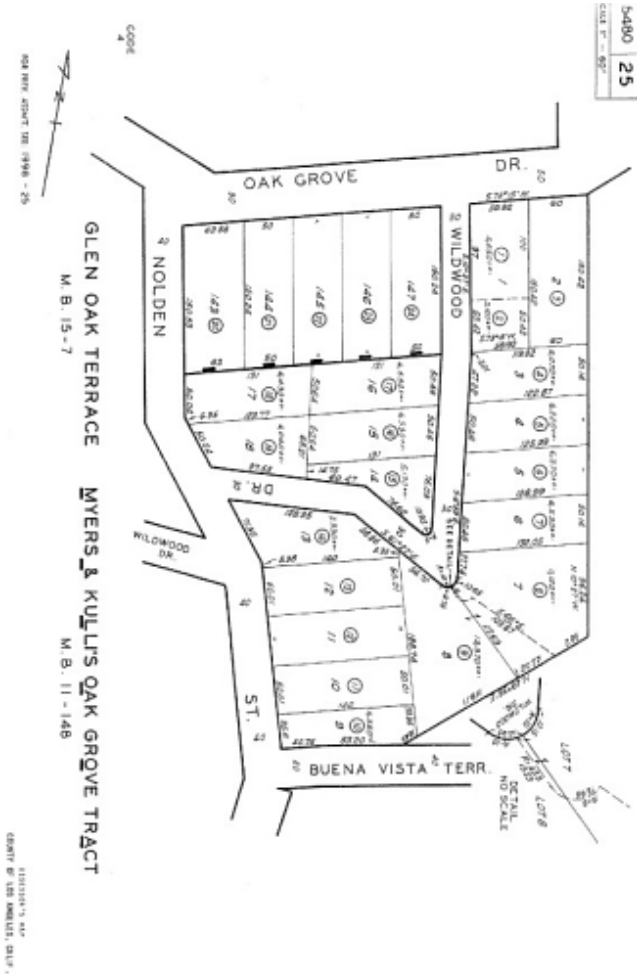
VILLEGAS MANUEL D & ANTONIA N

1234 WILDWOOD DR, LOS ANGELES, CA 90041

APN: 5480-025-008
Bedrooms: 5 **Bathrooms:** 2
Square Feet: 2,139 **Lot Size:** 10,983 SF
Year Built: 1909 **Garage:**

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