

Property Detail Report

Avenue Q VIC, Black Point, CA 93591

APN: 3030-007-031

Los Angeles County Data as of: 04/25/2019

Owner Information

Owner Name: Jia Yun Dredge Development Co Ltd
Vesting: Company / Corporation
Mailing Address: 17843 Colima Rd, City Of Industry, CA 91748-1729
Occupancy: Unknown

Location Information

Legal Description: Se 1/4 Of Se 1/4 Of Se 1/4 (Ex Of St) Of Lot 23
County: Los Angeles, CA
APN: 3030-007-031
Alternate APN:
Munic / Twnshp: Region/Cluster: 01/01010
Twnshp-Rng-Sec: 06N-09W-23
Census Tract / Block: 900104 / 3033
Subdivision: Tract #:
Legal Lot / Block: 23 /
Neighborhood: School District: Antelope Valley Union High School District
Legal Book / Page:
Elementary School: Vista San Gabriel...
Middle School: Challenger Middle...
High School: Littlerock High Sc...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 11/08/2004 / 11/17/2004
Price: \$60,000
Transfer Doc #: 2004.2979393
Buyer Name: Jia Yun Dredge Dev Co Ltd
Seller Name: Lin Owen D & Judy C
Deed Type: Deed

Last Market Sale

Sale / Rec Date: 11/08/2004 / 11/17/2004
Sale Price / Type: \$60,000 / Full Value
Deed Type: Deed
Multi / Split Sale:
Price / Sq. Ft.:
New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
Sale Doc #: 2004.2979393
Seller Name: Lin, Owen D & Judy C
Lender:
Title Company: Fidelity National Title

Prior Sale Information

Sale / Rec Date: 08/16/2002 / 08/23/2002
Sale Price / Type: \$23,000 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type: 1st Mtg Rate / Type:
Prior Sale Doc #: 2002.1987417
Prior Lender:

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Desert
State Use:
County Use: 580V - Desert-Vacant
Site Influence:
Flood Zone Code: X
Community Name: Los Angeles County
Lot Area: 414,919 Sq. Ft.
Lot Width / Depth:
Usable Lot: 3111
Acres: 9.52
Flood Map #: 06037C0750F
Flood Panel #: 0750F
Zoning: LCA12*
of Buildings:
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 09/26/2008
Inside SFHA: False

Tax Information

Assessed Year: 2018
Tax Year: 2018
Tax Area: 9-820
Property Tax: \$923.24
Exemption:
Assessed Value: \$73,499
Land Value: \$73,499
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Transaction History Basic

Avenue Q VIC, Black Point, CA 93591

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Current Owner: Jia Yun Dredge Dev Co Ltd

Vesting: Company / Corporation
2004 - Present

CONVEYANCES									
Date	Rec Date	Verified	Price	Type	Title Company	Buyer	Seller	Document #	
11/08/2004	11/17/2004	✓	\$60,000	Full Value	Fidelity National Title	Jia Yun Dredge Dev Co Ltd	Lin Owen D & Judy C	2004.297939 3	

Prior Owner: Lin Judy / Lin Owen

2002 - 2004

CONVEYANCES									
Date	Rec Date	Verified	Price	Type	Title Company	Buyer	Seller	Document #	
08/16/2002	08/23/2002	✓	\$23,000	Full Value		Lin Judy / Lin Owen	Ampac Properties Inc	2002.198741 7	

Prior Owner: Ampac Properties Inc

1989 - 2002

LIENS										
Date	Type	Verified	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #	
11/20/1989	Trust Deed/Mortgage		\$70,770	Han Sang B&Jung	Ampac Properties Inc	Conventional				
09/08/1989	Trust Deed/Mortgage		\$39,750	Ampac Props	Houston Nolan E&	Conventional				

CONVEYANCES									
Date	Rec Date	Verified	Price	Type	Title Company	Buyer	Seller	Document #	
07/14/1995	07/21/1995					Ampac Properties Inc	Bum, Sang & Jung H	1995.118593 5	
11/13/1989	11/20/1989		\$7,500	Partial	Chicago Title	Han Sang B&Jung	Ampac	1989.186319 6	
09/01/1989	09/08/1989		\$53,000		Chicago Title	Ampac Props	Houston Nolan E	1989.144796 5	

Sales Comparables

Avenue Q VIC, Black Point, CA 93591

APN: 3030-007-031

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Subject Property

Avenue Q VIC, Black Point, CA 93591

Sale Price / Type: \$60,000 / Full Value

Sale / Rec Date: 11/08/2004 / 11/17/2004

Sale Doc #: 2004.2979393

Year Built / Eff:

Assessed Value: \$73,499

Land Use: Desert

Owner Name:

Jia Yun Dredge Development Co Ltd

Mailing Address:

17843 Colima Rd, City Of Industry, CA 91748-1729

County:

Los Angeles

APN:

3030-007-031

Subdivision:

Census Tct / Blk:

/ 3033

1st Mtg / Type:

\$0 /

Res / Comm Units:

Lot Area:

414,919 Sq. Ft.

Living Area:

Pool:

Bedrooms:

0

Baths (F / H):

0 / 0

Total Rooms:

Zoning:

LCA12*

Acres:

9.52

Cooling:

Fireplace:

Parking Type:

Flood Zone Code: X

Stories:

Roof Material:

Prior Sale Price: \$23,000

Prior Sale Date:

Prior Rec Date: 08/23/2002

Prior Sale Doc #: 2002.1987417

Search Criteria

Months Back: 13

Distance From Subject: 2.2 mi

Living Area

+ / -

Land Use:

User Defined

Difference:

12 Comparable Properties Found

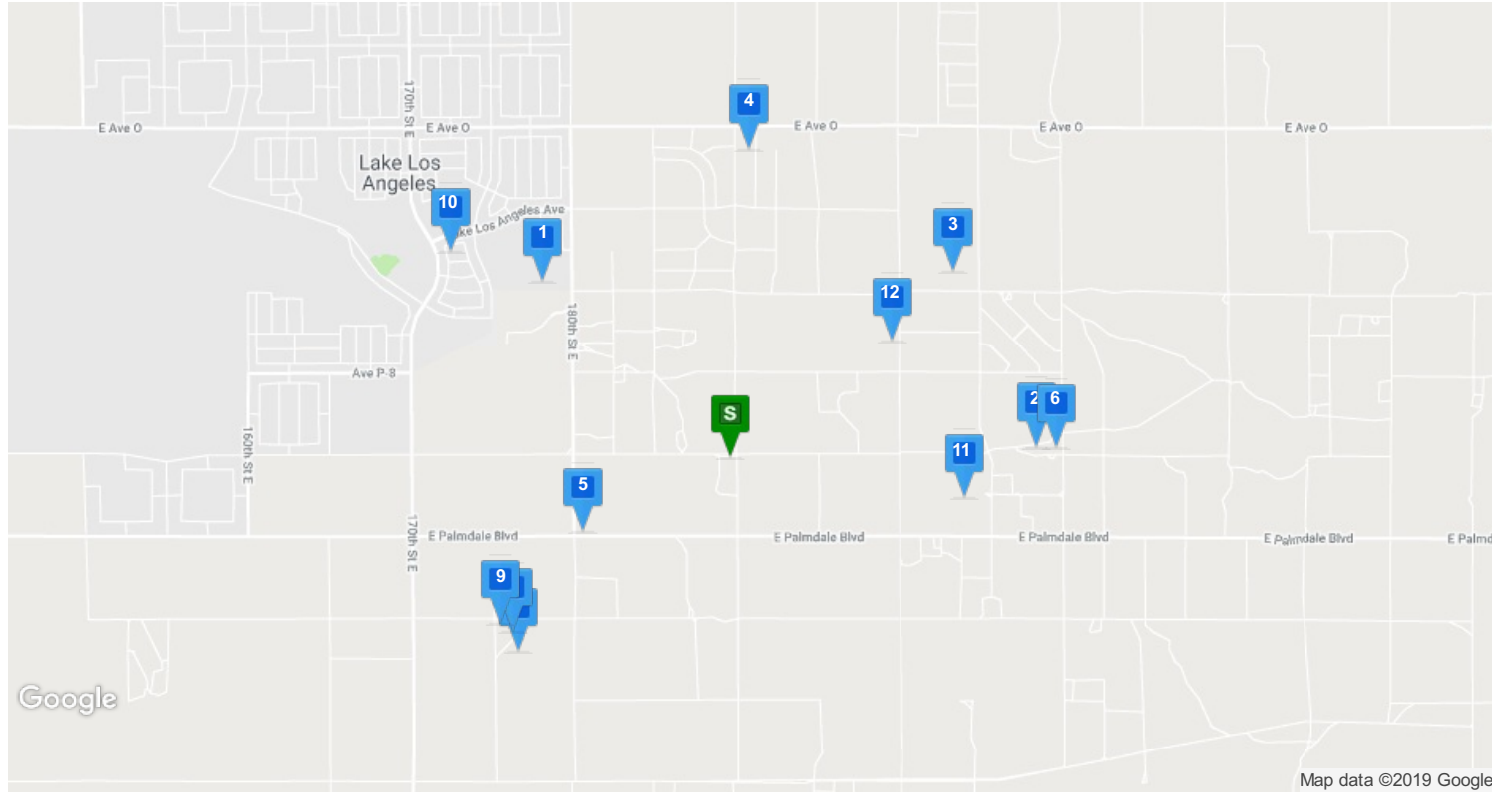
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$60,000	\$17,000	\$35,667	\$60,000
Living Area		0	0	0
Price / Sq. Ft.				
Bedrooms		0	0	0
Baths		0	0	0
Lot Area	414,919 Sq. Ft.	21,103 Sq. Ft.	432,068 Sq. Ft.	1,186,804 Sq. Ft.
Stories				
Year Built				
Distance		1.05 mi	1.69 mi	2.10 mi

Sales Comparables

Avenue Q VIC, Black Point, CA 93591

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Subject Property Comparables

COMPARABLES										
#	MI	Address	Sold	Sold For	Rec Date	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	1.54		02/08/2019	\$17,000	02/21/2019				21,103	
2	1.90	Q Ave VIC 210e Largo Vis, Black Point, CA 93591	12/26/2018	\$23,000	01/22/2019				445,847	
3	1.75	Avenue P VIC, Black Point, CA 93591	06/05/2018	\$18,000	06/21/2018				882,271	
4	1.83	Corner Avenue O Pav, Black Point, CA 93591	06/06/2018	\$40,000	06/28/2018				891,103	
5	1.05	Corner Palmdale Blvd, Black Point, CA 93591	02/21/2019	\$30,000	02/27/2019				108,898	
6	2.02	210e Largo Vista Rd VIC, Black Point, CA 93591	12/26/2018	\$23,000	01/22/2019				412,290	
7	1.83	R2 VIC Ave, Black Point, CA 93591	03/08/2019	\$60,000	03/26/2019				441,044	
8	1.76	VIC Avenue R, Black Point, CA 93591	03/08/2019	\$60,000	03/26/2019				617,437	
9	1.80	VIC Avenue R, Black Point, CA 93591	03/08/2019	\$60,000	03/26/2019				43,224	
10	2.10	Lake Spring Ave #171s, Lake Los Angeles, CA 93591	02/05/2019	\$20,000	02/11/2019				23,969	

11	1.49	551 N Lucerne Blvd, Los Angeles, CA 90004-1204	06/07/2018	\$37,000	07/03/2018	1,186,804
12	1.20	200 E Avenue P4 #VIC, Palmdale, CA 93550-3235	09/25/2018	\$40,000	12/07/2018	110,821

**Comp #1 - 1.54 Miles From Subject**

Sale Price / Type: \$17,000 /
 Sale / Rec Date: 02/08/2019 / 02/21/2019

Sale Doc #: 2019.153543

Year Built / Eff:
 Assessed Value: \$66,052
 Land Use: Vacant -Residential Land
 Owner Name: Keesling Vermont Rayne
 Mailing Address: 41035 18th St, Palmdale, CA 93551-2230
 County: Los Angeles
 APN: 3072-026-023
 Subdivision: 28493
 Census Tct / Blk:
 1st Mtg / Type: \$12,000 /
 Res / Comm Units:

Lot Area: 21,103 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCRA20000*
 Acres: 0.48
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price: \$55,000
 Prior Sale Date: 04/19/2006
 Prior Rec Date: 05/19/2006
 Prior Sale Doc #: 2006.1105181

**Comp #2 - 1.90 Miles From Subject
Q Ave VIC 210e Largo Vis, Black Point, CA 93591**

Sale Price / Type: \$23,000 /
 Sale / Rec Date: 12/26/2018 / 01/22/2019

Sale Doc #: 2019.61011

Year Built / Eff:
 Assessed Value: \$14,986
 Land Use: Desert
 Owner Name: Goldberg William
 Mailing Address: Po Box 1084, Highland Park, IL 60035-7084
 County: Los Angeles
 APN: 3082-030-008
 Subdivision:
 Census Tct / Blk: 900104 / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 445,847 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA12*
 Acres: 10.24
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price: \$27,500
 Prior Sale Date:
 Prior Rec Date: 10/17/2003
 Prior Sale Doc #: 2003.3102801

**Comp #3 - 1.75 Miles From Subject
Avenue P VIC, Black Point, CA 93591**

Sale Price / Type: \$18,000 /
 Sale / Rec Date: 06/05/2018 / 06/21/2018

Sale Doc #: 2018.622574

Year Built / Eff:
 Assessed Value: \$30,000
 Land Use: Desert
 Owner Name: Sores Myriam Manuela
 Mailing Address: 55230 Driftwood Pl, Palmdale, CA 93552
 County: Los Angeles
 APN: 3082-003-022
 Subdivision:
 Census Tct / Blk: / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 882,271 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA12*
 Acres: 20.25
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price: \$106,500
 Prior Sale Date: 01/11/2008
 Prior Rec Date: 01/17/2008
 Prior Sale Doc #: 2008.98330



Comp #4 - 1.83 Miles From Subject
Corner Avenue O Pav, Black Point, CA 93591

Sale Price / Type: \$40,000 /
 Sale / Rec Date: 06/06/2018 / 06/28/2018

Sale Doc #: 2018.645059

Year Built / Eff:
 Assessed Value: \$25,900
 Land Use: Desert
 Owner Name: Equity Trust Co / Hwang Jenn Dwo
 Mailing Address: 33027 Garfinkle St, Union City, CA 94587-5456
 County: Los Angeles
 APN: 3076-014-017
 Subdivision:
 Census Tct / Blk: / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 891,103 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA12*
 Acres: 20.46
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price: \$12,000
 Prior Sale Date: 08/19/2010
 Prior Rec Date: 11/16/2010
 Prior Sale Doc #: 2010.1643812



Comp #5 - 1.05 Miles From Subject
Corner Palmdale Blvd, Black Point, CA 93591

Sale Price / Type: \$30,000 /
 Sale / Rec Date: 02/21/2019 / 02/27/2019

Sale Doc #: 2019.171537

Year Built / Eff:
 Assessed Value: \$1,774
 Land Use: Desert
 Owner Name: Sloney Willard Craig / Bud Sloney Trust
 Mailing Address: 22510 E Avenue O, Palmdale, CA 93591
 County: Los Angeles
 APN: 3030-023-031
 Subdivision:
 Census Tct / Blk: 900104 / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 108,898 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA121/2*
 Acres: 2.50
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price:
 Prior Sale Date:
 Prior Rec Date:
 Prior Sale Doc #:



Comp #6 - 2.02 Miles From Subject
210e Largo Vista Rd VIC, Black Point, CA 93591

Sale Price / Type: \$23,000 /
 Sale / Rec Date: 12/26/2018 / 01/22/2019

Sale Doc #: 2019.61011

Year Built / Eff:
 Assessed Value: \$13,739
 Land Use: Desert
 Owner Name: Goldberg William
 Mailing Address: Po Box 1084, Highland Park, IL 60035-7084
 County: Los Angeles
 APN: 3082-030-007
 Subdivision:
 Census Tct / Blk: 900104 / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 412,290 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA12*
 Acres: 9.46
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price: \$27,500
 Prior Sale Date:
 Prior Rec Date: 10/17/2003
 Prior Sale Doc #: 2003.3102801

**Comp #7 - 1.83 Miles From Subject****R2 VIC Ave, Black Point, CA 93591**

Sale Price / Type: \$60,000 /
 Sale / Rec Date: 03/08/2019 / 03/26/2019

Sale Doc #: 2019.262277

Year Built / Eff:
 Assessed Value: \$33,777
 Land Use: Desert
 Owner Name: Orozco Ismael Ambriz / Ambriz Jesse
 Mailing Address: 5810 Lanto St, Bell Gardens, CA 90201-1620
 County: Los Angeles
 APN: 3075-014-016
 Subdivision:
 Census Tct / Blk: 900104 / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 441,044 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA22*
 Acres: 10.12
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price: \$30,000
 Prior Sale Date: 11/09/2007
 Prior Rec Date: 12/03/2010
 Prior Sale Doc #: 2010.1774768

**Comp #8 - 1.76 Miles From Subject****VIC Avenue R, Black Point, CA 93591**

Sale Price / Type: \$60,000 /
 Sale / Rec Date: 03/08/2019 / 03/26/2019

Sale Doc #: 2019.262277

Year Built / Eff:
 Assessed Value: \$26,691
 Land Use: Desert
 Owner Name: Orozco Ismael Ambriz / Ambriz Jesse
 Mailing Address: 5810 Lanto St, Bell Gardens, CA 90201-1620
 County: Los Angeles
 APN: 3075-014-003
 Subdivision:
 Census Tct / Blk: 900104 / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 617,437 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA22*
 Acres: 14.17
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price:
 Prior Sale Date:
 Prior Rec Date:
 Prior Sale Doc #:

**Comp #9 - 1.80 Miles From Subject****VIC Avenue R, Black Point, CA 93591**

Sale Price / Type: \$60,000 /
 Sale / Rec Date: 03/08/2019 / 03/26/2019

Sale Doc #: 2019.262277

Year Built / Eff:
 Assessed Value: \$3,847
 Land Use: Vacant -Residential Land
 Owner Name: Orozco Ismael Ambriz / Ambriz Jesse
 Mailing Address: 5810 Lanto St, Bell Gardens, CA 90201-1620
 County: Los Angeles
 APN: 3075-014-002
 Subdivision: 28485
 Census Tct / Blk: 900104 / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 43,224 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA22*
 Acres: 0.99
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price:
 Prior Sale Date:
 Prior Rec Date:
 Prior Sale Doc #:



Comp #10 - 2.10 Miles From Subject
Lake Spring Ave #171s, Lake Los Angeles, CA 93591

Sale Price / Type: \$20,000 /
 Sale / Rec Date: 02/05/2019 / 02/11/2019

Sale Doc #: 2019.122179

Year Built / Eff:
 Assessed Value: \$5,000
 Land Use: Vacant -Residential Land
 Owner Name: Lopez Raul Alexander
 Mailing Address: 8781 Colbath Ave, Panorama City, CA 91402-2633
 County: Los Angeles
 APN: 3072-005-025
 Subdivision: 28494
 Census Tct / Blk: 900104 / 3033
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 23,969 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCR320U*
 Acres: 0.55
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price: \$68,500
 Prior Sale Date: 03/10/2006
 Prior Rec Date: 04/18/2006
 Prior Sale Doc #: 2006.841241



Comp #11 - 1.49 Miles From Subject
551 N Lucerne Blvd, Los Angeles, CA 90004-1204

Sale Price / Type: \$37,000 /
 Sale / Rec Date: 06/07/2018 / 07/03/2018

Sale Doc #: 2018.662033

Year Built / Eff:
 Assessed Value: \$27,124
 Land Use: Desert
 Owner Name: Investment Land Network LLC
 Mailing Address: 3142 Pacific Coast Hwy #200, Torrance, CA 90505-6750
 County: Los Angeles
 APN: 3084-001-004
 Subdivision:
 Census Tct / Blk: 192300 / 1003
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 1,186,804 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA12*
 Acres: 27.24
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price:
 Prior Sale Date:
 Prior Rec Date:
 Prior Sale Doc #:



Comp #12 - 1.20 Miles From Subject
200 E Avenue P4 #VIC, Palmdale, CA 93550-3235

Sale Price / Type: \$40,000 /
 Sale / Rec Date: 09/25/2018 / 12/07/2018

Sale Doc #: 2018.1234729

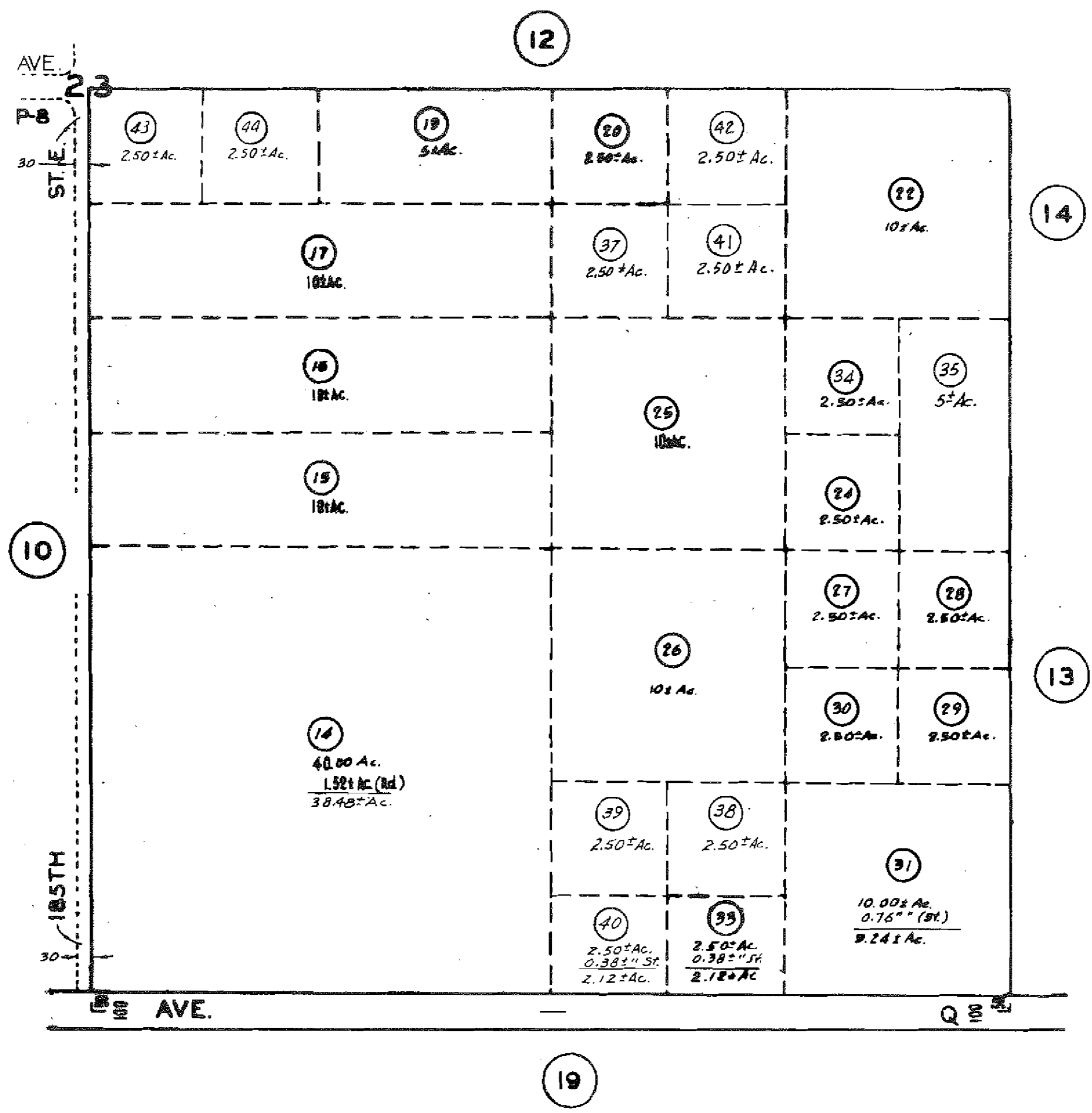
Year Built / Eff:
 Assessed Value: \$2,244
 Land Use: Desert
 Owner Name: Oshodi Gbolahan Bolaji / Oshodi Adenike Alaile
 Mailing Address: 1730 W 146th St #2, Gardena, CA 90247-2367
 County: Los Angeles
 APN: 3030-026-048
 Subdivision:
 Census Tct / Blk: 910201 / 2006
 1st Mtg / Type: \$35,910 /
 Res / Comm Units:

Lot Area: 110,821 Sq. Ft.
 Living Area:
 Pool:
 Zoning: LCA12*
 Acres: 2.54
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone Code: X

Bedrooms: 0
 Baths (F / H): 0 / 0
 Total Rooms:
 Stories:
 Roof Material:
 Prior Sale Price: \$72,000
 Prior Sale Date:
 Prior Rec Date: 05/23/1991
 Prior Sale Doc #: 1991.755354

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

1990



CODE
9820

T. 6 N., R. 9 W.

FOR PREV. ASSM'T SEE:
3030 - 12

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

