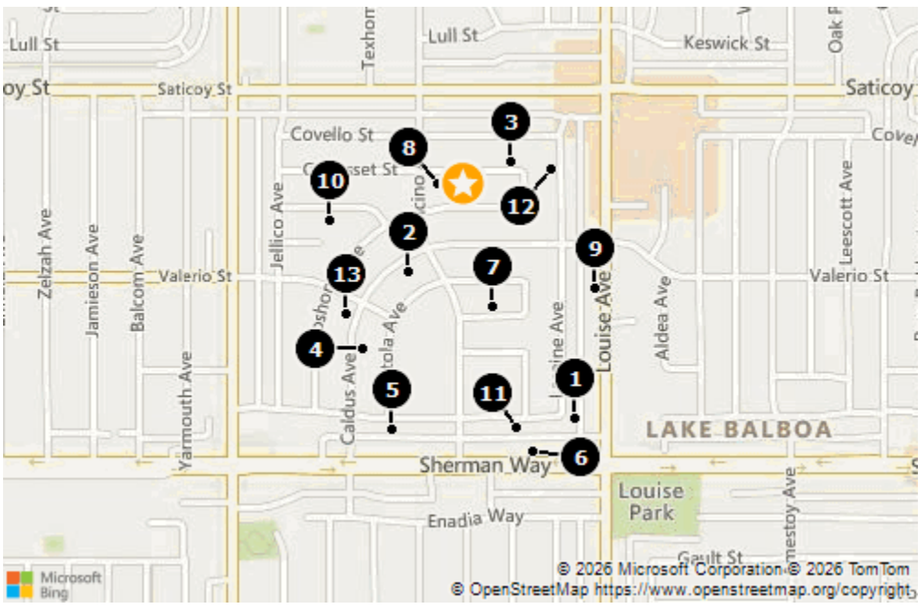
ICE SiteX Report

OrderID: 98409627

SiteX Property Information Report



Subject Property Location

17440 COHASSET ST, VAN NUYS, CA 91406-2409

County:	**LOS ANGELES CA**	Census Tract:	060371319.003002
Property Use:	Single Family Residential	Zoning:	LAR1
Parcel Number:	2202-013-017	Thomas Bros Pg-Grid:	531-4B

Valuation

Value:	**$981,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$853,470 - $1,108,530	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	0-016
Assd Land Value:	$495,798	Market Land Value:		Tax Year:	2025
Assd Improvement:	$223,759	Market Improvment Value:		Total Taxable Value:	$8,672
Total Assessed Value:	$719,557	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 33 Tract No: 16180
Abbreviated Description: TRACT # 16180 LOT 33

Property Characteristics

Lot Size:	6,200 SF	Bedrooms:	3	Pool:	
Building Area:	1879 SF	Baths:	2	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		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:	06/05/2026	Sales Price:	$327,000
Document #:	26-0416029 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/29/2023	Loan Amount:	N/A
Document #:	23-0574923 BK-PG -	Loan Type:	Commercial
TD Due Date:	08/21/2063	Type Finance:	

Legal Description:
Lot: 33 Tract No: 16180
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	11/30/2021	Sales Price:	N/A
Document #:	21-1763477 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/28/2021		
Document Type:			

Legal Description:
Map Ref: MB 354 PG 24-36
City/Muni/Twp: LOS ANGELES

ICE SiteX Report

OrderID: 98409627

Prior Transfer

Recording Date:	11/30/2021	Sales Price:	N/A
Document #:	2021-1763477 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 33 Tract No: 16180
Abbreviated Description: TRACT # 16180 LOT 33

Prior Transfer

Recording Date:	03/11/2021	Sales Price:	$340,000
Document #:	21-0401367 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/01/2021	Sales Price:	N/A
Document #:	21-0330970 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/02/2021		
Document Type:			

Legal Description:
Lot: 33 Tract No: 16180 Map Ref: MB 354 PG 34-36
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	08/08/2017	Sales Price:	$620,000
Document #:	17-0892244 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/11/2017		
Document Type:			

Legal Description:
Lot: 33 Tract No: 16180 Map Ref: MB354 PG34-36
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/23/2015	Sales Price:	$177,060
Document #:	15-0311455 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/18/2015	Sales Price:	$475,000
Document #:	15-0289285 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/13/2015		
Document Type:			

Legal Description:
Lot: 33 Tract No: 16180 Map Ref: MB354 PG34-36
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	08/16/2013	Sales Price:	$200,000
Document #:	13-1211969 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/15/2013	Loan Amount:	N/A
Document #:	13-1199025 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2043	Type Finance:	

Legal Description:
Lot: 33 Tract No: 16180
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	01/23/2006	Sales Price:	N/A
Document #:	06-0159290 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/04/2006		
Document Type:			

Legal Description:
Lot: 33 Tract No: 16180 Map Ref: MB354 PG34-36
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	01/23/2006	Sales Price:	N/A
Document #:	06-0159289 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/04/2006		
Document Type:			

Legal Description:
Lot: 33 Tract No: 16180 Map Ref: MB354 PG34-36
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	09/12/2005	Sales Price:	$60,000
Document #:	05-2193423 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2005	Sales Price:	$60,000
Document #:	05-2135886 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98409627

Document Type:
Legal Description:

Prior Transfer

Recording Date:	07/27/2005	Sales Price:	$540,000
Document #:	05-1772291 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/28/2005		

Document Type:
Legal Description:
Lot: 33 Tract No: 16180 Map Ref: MB354 PG34-36
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	12/29/2000	Loan Amount:	N/A
Document #:	00-2034741 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2016	Type Finance:	

Legal Description:
Lot: 33 Tract No: 16180
City/Muni/Twp: LOS ANGELES

Area Sales Analysis

Total Area Sales	$10,933,500	Median # of Bedrooms	3
Median Lot Size	6,060 SF	Median # of Baths	2
Median Living Area	1,292 SF	Median Year Built	1950
Price Range - 2 Yrs	$567,500 to $1,157,000	Age Range	76 years to 77 years
Median Value	$750,000	Median Age	76 years

Comparable Sales Data

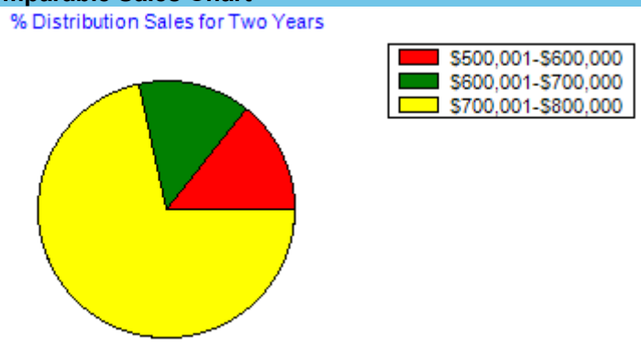
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**7226 LASAINE AVE** **VAN NUYS, CA 91406-2453**	09/15/2026	$715,000	$611	1170	/2/1	1949	7,728 SF	Yes
		APN: 2228-016-017 Document #: 26-0686418 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 59 Tract No: 15634 MapRef: MB 350 PG 26-30 Abbreviated Description: Lot:59 Tract No:15634 Map Ref:MB 350 PG 26-30City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
2	.14Mi.	**7420 CALDUS AVE** **VAN NUYS, CA 91406-2309**	09/14/2026	$720,000	$717	1003	/3/2	1950	6,087 SF	
		APN: 2228-008-010 Document #: 26-0683468 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 338 Tract No: 14425 MapRef: MB 359 PG 21-29 Abbreviated Description: Lot:338 Tract No:14425 Map Ref:MB 359 PG 21-29City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	.07Mi.	**17407 COHASSET ST** **VAN NUYS, CA 91406-2410**	09/08/2026	$1,000,000	$704	1420	/3/3	1950	5,600 SF	
		APN: 2202-014-020 Document #: 26-0668779 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Tract No: 16180 MapRef: MB 354 PG 34-36 Abbreviated Description: Lot:45 Tract No:16180 Map Ref:MB 354 PG 34-36City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
4	.26Mi.	**7312 CALDUS AVE** **VAN NUYS, CA 91406-2307**	08/19/2026	$975,000	$735	1326	/3/2	1950	6,060 SF	Yes
		APN: 2228-007-005 Document #: 26-0617502 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 310 Tract No: 14425 MapRef: MB 359 PG 21-27 Abbreviated Description: Lot:310 Tract No:14425 Map Ref:MB 359 PG 21-27City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
5	.34Mi.	**17516 CANTLAY ST** **VAN NUYS, CA 91406-2311**	08/03/2026	$750,000	$570	1314	/2/2	1950	5,985 SF	
		APN: 2228-005-022 Document #: 26-0570201 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 285 Tract No: 14425 MapRef: MB 359 PG 21-27 Abbreviated Description: Lot:285 Tract No:14425 Map Ref:MB 359 PG 21-27City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
6	.37Mi.	**17347 SHERMAN WAY** **VAN NUYS, CA 91406-3503**	06/24/2026	$745,000	$598	1245	/3/1	1949	6,600 SF	
		APN: 2228-017-005 Document #: 26-0458523 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Tract No: 15634 MapRef: MB 350 PG 24-30 Abbreviated Description: Lot:36 Tract No:15634 Map Ref:MB 350 PG 24-30City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
7	.17Mi.	**17419 LEADWELL ST** **VAN NUYS, CA 91406-2448**	03/19/2026	$882,000	$477	1848	/4/2	1949	6,400 SF	
		APN: 2228-011-012 Document #: 26-0192956 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 164 Tract No: 15634 MapRef: MB 350 PG 26-30 Abbreviated Description: Lot:164 Tract No:15634 Map Ref:MB 350 PG 26-30City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
8	.04Mi.	**17460 COHASSET ST** **VAN NUYS, CA 91406-2409**	03/04/2026	$1,130,000	$629	1796	/3/3	1950	6,200 SF	
		APN: 2202-013-014 Document #: 26-0152233 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 300 Tract No: 16180 MapRef: MB 354 PG 34-36 Abbreviated Description: Lot:300 Tract No:16180 Map Ref:MB 354 PG 34-36City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
9	.22Mi.	**7359 LOUISE AVE** **VAN NUYS, CA 91406-2424**	02/25/2026	$662,000	$808	819	/2/1	1949	6,480 SF	
		APN: 2228-015-006 Document #: 26-0132679 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Tract No: 15634 MapRef: MB 350 PG 26-30 Abbreviated Description: Lot:6 Tract No:15634 Map Ref:MB 350 PG 26-30City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								

ICE SiteX Report

OrderID: 98409627

10	.19Mi.	**17600 RUNNYMEDE ST** **VAN NUYS, CA 91406-2331**	02/13/2026	$1,157,000	$775	1491	/3/2	1950	5,997 SF
	APN: 2202-018-006 Document #: 26-0108546 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 148 Tract No: 14425 MapRef: MB 359 PG 21-27 Abbreviated Description: Lot:148 Tract No:14425 Map Ref:MB 359 PG 21-27City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
11	.34Mi.	**17400 CANTLAY ST** **VAN NUYS, CA 91406-2404**	02/06/2026	$740,000	$689	1074	/2/1	1949	6,057 SF
	APN: 2228-017-021 Document #: 26-0088953 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52 Tract No: 15634 MapRef: MB 350 PG 26-30 Abbreviated Description: Lot:52 Tract No:15634 Map Ref:MB 350 PG 26-30City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
12	.12Mi.	**7511 LASAINE AVE** **VAN NUYS, CA 91406-2421**	02/03/2026	$890,000	$688	1292	/3/2	1950	5,600 SF
	APN: 2202-014-030 Document #: 26-0078868 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 143 Tract No: 16180 MapRef: MB 354 PG 34-36 Abbreviated Description: Lot:143 Tract No:16180 Map Ref:MB 354 PG 34-36City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
13	.24Mi.	**7337 CALDUS AVE** **VAN NUYS, CA 91406-2308**	01/22/2026	$567,500	$529	1071	/2/1	1950	5,948 SF
	APN: 2228-003-025 Document #: 26-0052563 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 304 Tract No: 14425 MapRef: MB 359 PG 21-27 Abbreviated Description: Lot:304 Tract No:14425 Map Ref:MB 359 PG 21-27City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								

Comparable Sales Chart



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.	**17440 COHASSET ST**	**11/30/2021**		$719,557	1,879	/3/2	1950	6,200 SF	
.01Mi.	**17446 COHASSET ST**	**03/13/2020**		$1,015,115	2,136	/3/3	1950	6,199 SF	
.01Mi.	**17434 COHASSET ST**	**11/30/2022**		$655,384	976	/2/1	1950	6,200 SF	
.02Mi.	**17453 RUNNYMEDE ST**	**06/24/2014**		$543,906	1,169	/2/1	1950	5,601 SF	
.02Mi.	**17447 RUNNYMEDE ST**	**04/28/2006**		$676,032	960	/2/1	1950	5,583 SF	
.02Mi.	**17452 COHASSET ST**	**04/08/1999**		$231,834	960	/2/1	1950	6,201 SF	
.02Mi.	**17428 COHASSET ST**	**05/18/2010**		$315,388	2,184	/4/3	1950	6,200 SF	
.02Mi.	**17457 RUNNYMEDE ST**	**09/06/2024**		$981,615	1,362	/3/2	1950	5,896 SF	
.03Mi.	**17441 RUNNYMEDE ST**	**06/08/2005**		$753,531	2,037	/3/2	1950	5,586 SF	Yes
.03Mi.	**17443 COHASSET ST**	**01/28/2011**		$335,833	1,302	/3/2	1950	5,999 SF	
.03Mi.	**17437 COHASSET ST**	**04/17/2012**		$625,449	2,093	/4/3	1950	5,600 SF	Yes
.03Mi.	**17463 RUNNYMEDE ST**	**07/13/2022**		$220,399	1,049	/2/1	1950	6,119 SF	
.03Mi.	**17449 COHASSET ST**	**11/02/2017**		$131,900	932	/2/1	1950	6,001 SF	
.03Mi.	**17435 RUNNYMEDE ST**	**08/12/2024**		$57,943	799	/2/1	1950	5,988 SF	
.03Mi.	**17431 COHASSET ST**	**04/03/2015**		$600,672	1,440	/3/1	1950	6,000 SF	
.04Mi.	**17422 COHASSET ST**	**01/19/2000**		$274,319	1,112	/2/1	1950	6,200 SF	Yes

Rent vs. Own

Households Occupied by Renters:	60%	Households Occupied by Owners:	36%

Demographics & Income

Median Age:	37.0 years old	Households:	17,462
Median Household Income:	$71,074	Households w/Family:	63%
Household Income Per Capita:	$32,325	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

ICE SiteX Report

OrderID: 98409627

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
1.03Mi.	**Mulholland Middle School** Number of Students: 1,098 Student-Teacher Ratio: 19.4	B-	Public	6 - 8
0.18Mi.	**Anatola Avenue Elementary School** Number of Students: 269 Student-Teacher Ratio: 19.21	B+	Public	KG - 5

Flood Report

The Subject Property of **17440 COHASSET ST, VAN NUYS, CA 91406-2409** 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 **17440 COHASSET ST, VAN NUYS, CA 91406-2409** 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 **17440 COHASSET ST, VAN NUYS, CA 91406-2409** is **OUT** 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	122%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	92%	SIMILAR
MURDER	121%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.