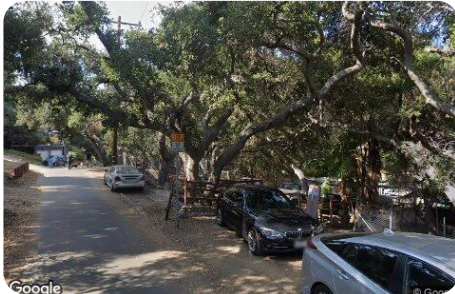


Residential - Vacant Land **RESIDENTIAL**  
CA



**2,865 ft²**  
LOT SIZE

**VALUATION**

Last Sale **\$850,000 · Apr 28, 2026**

**TAX & ASSESSMENT**

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$385 (2025)</b> |
| Assessed Value    | <b>\$26,520</b>     |
| Previous Assessed | <b>\$26,010</b>     |

**PROPERTY FACTS**

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>LOS ANGELES</b>               |
| Lot (acres)   | <b>0.07</b>                      |
| Pool          | <b>No</b>                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Mar 17, 2026 | Resale    | Grant Deed           | \$850,000 |                    | \$350K |
| May 21, 2024 | Financing | Intrafamily Transfer |           |                    |        |
| Feb 17, 2024 | Resale    | Grant Deed           | \$650,000 |                    | \$300K |
| May 14, 2003 | Quitclaim | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Brainard Elementary School   | Elementary | KG–5   | 1.3 mi   |
| Charles MacLay Middle School | Middle     | 6–8    | 2.3 mi   |
| Verdugo Hills High School    | High       | 9–12   | 5.0 mi   |

District: Los Angeles Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|