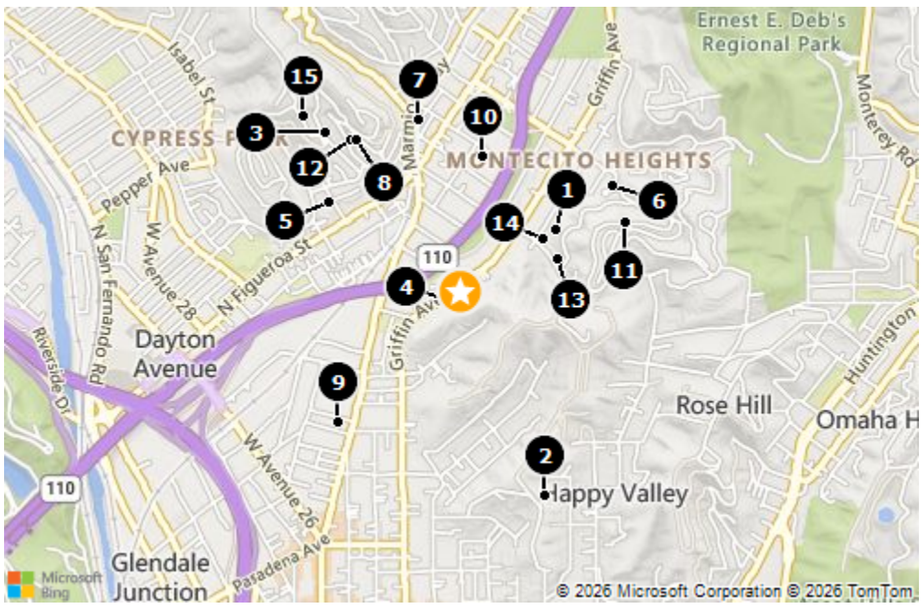
ICE SiteX Report

OrderID: 98224723

SiteX Property Information Report



Subject Property Location

3598 GRIFFIN AVE, LOS ANGELES, CA 90031-1918

County:	**LOS ANGELES CA**	Census Tract:	060371993.002003
Property Use:	Single Family Residential	Zoning:	LAR1
Parcel Number:	5207-020-012	Thomas Bros Pg-Grid:	595-6A

Valuation

Value:	**$757,000**	FSD:	27	Common Confidence Score:	27
Value Range:	$552,610 - $961,390	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	0-004
Assd Land Value:	$530,390	Market Land Value:		Tax Year:	2025
Assd Improvement:	$173,188	Market Improvment Value:		Total Taxable Value:	$8,655
Total Assessed Value:	$703,578	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11,12 Block: J Subdivision: J G WHITTAKER TRACT
Abbreviated Description: CORRECTED PLAT OF THE J G WHITTAKER TRACT SW 1 FT OF LOT 11 AND ALL OF LOT 12 BLK J

Property Characteristics

Lot Size:	7,723 SF	Bedrooms:	2	Pool:	
Building Area:	957 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Floor/Wall
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/24/2025	Sales Price:	N/A
Document #:	25-0049035 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/20/2024		
Document Type:			

Legal Description:
Lot: 12&11 Block: J Map Ref: MB 31 PG 7
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	12/24/2020	Sales Price:	N/A
Document #:	20-1724829 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/30/2020		
Document Type:			

Legal Description:
Lot: 11&12 Block: J Map Ref: MB 31 PG 7
Abbreviated Description: SOUTH1FT LOT11
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	12/24/2020	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 11,12 Block: J Subdivision: J G WHITTAKER TRACT
Abbreviated Description: CORRECTED PLAT OF THE J G WHITTAKER TRACT SW 1 FT OF LOT 11 AND ALL OF LOT 12 BLK J

Prior Transfer

Recording Date:	01/30/2018	Sales Price:	N/A
Document #:	18-0094544 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2011	Sales Price:	N/A
Document #:	11-1109126 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/16/2011		
Document Type:			

Legal Description:
Lot: 12&11 Block: J Map Ref: MAP31 PG7
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	07/18/2007	Sales Price:	$66,000
Document #:	07-1700980 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/10/2007	Sales Price:	$286,000
Document #:	07-1634903 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/25/2007	Loan Amount:	N/A
Document #:	07-1514793 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2022	Type Finance:	

Legal Description:
Lot: 12&11 Block: J Subdivision: J G WHITTAKER TRACT
Abbreviated Description: SOUTH1 FT LOT11
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	06/25/2007	Sales Price:	$413,000
Document #:	07-1514791 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/08/2007		
Document Type:			

Legal Description:
Lot: 12&11 Block: J Subdivision: J G WHITTAKER TRACT Map Ref: MP31 PG7
Abbreviated Description: SOUTH1 FT LOT11
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	11/16/2006	Sales Price:	$245,000
Document #:	06-2547328 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/03/2006	Loan Amount:	N/A
Document #:	06-2446513 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 12&11 Block: J Subdivision: J G WHITTAKER TRACT
Abbreviated Description: SOUTH1 FT LOT11
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	11/03/2006	Loan Amount:	N/A
Document #:	06-2446512 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2036	Type Finance:	FIX

Legal Description:
Lot: 12&11 Block: J Subdivision: J G WHITTAKER TRACT
Abbreviated Description: SOUTH1 FT LOT11
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	08/01/2006	Sales Price:	$26,500
Document #:	06-1693211 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/28/2005	Loan Amount:	N/A
Document #:	05-2334318 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	10/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 12&11 Block: J Subdivision: TRACT J G WHITTAKER TRACT
Abbreviated Description: SOUTH1 FT LOT11
City/Muni/Twp: LOS ANGELES

ICE SiteX Report

OrderID: 98224723

Mortgage Record

Recording Date:	04/25/2001	Loan Amount:	N/A
Document #:	01-0701468 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/01/2008	Type Finance:	

Legal Description:
Lot: 12&11 Block: J Subdivision: J G WHITTAKER TRACT
Abbreviated Description: SOUTH1 FT LOT11

Area Sales Analysis

Total Area Sales	$12,055,000	Median # of Bedrooms	2
Median Lot Size	5,214 SF	Median # of Baths	1
Median Living Area	1,283 SF	Median Year Built	1923
Price Range - 2 Yrs	$458,000 to $1,825,000	Age Range	34 years to 120 years
Median Value	$725,000	Median Age	103 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**3928 BERENICE AVE** **LOS ANGELES, CA 90031-1608**	08/14/2026	$999,000	$778	1283	/2/1	1922	10,396 SF	
		APN: 5207-015-009 Document #: 26-0607404 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25&26 Block: 15 Subdivision: MOTECITO PARK MapRef: MB 11 PG 77 Abbreviated Description: Lot:25&26 Block:15 Subdivision:MOTECITO PARK Map Ref:MB 11 PG 77City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
2	.59Mi.	**2818 ASHLAND AVE** **LOS ANGELES, CA 90031-2417**	07/29/2026	$458,000	$449	1020	/3/1	1927	8,391 SF	
		APN: 5208-022-025 Document #: 26-0558240 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Block: K Subdivision: THE ELA HILLS TRACT MapRef: MB 14 PG 3&4 Abbreviated Description: Lot:22 Block:K Subdivision:THE ELA HILLS TRACT Map Ref:MB 14 PG 3&4City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	.57Mi.	**3718 GLENALBYN DR** **LOS ANGELES, CA 90065-2517**	07/22/2026	$627,000	$200	3130	/4/5	1992	5,359 SF	
		APN: 5451-023-029 Document #: 26-0538499 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24&25 Block: D Subdivision: NORTON TRACT MapRef: MB 14 PG 73 Abbreviated Description: Lot:24&25 Block:D Subdivision:NORTON TRACT Map Ref:MB 14 PG 73Abbreviated Description:PORTION LOT25 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
4	.03Mi.	**3580 GRIFFIN AVE** **LOS ANGELES, CA 90031-1918**	06/30/2026	$500,000	$730	684	/2/1	1906	2,892 SF	
		APN: 5207-021-020 Document #: 26-0475653 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34,36&38 Subdivision: THE RN MARTIN TRACT MapRef: MB 9 PG 29 Abbreviated Description: Subdivision:THE RN MARTIN TRACT Map Ref:MB 9 PG 29Abbreviated Description:PORTION LOTS34,36&38 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
5	.43Mi.	**334 ULYSSES ST** **LOS ANGELES, CA 90065-2431**	06/12/2026	$650,000	$644	1008	/2/1	1923	4,744 SF	
		APN: 5446-003-006 Document #: 26-0434396 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: A Tract No: 5318 MapRef: MB 57 PG 48 Abbreviated Description: Lot:6 Block:A Tract No:5318 Map Ref:MB 57 PG 48City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
6	.49Mi.	**714 E AVENUE 43** **LOS ANGELES, CA 90031-1406**	06/03/2026	$550,000	$446	1232	/3/1	1912	5,214 SF	
		APN: 5207-013-011 Document #: 26-0406242 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1073 Tract No: 104 MapRef: MB 14 PG 50&51 Abbreviated Description: Lot:1073 Tract No:104 Map Ref:MB 14 PG 50&51City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
7	.48Mi.	**4015 SHELBURN CT** **LOS ANGELES, CA 90065-3015**	05/22/2026	$640,000	$1,235	518	/1/1	1926	1,876 SF	
		APN: 5451-008-008 Document #: 26-0377585 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Tract No: 10348 MapRef: MB 151 PG 53&54 Abbreviated Description: Tract No:10348 Map Ref:MB 151 PG 53&54Abbreviated Description:PORTION LOT5 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
8	.5Mi.	**3850 GLENALBYN DR** **LOS ANGELES, CA 90065-2519**	05/18/2026	$1,825,000	$2,534	720	/2/1	1953	6,276 SF	
		APN: 5451-012-030 Document #: 26-0361752 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5&6 Tract No: 7814 MapRef: MB 155 PG 26 Abbreviated Description: Tract No:7814 Map Ref:MB 155 PG 26Abbreviated Description:PORTION LOTS5&6 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
9	.48Mi.	**116 W AVENUE 31** **LOS ANGELES, CA 90031-1819**	05/15/2026	$905,000	$662	1367	/2/1	1910	4,931 SF	
		APN: 5205-016-003 Document #: 26-0358980 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Tract No: 2181 MapRef: MB 22 PG 48 Abbreviated Description: Lot:3 Tract No:2181 Map Ref:MB 22 PG 48City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
10	.37Mi.	**210 E AVENUE 41** **LOS ANGELES, CA 90031-1519**	05/07/2026	$842,000	$535	1572	/4/2	1952	7,500 SF	
		APN: 5451-001-003 Document #: 26-0333817 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: G W MORGANS SYCAMORE GROVE TRACT MapRef: MB 11 PG 57 Abbreviated Description: Lot:3 Block:7 Subdivision:G W MORGANS SYCAMORE GROVE TRACT Map Ref:MB 11 PG 57City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
11	.48Mi.	**950 MONTECITO DR** **LOS ANGELES, CA 90031-1634**	05/07/2026	$1,095,000	$713	1535	/3/2	1978	7,407 SF	
		APN: 5304-005-027 Document #: 26-0334681 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 4 Tract No: 10110 MapRef: MB 174 PG 38-40 Abbreviated Description: Lot:4 Tract No:10110 Map Ref:MB 174 PG 38-40City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

12	.51Mi.	**447 W AVENUE 37** **LOS ANGELES, CA 90065-2503**	04/22/2026	$725,000	$558	1298	/2/2	1922	2,953 SF

APN: 5451-012-006 Document #: 26-0284902
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37&38 Block: 5 Subdivision: HIGHLAND VIEW TRACT Tract No: 7814 MapRef: MB 9 PG 25 Abbreviated Description: Block:5 Subdivision:HIGHLAND VIEW TRACT Tract No:7814 Map Ref:MB 9 PG 25Abbreviated Description:PORTION LOTS37&38 City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

13	.27Mi.	**531 E AVENUE 39** **LOS ANGELES, CA 90031-1603**	03/31/2026	$855,000	$662	1291	/2/1	1911	4,997 SF

APN: 5207-016-010 Document #: 26-0220691
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1033 Tract No: 104 MapRef: MB 14 PG 50&51 Abbreviated Description: Lot:1033 Tract No:104 Map Ref:MB 14 PG 50&51City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

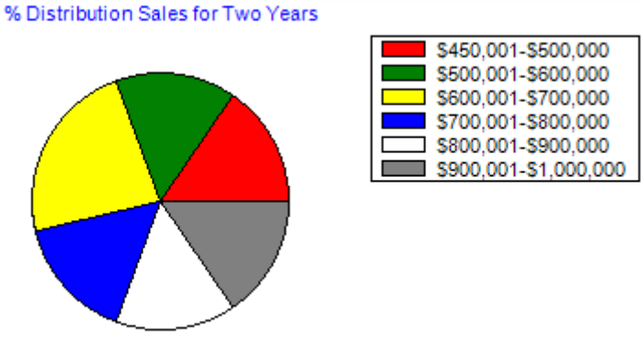
14	.26Mi.	**3904 BERENICE AVE** **LOS ANGELES, CA 90031-1608**	03/09/2026	$600,000	$600	1000	/2/1	1920	3,545 SF

APN: 5207-016-002 Document #: 26-0163560
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Tract No: 3822 MapRef: MB 41 PG 23 Abbreviated Description: Lot:2 Tract No:3822 Map Ref:MB 41 PG 23City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

15	.62Mi.	**549 LOTUS ST** **LOS ANGELES, CA 90065-2522**	03/05/2026	$784,000	$424	1848	/3/3	1990	6,245 SF

APN: 5451-026-007 Document #: 26-0158734
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: E Subdivision: THE NORTON TRACT MapRef: MB 14 PG 73 Abbreviated Description: Lot:10 Block:E Subdivision:THE NORTON TRACT Map Ref:MB 14 PG 73City/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.	**3598 GRIFFIN AVE**	**12/24/2020**		$703,578	957	/2/1	1920	7,723 SF	
.01Mi.	**3594 GRIFFIN AVE**	**08/22/1969**		$35,472	1,104	/3/1	1921	6,119 SF	
.02Mi.	**3586 GRIFFIN AVE**	**04/14/2021**		$579,099	862	/1/1	1912	3,044 SF	
.02Mi.	**3584 GRIFFIN AVE**	**04/14/2021**		$681,930	862	/1/1	1912	4,074 SF	
.03Mi.	**3580 GRIFFIN AVE**	**04/14/2021**		$600,747	684	/2/1	1906	2,892 SF	
.03Mi.	**3578 GRIFFIN AVE**	**07/25/2022**		$801,108	987	/2/1	1912	4,251 SF	
.04Mi.	**3587 GRIFFIN AVE**	**01/27/2005**		$348,455	585	/1/1	1921	7,500 SF	
.05Mi.	**3611 GRIFFIN AVE**	**06/17/1960**		$40,137	1,204	/2/1	1922	7,501 SF	
.05Mi.	**3546 GRIFFIN AVE**	**03/03/2011**		$366,402	1,272	/2/2	1907	7,252 SF	
.05Mi.	**3579 GRIFFIN AVE**	**04/15/1988**		$114,807	847	/2/1	1924	2,208 SF	
.06Mi.	**3577 GRIFFIN AVE**	**12/01/1970**		$101,536	1,896	/4/3	1923	4,346 SF	
.06Mi.	**3628 GRIFFIN AVE**	**06/23/2014**		$477,585	1,562	/4/2	1890	7,500 SF	
.06Mi.	**3542 GRIFFIN AVE**	**02/13/2018**		$774,856	1,402	/3/1	1901	6,661 SF	
.07Mi.	**3538 GRIFFIN AVE**	**11/21/2007**		$472,848	856	/2/1	1906	6,073 SF	
.07Mi.	**3557 GRIFFIN AVE**	**09/05/1984**		$154,321	1,246	/2/1	1912	7,556 SF	
.07Mi.	**3581 GRIFFIN AVE**			$87,823	1,218	/2/2	1924	2,958 SF	

Rent vs. Own

Households Occupied by Renters:	64%	Households Occupied by Owners:	31%

Demographics & Income

Median Age:	38.1 years old	Households:	10,806
Median Household Income:	$58,123	Households w/Family:	67%
Household Income Per Capita:	$28,788	Households w/Family Married:	40%
Most Common Education Level:	Some High School	Households w/Family Children:	29%

ICE SiteX Report

OrderID: 98224723

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
1.74Mi.	**Woodrow Wilson High School** Number of Students: 1,260 Student-Teacher Ratio: 14.96 Advanced Placement: Yes	B	Public	9 - 12
0.86Mi.	**Lincoln High School** Number of Students: 913 Student-Teacher Ratio: 15.77	B	Public	9 - 12
0.22Mi.	**Hillside Elementary** Number of Students: 92 Student-Teacher Ratio: 15.33	B+	Public	KG - 5
0.55Mi.	**Florence Nightingale Middle School** Number of Students: 773 Student-Teacher Ratio: 16.57	B-	Public	6 - 8

Flood Report

The Subject Property of **3598 GRIFFIN AVE, LOS ANGELES, CA 90031-1918** 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 **3598 GRIFFIN AVE, LOS ANGELES, CA 90031-1918** 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 **3598 GRIFFIN AVE, LOS ANGELES, CA 90031-1918** 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	99%	SIMILAR
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	114%	HIGHER
OVERALL	117%	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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