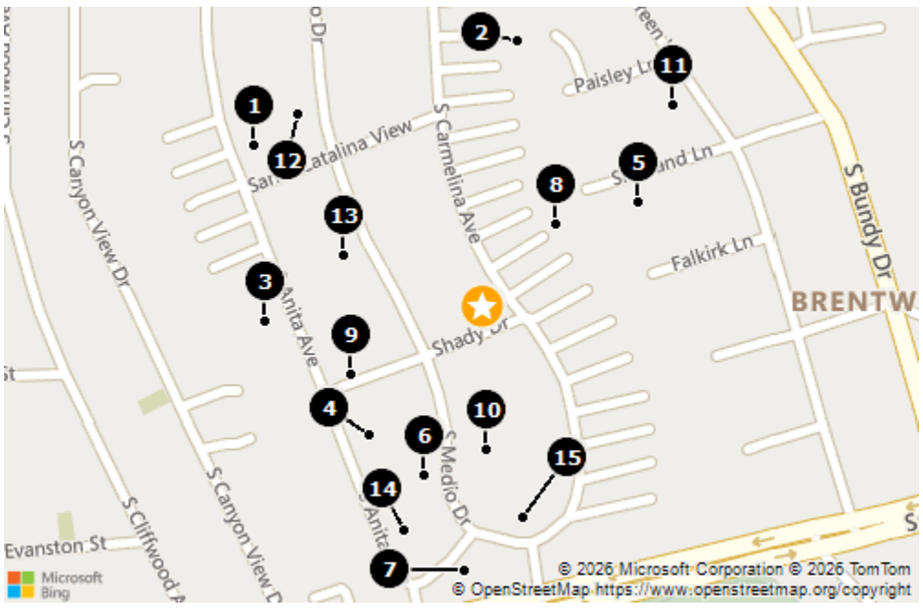
ICE SiteX Report

OrderID: 97760470

SiteX Property Information Report



Subject Property Location

247 S CARMELINA AVE, LOS ANGELES, CA 90049-3903

County:	**LOS ANGELES CA**	Census Tract:	060372640.003005
Property Use:	Single Family Residential	Zoning:	LAR1
Parcel Number:	4405-037-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$5,322,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$3,672,180 - $6,971,820	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	0-067
Assd Land Value:	$1,266,199	Market Land Value:		Tax Year:	2025
Assd Improvement:	$657,043	Market Improvment Value:		Total Taxable Value:	$23,347
Total Assessed Value:	$1,923,242	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 106 Tract No: 5462
Abbreviated Description: TRACT # 5462 LOT 106

Property Characteristics

Lot Size:	7,796 SF	Bedrooms:	4	Pool:	Yes
Building Area:	3304 SF	Baths:	4	Fireplace:	
Year Built:	1926	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:	05/13/2025	Sales Price:	$2,500,000
Document #:	25-0315827 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/07/2023	Loan Amount:	N/A
Document #:	23-0370939 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 106 Tract No: 5462
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	11/08/2021	Sales Price:	$2,500,000
Document #:	21-1668265 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/27/2020	Sales Price:	N/A
Document #:	20-0101278 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	12/31/2019	Loan Amount:	N/A
Document #:	19-1464676 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2060	Type Finance:	ADJ

Legal Description:
Lot: 106 Tract No: 5462
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	09/26/2019	Sales Price:	$1,950,000
Document #:	19-1008553 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/17/2019	Sales Price:	$350,000
Document #:	19-0965904 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/26/2019	Loan Amount:	N/A
Document #:	19-0860177 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 58 Tract No: 27808
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	08/22/2019	Loan Amount:	N/A
Document #:	19-0846853 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/24/2019	Sales Price:	N/A
Document #:	19-0480548 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/25/2018		
Document Type:			

Legal Description:
Lot: 106 Tract No: 5462 Map Ref: MB 58 PG 71&72
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	12/16/2014	Sales Price:	$1,950,000
Document #:	14-1365494 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/13/2011	Sales Price:	$1,950,000
Document #:	11-0937770 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/11/2007	Sales Price:	N/A
Document #:	07-2093412 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/29/2007		
Document Type:			

Legal Description:
Lot: 106 Tract No: 5462 Map Ref: MB58 PG71&72
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/06/2006	Sales Price:	$1,446,250
Document #:	06-0478610 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/30/2006	Sales Price:	$200,000
Document #:	06-0216182 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/17/2006	Sales Price:	N/A
Document #:	06-0099203 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/05/2006		
Document Type:			

Legal Description:
Lot: 106 Tract No: 5462 Map Ref: MB58 PG71&72
City/Muni/Twp: LOS ANGELES

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Mortgage Record

Recording Date:	09/27/2002	Loan Amount:	N/A
Document #:	02-2279233 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/01/2017	Type Finance:	

Legal Description:
Lot: 106 Tract No: 5462
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	09/12/2002	Loan Amount:	N/A
Document #:	02-2141629 BK-PG -	Loan Type:	Unknown
TD Due Date:	10/01/2032	Type Finance:	ADJ

Legal Description:
Lot: 106 Tract No: 5462
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	09/07/2000	Sales Price:	N/A
Document #:	00-1398481 BK-PG -	Type of Sale:	Price Not Disclosed
Contract Date:	08/10/2000		
Document Type:			

Legal Description:
Abbreviated Description: TRACT # 5462 LOT 106
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	09/07/2000	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 106 Tract No: 5462
Abbreviated Description: TRACT # 5462 LOT 106

Prior Transfer

Recording Date:	05/06/1998	Sales Price:	N/A
Document #:	98-0765507 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/28/1998		
Document Type:			

Legal Description:
Abbreviated Description: TRACT # 5462 LOT 106
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	09/02/1997	Sales Price:	N/A
Document #:	97-1357347 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/27/1997		
Document Type:			

Legal Description:
Abbreviated Description: TRACT # 5462 LOT 106
City/Muni/Twp: LOS ANGELES

Area Sales Analysis

Total Area Sales	$81,628,500	Median # of Bedrooms	3
Median Lot Size	7,500 SF	Median # of Baths	3
Median Living Area	2,932 SF	Median Year Built	1945
Price Range - 2 Yrs	$3,400,000 to $7,700,000	Age Range	12 years to 100 years
Median Value	$5,299,000	Median Age	81 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**154 S ANITA AVE** **LOS ANGELES, CA 90049-3802**	05/29/2026	$5,295,000	$1,408	3759	/6/6	1938	7,457 SF	Yes
		APN: 4405-035-022 Document #: 26-0393777 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 133 Tract No: 5666 MapRef: MB 65 PG 78&79 Abbreviated Description: Lot:133 Tract No:5666 Map Ref:MB 65 PG 78&79City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
2	.18Mi.	**12316 16TH HELENA DR** **LOS ANGELES, CA 90049-3924**	04/16/2026	$4,150,000	$1,411	2941	/2/5	1981	7,052 SF	Yes
		APN: 4405-042-034 Document #: 26-0268727 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Tract No: 29831 MapRef: MB 740 PG 1&2 Abbreviated Description: Lot:1 Tract No:29831 Map Ref:MB 740 PG 1&2City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	.15Mi.	**229 S ANITA AVE** **LOS ANGELES, CA 90049-3837**	04/01/2026	$3,400,000	$1,637	2076	/3/2	1948	7,511 SF	
		APN: 4405-030-006 Document #: 26-0222680 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 289 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:289 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
4	.11Mi.	**314 S ANITA AVE** **LOS ANGELES, CA 90049-3806**	10/22/2025	$6,165,000	$1,618	3808	/3/3	1938	8,250 SF	Yes
		APN: 4405-033-016 Document #: 25-0731159 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 257 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:257 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
5	.13Mi.	**12234 SHETLAND LN**	10/09/2025	$7,200,000	$4,200	1714	/3/2	1948	6,749 SF	

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		LOS ANGELES, CA 90049-4030								
	APN: 4404-003-020 Document #: 25-0697325									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 49 Tract No: 7840 MapRef: MB 105 PG 5-16 Abbreviated Description: Lot:49 Tract No:7840 Map Ref:MB 105 PG 5-16City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
6	.12Mi.	**331 S MEDIO DR**	09/10/2025	$4,175,000	$1,918	2176	/3/2	1927	6,203 SF	
		LOS ANGELES, CA 90049-3913								
	APN: 4405-033-005 Document #: 25-0621937									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 182 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:182 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
7	.18Mi.	**12500 HELENA ST**	08/12/2025	$4,449,000	$1,517	2932	/2/3	1990	9,476 SF	
		LOS ANGELES, CA 90049-3910								
	APN: 4405-032-008 Document #: 25-0546932									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 3&4 Tract No: 9724 MapRef: MB 209 PG 34 Abbreviated Description: Lot:3&4 Tract No:9724 Map Ref:MB 209 PG 34City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
8	.08Mi.	**12309 9TH HELENA DR**	07/23/2025	$5,299,000	$1,637	3236	/4/3	1939	10,494 SF	Yes
		LOS ANGELES, CA 90049-3934								
	APN: 4405-040-014 Document #: 25-0495313									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 28 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:28 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
9	.1Mi.	**12525 SHADY DR**	07/14/2025	$3,400,000	$1,328	2559	/3/3	1940	7,500 SF	
		LOS ANGELES, CA 90049-3813								
	APN: 4405-034-030 Document #: 25-0469232									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 253 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:253 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
10	.1Mi.	**330 S MEDIO DR**	07/03/2025	$7,200,000	$2,126	3386	/4/3	1944	10,466 SF	Yes
		LOS ANGELES, CA 90049-3914								
	APN: 4405-038-022 Document #: 25-0447768									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 172 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:172 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
11	.18Mi.	**315 S GRETNA GREEN WAY**	06/13/2025	$7,700,000	$3,604	2136	/4/3	1947	7,358 SF	Yes
		LOS ANGELES, CA 90049-4007								
	APN: 4404-002-019 Document #: 25-0398531									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 63 Tract No: 7840 MapRef: MB 105 PG 5-16 Abbreviated Description: Lot:63 Tract No:7840 Map Ref:MB 105 PG 5-16City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
12	.18Mi.	**155 S MEDIO DR**	06/10/2025	$6,935,500	$1,902	3645	/4/5	1947	8,138 SF	
		LOS ANGELES, CA 90049-3935								
	APN: 4405-035-016 Document #: 25-0388466									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 127 Tract No: 5666 MapRef: MB 65 PG 78&79 Abbreviated Description: Lot:127 Tract No:5666 Map Ref:MB 65 PG 78&79City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
13	.1Mi.	**223 S MEDIO DR**	04/18/2025	$6,900,000			//		6,553 SF	
		LOS ANGELES, CA 90049-3911								
	APN: 4405-034-009 Document #: 25-0255269									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 198 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:198 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
14	.16Mi.	**342 S ANITA AVE**	04/08/2025	$5,700,000	$1,709	3335	/3/4	2014	5,604 SF	
		LOS ANGELES, CA 90049-3806								
	APN: 4405-033-022 Document #: 25-0226450									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 264 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:264 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
15	.14Mi.	**12409 HELENA ST**	04/04/2025	$3,660,000	$1,383	2646	/3/5	1926	7,697 SF	Yes
		LOS ANGELES, CA 90049-3907								
	APN: 4405-038-002 Document #: 25-0217639									
	Document Type: Price Code: R									
	Land Use: Single Family Residential									
	Legal: Lot: 91 Tract No: 5462 MapRef: MB 58 PG 71&72 Abbreviated Description: Lot:91 Tract No:5462 Map Ref:MB 58 PG 71&72City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									

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.

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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.	**247 S CARMELINA AVE**	**09/07/2000**		$1,923,242	3,304	/4/4	1926	7,796 SF	Yes
.01Mi.	**261 S CARMELINA AVE**	**05/04/1973**		$205,146	2,089	/2/2	1947	7,836 SF	
.01Mi.	**245 S CARMELINA AVE**	**08/22/2018**		$4,350,522	3,447	/4/4	1939	7,055 SF	
.02Mi.	**243 S CARMELINA AVE**	**03/03/2020**		$5,553,311	4,408	/5/5	2007	7,059 SF	Yes
.02Mi.	**305 S CARMELINA AVE**	**01/21/1988**		$1,760,397	3,804	/2/2	1990	8,461 SF	
.03Mi.	**246 S MEDIO DR**	**04/26/2005**		$3,394,172	3,733	/4/3	1964	7,653 SF	
.03Mi.	**241 S CARMELINA AVE**	**06/08/2000**		$1,847,422	2,199	/3/2	1929	6,706 SF	Yes
.03Mi.	**254 S MEDIO DR**	**07/02/1973**		$477,088	2,896	/4/3	1948	7,876 SF	
.03Mi.	**244 S MEDIO DR**	**03/19/2021**		$6,629,894	4,664	/5/5	2015	7,521 SF	Yes
.03Mi.	**309 S CARMELINA AVE**	**03/30/1984**		$1,737,823	5,349	/5/5	1990	9,154 SF	Yes
.04Mi.	**300 S MEDIO DR**	**10/05/1979**		$408,802	1,852	/3/2	1929	8,526 SF	
.04Mi.	**240 S MEDIO DR**	**02/21/2001**		$2,618,265	4,840	/4/5	2009	7,775 SF	Yes
.04Mi.	**237 S CARMELINA AVE**			$257,211	2,527	/3/3	1936	6,925 SF	Yes
.04Mi.	**246 S CARMELINA AVE**	**01/05/2021**		$2,443,277	1,999	/2/2	1935	9,071 SF	
.04Mi.	**236 S MEDIO DR**	**04/23/2021**		$6,278,103	4,615	/5/5	2013	7,433 SF	Yes
.04Mi.	**306 S MEDIO DR**	**10/07/1992**		$1,564,944	3,722	/5/4	1936	8,530 SF	Yes

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	42.1 years old	Households:	15,900
Median Household Income:	$168,935	Households w/Family:	49%
Household Income Per Capita:	$100,700	Households w/Family Married:	42%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	18%

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
1.28Mi.	**Kenter Canyon Charter School**	A+	Public	KG - 5
Number of Students: 453				
Student-Teacher Ratio: 21.57				
0.88Mi.	**Paul Revere Charter School**	A-	Public	6 - 8
Number of Students: 1,715				
Student-Teacher Ratio: 23.72				

Flood Report

The Subject Property of **247 S CARMELINA AVE, LOS ANGELES, CA 90049-3903** 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 **247 S CARMELINA AVE, LOS ANGELES, CA 90049-3903** 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 **247 S CARMELINA AVE, LOS ANGELES, CA 90049-3903** 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	112%	HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	161%	NOTABLY HIGHER
FORCIBLE RAPE	42%	SIGNIFICANTLY LOWER
MURDER	117%	HIGHER
OVERALL	127%	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

ICE SiteX Report

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