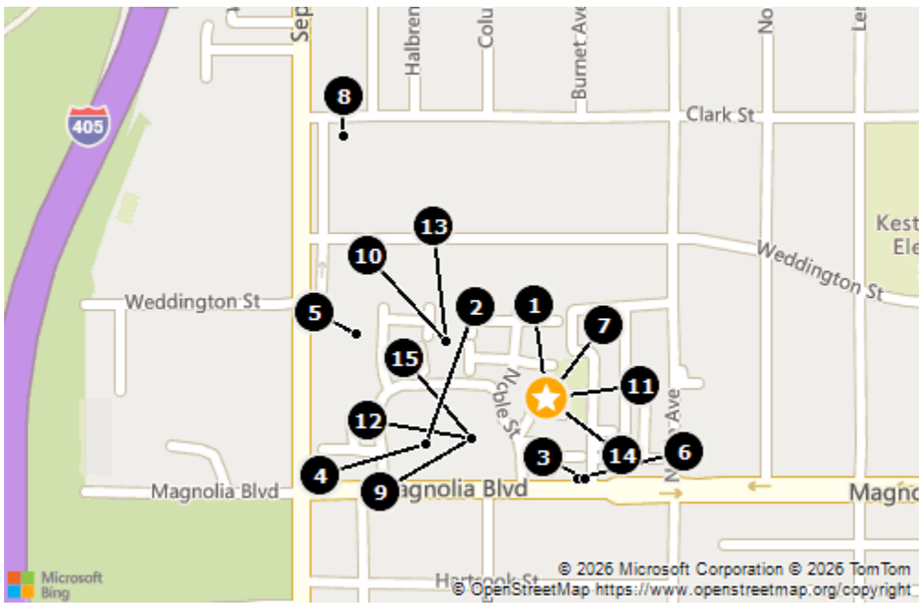
ICE SiteX Report

OrderID: 97987149

SiteX Property Information Report



Subject Property Location

15133 MAGNOLIA BLVD, SHERMAN OAKS, CA 91403-1228

County:	**LOS ANGELES CA**	Census Tract:	060371288.012007
Property Use:	Condominium Unit (Residential)	Zoning:	LARD1.5
Parcel Number:	2250-022-010	Thomas Bros Pg-Grid:	561-3H

Valuation

Value:	**$772,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$702,520 - $841,480	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	0-013
Assd Land Value:	$136,553	Market Land Value:		Tax Year:	2025
Assd Improvement:	$183,184	Market Improvment Value:		Total Taxable Value:	$3,972
Total Assessed Value:	$319,737	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Subdivision: PHASE 1-A OF OAK POINTE PROJECT #1 Tract No: 28227
Abbreviated Description: *TR=28227 CONDOMINIUM*UNIT 10

Property Characteristics

Lot Size:	3.769 AC	Bedrooms:	2	Pool:	Yes
Building Area:	1552 SF	Baths:	3	Fireplace:	
Year Built:	1976	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/06/2022	Sales Price:	$400,000
Document #:	22-0383754 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2008	Sales Price:	$400,000
Document #:	08-1437333 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/26/2007	Loan Amount:	N/A
Document #:	07-0693882 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Subdivision: PHASE 1-A OF OAK POINTE PROJECT #1 Tract No: 28227 Legal Unit: 10
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	08/14/2006	Sales Price:	$300,000
Document #:	06-1800665 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

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Legal Description:

Prior Transfer

Recording Date:	07/21/2006	Sales Price:	N/A
Document #:	06-1609954 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/17/2006		
Document Type:			

Legal Description:
Lot: 1 Subdivision: PHASE 1-A OF OAK POINTE PROJECT #1 Tract No: 28227 Legal Unit: 10 Map Ref: MB861 PG60&61
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	03/29/2004	Loan Amount:	N/A
Document #:	04-0729435 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 1 Subdivision: OAK POINTE PROJECT #1 Tract No: 28227 Phase No: 1-A Legal Unit: 10
Abbreviated Description: PORTION LOT1
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/29/2004	Sales Price:	N/A
Document #:	04-0729434 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/25/2004		
Document Type:			

Legal Description:
Lot: 1 Subdivision: OAK POINTE PROJECT #1 Tract No: 28227 Phase No: 1-A Legal Unit: 10 Map Ref: MB861 PG60&61
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/29/2004	Sales Price:	N/A
Document #:	04-0729433 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/15/2004		
Document Type:			

Legal Description:
Lot: 1 Subdivision: OAK POINTE PROJECT #1 Tract No: 28227 Phase No: 1-A Legal Unit: 10 Map Ref: MB861 PG60&61
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	06/25/2003	Sales Price:	N/A
Document #:	03-1819621 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/09/2003		
Document Type:			

Legal Description:
Lot: 1 Subdivision: OAK POINTE PROJECT #1 Tract No: 28227 Phase No: A Legal Unit: 10 Map Ref: MB861 PG60&61
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	07/18/2001	Sales Price:	N/A
Document #:	01-1255533 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	07/09/2001		
Document Type:			

Legal Description:
Lot: 1 Subdivision: OAK POINTE PROJECT #1 Tract No: 28227 Phase No: A Legal Unit: 10 Map Ref: MB861 PG60&61
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	07/18/2001	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: PHASE 1-A OF OAK POINTE PROJECT #1 Tract No: 28227
Abbreviated Description: *TR=28227 CONDOMINIUM*UNIT 10

Prior Transfer

Recording Date:	11/19/1996	Sales Price:	$165,000
Document #:	96-1867603 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/07/1996		
Document Type:			

Legal Description:
Lot: 1 Subdivision: OAK POINTE PROJECT #1
Abbreviated Description: *TR=28227 CONDOMINIUM*UNIT 10
City/Muni/Twp: LOS ANGELES

Area Sales Analysis

Total Area Sales	$10,797,000	Median # of Bedrooms	2
Median Lot Size	131,726 SF	Median # of Baths	3
Median Living Area	1,541 SF	Median Year Built	1978
Price Range - 2 Yrs	$515,000 to $899,000	Age Range	22 years to 50 years
Median Value	$800,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	0Mi.	**15129 MAGNOLIA BLVD SHERMAN OAKS, CA 91403-1227**	06/17/2026	$800,000	$519	1541	/2/3	1976	164,178 SF	Yes

APN: 2250-022-004 Document #: 26-0442870
Document Type: Price Code: R

ICE SiteX Report

OrderID: 97987149

Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: OAK POINTE Tract No: 28227 Phase No: 1-A Legal Unit: 4 MapRef: MB 861 PG 60&61 Abbreviated Description: Lot:1 Subdivision:OAK POINTE Tract No:28227 Phase No:1-A Legal Unit:4 Map Ref:MB 861 PG 60&61City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

2	.09Mi.	**15215 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1116**	06/03/2026	$515,000	$456	1127	/2/2	1979	82,372 SF	Yes

APN: 2250-003-153 Document #: 26-0406152
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: OAK POINTE Tract No: 25182 Phase No: II-B Legal Unit: 2 MapRef: MB 874 PG 30&31 Abbreviated Description: Lot:2 Subdivision:OAK POINTE Tract No:25182 Phase No:II-B Legal Unit:2 Map Ref:MB 874 PG 30&31City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

3	0Mi.	**15157 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1236**	04/29/2026	$860,000	$516	1666	/3/3	1976	164,178 SF	Yes

APN: 2250-022-046 Document #: 26-0305730
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 28227 Legal Unit: 46 MapRef: MB 861 PG 60&61 Abbreviated Description: Lot:1 Tract No:28227 Legal Unit:46 Map Ref:MB 861 PG 60&61City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

4	.09Mi.	**15215 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1120**	03/27/2026	$538,500	$477	1127	/2/2	1979	82,372 SF	Yes

APN: 2250-003-194 Document #: 26-0215082
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 2 Subdivision: OAK POINTE Tract No: 25182 Phase No: II Legal Unit: 43 MapRef: MB 674 PG 30&31 Abbreviated Description: Lot:2 Subdivision:OAK POINTE Tract No:25182 Phase No:II Legal Unit:43 Map Ref:MB 674 PG 30&31City/Muni/Twp:LONG BEACH City/Muni/Twp: LONG BEACH

5	.13Mi.	**15231 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1140**	03/26/2026	$585,000	$494	1184	/2/2	1979	136,518 SF	Yes

APN: 2250-023-022 Document #: 26-0210909
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: OAK POINTE Tract No: 32302 Phase No: III Legal Unit: 22 MapRef: MB 882 PG 25&26 Abbreviated Description: Lot:1 Subdivision:OAK POINTE Tract No:32302 Phase No:III Legal Unit:22 Map Ref:MB 882 PG 25&26City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

6	0Mi.	**15161 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1237**	02/26/2026	$845,000	$507	1666	/3/3	1976	164,178 SF	Yes

APN: 2250-022-052 Document #: 26-0137745
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: OAK POINTE Tract No: 28227 Phase No: 1-A Legal Unit: 52 MapRef: MB 861 PG 60&61 Abbreviated Description: Subdivision:OAK POINTE Tract No:28227 Phase No:1-A Legal Unit:52 Map Ref:MB 861 PG 60&61City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

7	0Mi.	**15137 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1231**	02/24/2026	$830,000	$498	1666	/3/3	1976	164,178 SF	Yes

APN: 2250-022-017 Document #: 26-0129562
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: OAK POINTE Tract No: 28227 Phase No: 1-A Legal Unit: 17 MapRef: MB 861 PG 60&61 Abbreviated Description: Lot:1 Subdivision:OAK POINTE Tract No:28227 Phase No:1-A Legal Unit:17 Map Ref:MB 861 PG 60&61City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

8	.22Mi.	**15248 CLARK ST** **SHERMAN OAKS, CA 91411-3576**	12/30/2025	$800,000	$446	1793	/3/3	2004	10,389 SF	

APN: 2250-004-059 Document #: 25-0943909
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 53859 Legal Unit: 104 MapRef: MB 1293 PG 91&92 Abbreviated Description: Lot:1 Tract No:53859 Legal Unit:104 Map Ref:MB 1293 PG 91&92City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

9	.05Mi.	**15207 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1108**	12/04/2025	$527,000	$499	1056	/2/2	1978	75,969 SF	Yes

APN: 2250-003-048 Document #: 25-0873415
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Tract No: 25182 Phase No: II-A Legal Unit: 16 MapRef: MB 874 PG 30&31 Abbreviated Description: Lot:1 Tract No:25182 Phase No:II-A Legal Unit:16 Map Ref:MB 874 PG 30&31City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

10	.08Mi.	**15225 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1134**	10/30/2025	$899,000	$575	1562	/3/3	1979	131,726 SF	

APN: 2250-003-138 Document #: 25-0755446
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: OAK POINTE Tract No: 27754 Phase No: 1-B Legal Unit: 54 MapRef: MB 878 PG 84&85 Abbreviated Description: Lot:1 Subdivision:OAK POINTE Tract No:27754 Phase No:1-B Legal Unit:54 Map Ref:MB 878 PG 84&85City/Muni/Twp:SHERMAN OAKS City/Muni/Twp: SHERMAN OAKS

11	0Mi.	**15141 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1232**	10/30/2025	$785,000	$471	1666	/3/3	1976	164,178 SF	Yes

APN: 2250-022-023 Document #: 25-0754829
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: OAK POINTE PROJECT NO 1 Tract No: 28227 Phase No: 1-A Legal Unit: 23 MapRef: MB 861 PG 60&61 Abbreviated Description: Lot:1 Subdivision:OAK POINTE PROJECT NO 1 Tract No:28227 Phase No:1-A Legal Unit:23 Map Ref:MB 861 PG 60&61City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

12	.05Mi.	**15207 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1111**	10/23/2025	$541,500	$512	1056	/2/2	1978	75,969 SF	Yes

APN: 2250-003-073 Document #: 25-0734565
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: OAK POINTE Tract No: 25182 Phase No: II-A Legal Unit: 41 MapRef: MB 874 PG 30&31 Abbreviated Description: Lot:1 Subdivision:OAK POINTE Tract No:25182 Phase No:II-A Legal Unit:41 Map Ref:MB 874 PG 30&31City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

13	.08Mi.	**15175 MAGNOLIA BLVD** **SHERMAN OAKS, CA 91403-1243**	09/30/2025	$849,000	$507	1674	/3/3	1979	131,726 SF	

APN: 2250-003-109 Document #: 25-0673110
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: OAK POINTE Tract No: 27754 Phase No: 1-B Legal Unit: 25 MapRef: MB 878 PG 84&85 Abbreviated Description: Lot:1 Subdivision:OAK POINTE Tract No:27754 Phase No:1-B Legal Unit:25 Map Ref:MB 878 PG 84&85City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

14	0Mi.	**15141 MAGNOLIA BLVD**	04/25/2025	$807,000	$523	1541	/2/3	1976	164,178 SF	Yes

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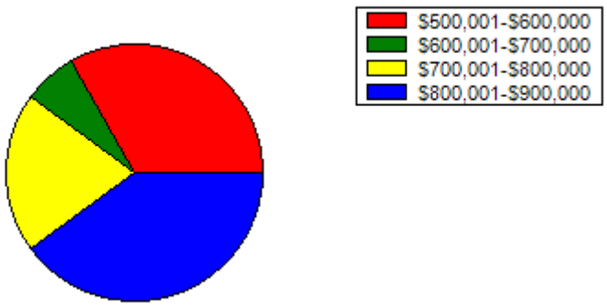
SHERMAN OAKS, CA 91403-1232
APN: 2250-022-021 Document #: 25-0273085
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Subdivision: OAK POINTE Tract No: 28227 Phase No: I-A Legal Unit: 21 MapRef: MB 861 PG 60&61 Abbreviated Description: Lot:1 Subdivision:OAK POINTE Tract No:28227 Phase No:I-A Legal Unit:21 Map Ref:MB 861 PG 60&61City/Muni/Twp:SHERMAN OAKS City/Muni/Twp: SHERMAN OAKS

15	.05Mi.	**15207 MAGNOLIA BLVD**	04/22/2025	$615,000	$628	978	/2/2	1978	75,969 SF	Yes

SHERMAN OAKS, CA 91403-1111
APN: 2250-003-076 Document #: 25-0261498
Document Type: Price Code: R
Land Use: Condominium Unit (Residential)
Legal: Subdivision: PHASE II A OF OAK POINTS Tract No: 25182 Legal Unit: 44 MapRef: DOC 77-1378432 Abbreviated Description: Subdivision:PHASE II A OF OAK POINTS Tract No:25182 Legal Unit:44 Map Ref:DOC 77-1378432

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**15133 MAGNOLIA BLVD**	**07/18/2001**		$319,737	1,552	/2/3	1976	4 SF	Yes
0Mi.	**15129 MAGNOLIA BLVD**	**03/25/1985**		$318,589	1,666	/3/3	1976	4 SF	Yes
0Mi.	**15129 MAGNOLIA BLVD**	**01/30/2018**		$659,935	1,541	/2/3	1976	4 SF	Yes
0Mi.	**15129 MAGNOLIA BLVD**	**10/31/2003**		$511,823	1,541	/2/3	1976	4 SF	Yes
0Mi.	**15129 MAGNOLIA BLVD**	**05/24/2019**		$674,884	1,541	/2/3	1976	4 SF	Yes
0Mi.	**15129 MAGNOLIA BLVD**	**07/07/2017**		$665,625	1,552	/2/3	1976	4 SF	Yes
0Mi.	**15129 MAGNOLIA BLVD**	**01/03/1997**		$223,102	1,666	/3/3	1976	4 SF	Yes
0Mi.	**15133 MAGNOLIA BLVD**	**05/27/2022**		$896,719	1,552	/2/3	1976	4 SF	Yes
0Mi.	**15133 MAGNOLIA BLVD**	**04/28/2017**		$620,907	1,552	/2/3	1976	4 SF	Yes
0Mi.	**15133 MAGNOLIA BLVD**	**01/31/1996**		$230,887	1,541	/2/3	1976	4 SF	Yes
0Mi.	**15133 MAGNOLIA BLVD**			$274,327	1,552	/2/3	1976	4 SF	Yes
0Mi.	**15137 MAGNOLIA BLVD**	**05/04/2022**		$942,351	1,666	/3/3	1976	4 SF	Yes
0Mi.	**15137 MAGNOLIA BLVD**	**07/20/2005**		$751,606	1,541	/2/3	1976	4 SF	Yes
0Mi.	**15137 MAGNOLIA BLVD**	**01/23/2002**		$382,596	1,541	/2/3	1976	4 SF	Yes
0Mi.	**15137 MAGNOLIA BLVD**	**05/11/2022**		$883,986	1,541	/2/3	1976	4 SF	Yes
0Mi.	**15137 MAGNOLIA BLVD**	**11/07/2014**		$539,979	1,552	/2/3	1976	4 SF	Yes

Rent vs. Own

Households Occupied by Renters:	54%	Households Occupied by Owners:	40%

Demographics & Income

Median Age:	40.8 years old	Households:	10,806
Median Household Income:	$111,892	Households w/Family:	49%
Household Income Per Capita:	$72,320	Households w/Family Married:	37%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	20%

School District

School District Zone:	Los Angeles Unified School District	Students:	408,026
Number of Schools:	784	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.73Mi.	**Van Nuys Middle School**	B-	Public	6 - 8
Number of Students: 726				
Student-Teacher Ratio: 17.93				
1.75Mi.	**Van Nuys Senior High School**	A-	Public	9 - 12
Number of Students: 1,969				

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Student-Teacher Ratio: 19.11
Advanced Placement: Yes

0.30Mi. **Kester Elementary / Magnet** A+ Public PK - 5
Number of Students: 886
Student-Teacher Ratio: 24.61

Flood Report

The Subject Property of **15133 MAGNOLIA BLVD, SHERMAN OAKS, CA 91403-1228** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Landslide Report

The Subject Property of **15133 MAGNOLIA BLVD, SHERMAN OAKS, CA 91403-1228** is **OUT** of the Landslide Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Liquefaction Report

The Subject Property of **15133 MAGNOLIA BLVD, SHERMAN OAKS, CA 91403-1228** is **IN** of the Liquefaction Seismic Hazard Zone (SHZ) pursuant to Section 2696 of the Public Resources Code. These maps are established by the State of California Department of Conservation, Division of Mines and Geology, Seismic Hazard Mapping Program.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	127%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	113%	HIGHER
FORCIBLE ROBBERY	76%	NOTABLY LOWER
AGGRAVATED ASSAULT	152%	NOTABLY HIGHER
FORCIBLE RAPE	46%	SIGNIFICANTLY LOWER
MURDER	135%	NOTABLY HIGHER
OVERALL	140%	NOTABLY HIGHER

Disaster Alerts

9/10/2024 - Bridge Fire 12/10/2024 - Franklin Fire 1/7/2025 - Eaton Fire 1/7/2025 - Fire 1/7/2025 - Hurst Fire 1/7/2025 - Palisades Fire 8/7/2025 - Canyon Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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