

Residential - Vacant Land

RESIDENTIAL

CA



0.17 ac

LOT SIZE

VALUATION

Last Sale

\$1,782,500 · Dec 4, 2025

TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,263 (2025) |
| Assessed Value    | \$406,000      |
| Previous Assessed | \$111,639      |

PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | LOS ANGELES               |
| Lot (acres)   | 0.17                      |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE       | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|------------|-------------|--------------------|------|
| Nov 13, 2025 | Resale    | Grant Deed | \$1,782,500 |                    |      |
| May 22, 2024 | Financing | DTOT       |             |                    |      |
| Dec 11, 2024 | Resale    | Grant Deed | \$8,040,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| Germain Academy for Academic Achievement | Elementary | KG–5   | 1.7 mi   |
| Ernest Lawrence Middle School            | Middle     | 6–8    | 2.2 mi   |
| Chatsworth Charter High School           | High       | 9–12   | 2.4 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 |
|-----------|----------------|