

Residential - Vacant Land

RESIDENTIAL

CA



2  
BEDS

1  
BATHS

1,088 ft<sup>2</sup>  
LIVING AREA

0.44 ac  
LOT SIZE

1953  
YEAR BUILT

5  
ROOMS

VALUATION

Last Sale

\$499,000 · May 6, 2025

TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$547 (2025) |
| Assessed Value    | \$38,160     |
| Previous Assessed | \$37,412     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | LOS ANGELES               |
| Lot (acres)   | 0.43                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------------|---------------------|-----------|--------------------|--------|
| <b>Apr 22, 2025</b> | Resale          | Grant Deed          | \$499,000 | \$459              | \$324K |
| <b>Oct 7, 2021</b>  | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Feb 19, 1997</b> | Resale          | Grant Deed          | \$50,000  | \$46               |        |
| <b>Apr 27, 1993</b> | Quitclaim       | Quit Claim Transfer |           |                    |        |
| <b>Feb 5, 1993</b>  | Quitclaim       | Quit Claim Transfer | \$10,000  | \$9                |        |
| <b>Apr 5, 1991</b>  | Non-arms-length | Grant Deed          | \$50,000  | \$46               |        |

## ASSIGNED SCHOOLS

| SCHOOL                                         | LEVEL      | GRADES | DISTANCE |
|------------------------------------------------|------------|--------|----------|
| <b>Canyon High School</b>                      | High       | 9–12   | 1.6 mi   |
| <b>Sierra Vista Junior High School</b>         | Middle     | 7–8    | 1.8 mi   |
| <b>Mint Canyon Community Elementary School</b> | Elementary | KG–6   | 2.1 mi   |

District: William S. Hart Union High School District (9-12)

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**