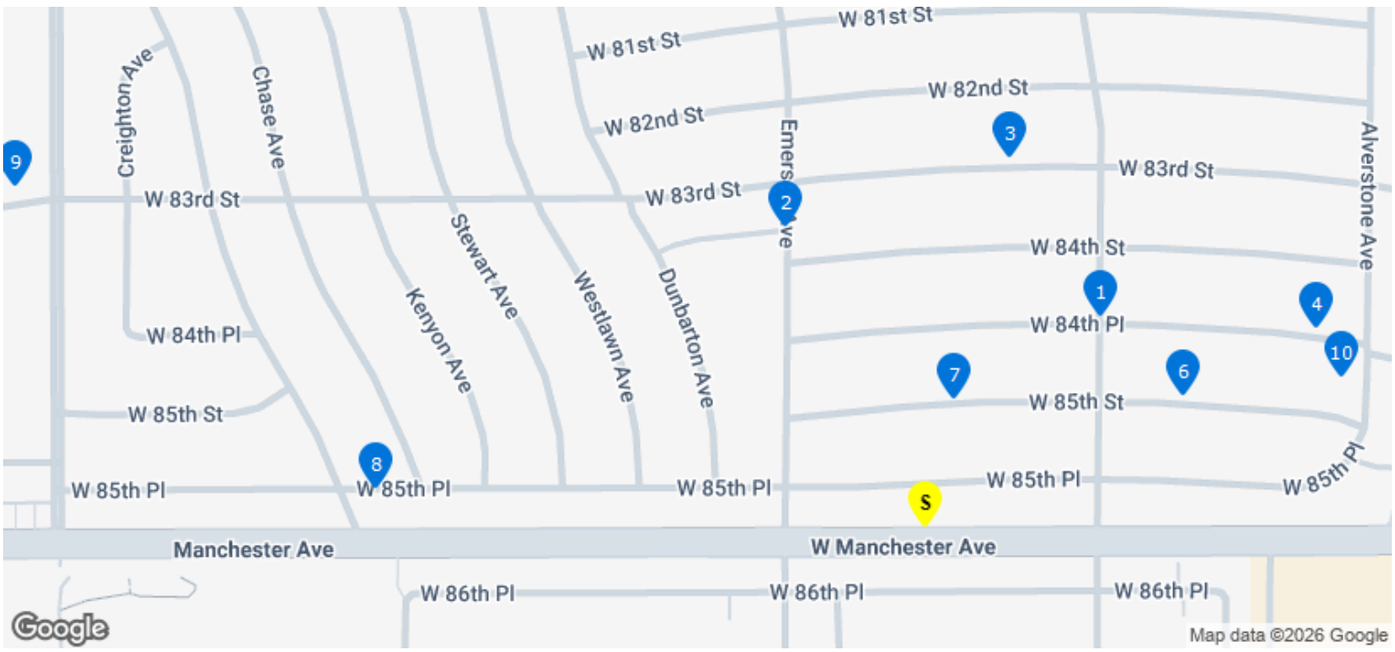
ICE SiteX Report

OrderID: 98775576

SiteX Property Information Report



Subject Property Location

6532 W 85TH PL, LOS ANGELES, CA 90045-2820

County:	**LOS ANGELES CA**	Census Tract:	2770.00
Property Use:	Single Family Residential	Zoning:	LAR1
Parcel Number:	4108-018-007	Thomas Bros Pg-Grid:	702-G3

Valuation

Value:	**$1,899,000**	FSD:	12	Common Confidence Score:	51
Value Range:	$1,671,120 - $2,126,880	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	0-068
Assd Land Value:	$773,721	Market Land Value:		Tax Year:	2026
Assd Improvement:	$1,137,827	Market Improvment Value:		Total Taxable Value:	$23,055
Total Assessed Value:	$1,911,548	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	H
				Tax Exemptions:	

Assessment Legal Description

Lot: 54 Tract No: 13639
Abbreviated Description: TRACT NO 13639 LOT 54

Property Characteristics

Lot Size:	7,090 SF	Bedrooms:	5	Pool:	
Building Area:	2679 SF	Baths:	3	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:	11/17/2025	Sales Price:	N/A
Document #:	25-0806531 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	06/17/2022	Sales Price:	N/A
Document #:	22-0641647 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/17/2022		
Document Type:	Deed		

Legal Description:
Tract No: 13639 Map Ref: MB 329 PG 3-5
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	11/10/2021	Loan Amount:	N/A
Document #:	21-1680673 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	11/01/2021		
TD Due Date:		Type Finance:	VAR

Legal Description:
Tract No: 13639 Map Ref: 0
City/Muni/Twp: LOS ANGELES

ICE SiteX Report

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Prior Transfer

Recording Date:	02/18/2021	Sales Price:	$78,000
Document #:	21-0278371 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	02/12/2021	Sales Price:	$1,137,000
Document #:	21-0247335 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/27/2021	Loan Amount:	N/A
Document #:	21-0148806 BK-PG -	Loan Type:	Conventional
Contract Date:	01/21/2021		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Tract No: 13639 Map Ref: 0
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	06/29/2020	Loan Amount:	N/A
Document #:	20-0709418 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	06/03/2019		
TD Due Date:	06/23/2049	Type Finance:	VAR

Legal Description:
Map Ref: 0
Abbreviated Description: PRIOR REF: 20190619372 06/27/2019

Mortgage Record

Recording Date:	06/09/2020	Loan Amount:	N/A
Document #:	20-0624834 BK-PG -	Loan Type:	Conventional
Contract Date:	06/01/2020		
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Tract No: 13639 Map Ref: 0
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	06/27/2019	Loan Amount:	N/A
Document #:	19-0619372 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	06/03/2019		
TD Due Date:		Type Finance:	VAR

Legal Description:
Tract No: 13639 Map Ref: 0
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/20/2019	Sales Price:	$1,199,000
Document #:	19-0247381 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/22/2019	Loan Amount:	N/A
Document #:	19-0159943 BK-PG -	Loan Type:	Conventional
Contract Date:	02/19/2019		
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
Tract No: 13639 Map Ref: MB 329 PG 3-5
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	02/22/2019	Sales Price:	$1,680,000
Document #:	19-0159942 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/19/2019		
Document Type:	Deed		

Legal Description:
Tract No: 13639 Map Ref: MB 329 PG 3-5
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	05/25/2016	Sales Price:	$490,000
Document #:	16-0598695 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/02/2016	Loan Amount:	N/A
Document #:	16-0493381 BK-PG -	Loan Type:	Conventional
Contract Date:	03/16/2016		
TD Due Date:	05/01/2046	Type Finance:	

Legal Description:
Tract No: 13639 Map Ref: MB329 PG3-5
City/Muni/Twp: LOS ANGELES

ICE SiteX Report

OrderID: 98775576

Prior Transfer

Recording Date:	05/02/2016	Sales Price:	$1,499,000
Document #:	16-0493380 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/16/2016		
Document Type:	Deed		

Legal Description:
Tract No: 13639 Map Ref: MB329 PG3-5
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	12/11/2015	Loan Amount:	N/A
Document #:	15-1559919 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	11/20/2015		
TD Due Date:		Type Finance:	

Legal Description:
Tract No: 13639 Map Ref: 0
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	12/10/2014	Sales Price:	N/A
Document #:	14-1340275 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/05/2014		
Document Type:	Deed		

Legal Description:
Tract No: 13639 Map Ref: MB329 PG3-5
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	08/30/2005	Loan Amount:	N/A
Document #:	05-2082401 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	08/16/2005		
TD Due Date:	09/01/2035	Type Finance:	

Legal Description:
Tract No: 13639 Map Ref: 0
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	10/29/1998	Loan Amount:	N/A
Document #:	98-1981071 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	11/01/2013	Type Finance:	

Legal Description:
Tract No: 13639 Map Ref: 0
City/Muni/Twp: LOS ANGELES

Area Sales Analysis

Total Area Sales	$19,112,500	Median # of Bedrooms	4
Median Lot Size	6,099 SF	Median # of Baths	3
Median Living Area	2,236 SF	Median Year Built	1944
Price Range - 2 Yrs	$1,180,000 to $2,850,000	Age Range	9 years to 85 years
Median Value	$1,870,000	Median Age	82 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**6546 W 85TH ST** **LOS ANGELES, CA 90045-2814**	07/21/2026	$1,375,000	$1,089	1263	/2/2	1943	6,004 SF	
		APN: 4108-017-006 Document #: 26-0533450 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 83 Tract No: 12719 MapRef: MB 248 PG 29 Abbreviated Description: Lot:83 Tract No:12719 Map Ref:MB 248 PG 29City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
2	.12Mi.	**6445 W 86TH PL** **LOS ANGELES, CA 90045-3746**	08/06/2026	$1,180,000	$732	1612	/4/2	1945	6,149 SF	
		APN: 4122-004-020 Document #: 26-0582424 Document Type: Grant Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Lot: 18&41 Tract No: 13042 MapRef: MB 264 PG 47&48 Abbreviated Description: Lot:18&41 Tract No:13042 Map Ref:MB 264 PG 47&48City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	.14Mi.	**6504 W 87TH ST** **LOS ANGELES, CA 90045-3717**	08/18/2026	$1,552,500	$817	1900	/3/3	1944	5,780 SF	
		APN: 4122-010-009 Document #: 26-0615633 Document Type: Grant Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
4	.15Mi.	**6456 W 87TH ST** **LOS ANGELES, CA 90045-3715**	05/14/2026	$960,000	$941	1020	/3/1	1944	5,803 SF	
		APN: 4122-009-001 Document #: 26-0355244 Document Type: Administrator's deed Price Code: Land Use: Single Family Residential Legal: Lot: 60 Tract No: 12076 MapRef: MB 258 PG 12-15 Abbreviated Description: Lot:60 Tract No:12076 Map Ref:MB 258 PG 12-15City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
5	.2Mi.	**6441 W 84TH PL** **LOS ANGELES, CA 90045-2868**	05/13/2026	$1,810,000	$705	2567	/4/3	1944	6,570 SF	
		APN: 4108-012-011 Document #: 26-0351559 Document Type: Grant Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22 Tract No: 12719 MapRef: MB 248 PG 29 Abbreviated Description: Lot:22 Tract No:12719 Map Ref:MB 248 PG 29City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
6	.22Mi.	**6413 W 86TH PL** **LOS ANGELES, CA 90045-3702**	06/05/2026	$276,500	$172	1612	/4/2	1945	6,322 SF	
		APN: 4122-003-017 Document #: 26-0414425								

ICE SiteX Report

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Document Type: Grant Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 26&33 Tract No: 13042 MapRef: MB 264 PG 47&48 Abbreviated Description: Lot:26&33 Tract No:13042 Map Ref:MB 264 PG 47&48City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

7	.24Mi.	**6600 W 83RD ST** **LOS ANGELES, CA 90045-2895**	06/16/2026	$1,620,000	$821	1973	/3/3	1944	8,300 SF

APN: 4108-001-003 Document #: 26-0438923
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 174 Tract No: 13006 MapRef: MB 258 PG 4 Abbreviated Description: Lot:174 Tract No:13006 Map Ref:MB 258 PG 4City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

8	.25Mi.	**8372 STEWART AVE** **LOS ANGELES, CA 90045-2749**	10/05/2026	$1,460,000	$959	1523	/4/2	1944	6,133 SF

APN: 4112-028-016 Document #: 26-0743921
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 105 Tract No: 12409 MapRef: MB 259 PG 43-45 Abbreviated Description: Lot:105 Tract No:12409 Map Ref:MB 259 PG 43-45City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

9	.29Mi.	**8720 EL MANOR AVE** **LOS ANGELES, CA 90045-3707**	08/04/2026	$975,000	$587	1660	/4/2	1944	6,126 SF

APN: 4122-002-003 Document #: 26-0575667
Document Type: Grant Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 201&218 Tract No: 12076 MapRef: MB 258 PG 12-15 Abbreviated Description: Lot:201&218 Tract No:12076 Map Ref:MB 258 PG 12-15City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

10	.29Mi.	**8363 STEWART AVE** **LOS ANGELES, CA 90045-2748**	04/14/2026	$3,750,000	$2,772	1353	/3/1	1945	6,014 SF

APN: 4112-017-016 Document #: 26-0262345
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 186 Tract No: 12409 MapRef: MB 259 PG 43-45 Abbreviated Description: Lot:186 Tract No:12409 Map Ref:MB 259 PG 43-45City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

11	.3Mi.	**8316 WESTLAWN AVE** **LOS ANGELES, CA 90045-2825**	09/04/2026	$1,625,000	$1,191	1364	/4/2	1944	6,001 SF

APN: 4112-031-017 Document #: 26-0665500
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Tract No: 12409 MapRef: MB 259 PG 43-45 Abbreviated Description: Lot:19 Tract No:12409 Map Ref:MB 259 PG 43-45City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

12	.3Mi.	**8388 KENYON AVE** **LOS ANGELES, CA 90045-2741**	08/26/2026	$1,300,000	$844	1541	/4/2	1945	6,283 SF

APN: 4112-017-003 Document #: 26-0638062
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Tract No: 12683 MapRef: MB 266 PG 47 Abbreviated Description: Lot:3 Tract No:12683 Map Ref:MB 266 PG 47City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

13	.32Mi.	**6332 W 84TH PL** **LOS ANGELES, CA 90045-2804**	07/31/2026	$1,700,000	$913	1862	/3/2	1941	5,859 SF

APN: 4108-021-023 Document #: 26-0566945
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 57 Tract No: 12602 MapRef: MB 243 PG 34 Abbreviated Description: Lot:57 Tract No:12602 Map Ref:MB 243 PG 34City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

14	.32Mi.	**6343 W 84TH PL** **LOS ANGELES, CA 90045-2803**	05/29/2026	$2,850,000	$1,224	2329	/3/3	1943	6,085 SF

APN: 4108-022-034 Document #: 26-0395077
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 88 Tract No: 12602 MapRef: MB 243 PG 34 Abbreviated Description: Lot:88 Tract No:12602 Map Ref:MB 243 PG 34City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

15	.33Mi.	**6426 W 82ND ST** **LOS ANGELES, CA 90045-2840**	07/16/2026	$1,965,000	$1,601	1227	/3/2	1944	6,117 SF

APN: 4108-024-021 Document #: 26-0521833
Document Type: Grant Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 78 Tract No: 12714 MapRef: MB 245 PG 49&50 Abbreviated Description: Lot:78 Tract No:12714 Map Ref:MB 245 PG 49&50City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

16	.34Mi.	**6742 W 87TH ST** **LOS ANGELES, CA 90045-3721**	08/26/2026	$1,482,000	$996	1488	/4/2	1946	5,260 SF

APN: 4122-018-005 Document #: 26-0637346
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 56 Tract No: 13019 MapRef: MB 269 PG 1-3 Abbreviated Description: Lot:56 Tract No:13019 Map Ref:MB 269 PG 1-3City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

17	.37Mi.	**8344 KENYON AVE** **LOS ANGELES, CA 90045-2741**	09/22/2026	$1,700,000	$1,183	1437	/3/2	1945	5,996 SF

APN: 4112-018-004 Document #: 26-0709194
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Tract No: 12683 MapRef: MB 266 PG 47-49 Abbreviated Description: Lot:14 Tract No:12683 Map Ref:MB 266 PG 47-49City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

18	.39Mi.	**8729 MCCONNELL AVE** **LOS ANGELES, CA 90045-3741**	08/31/2026	$1,535,000	$971	1581	/3/2	1947	5,860 SF

APN: 4122-037-006 Document #: 26-0650337
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 147 Tract No: 13019 MapRef: MB 269 PG 1-3 Abbreviated Description: Lot:147 Tract No:13019 Map Ref:MB 269 PG 1-3City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

19	.39Mi.	**8410 ALVERSTONE AVE** **LOS ANGELES, CA 90045-2822**	07/24/2026	$1,760,000	$924	1905	/4/3		7,002 SF

APN: 4108-029-014 Document #: 26-0545706
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential w/ADU
Legal: Lot: 195&196 Tract No: 12714 MapRef: MB 245 PG 49&50 Abbreviated Description: Lot:195&196 Tract No:12714 Map Ref:MB 245 PG 49&50City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES

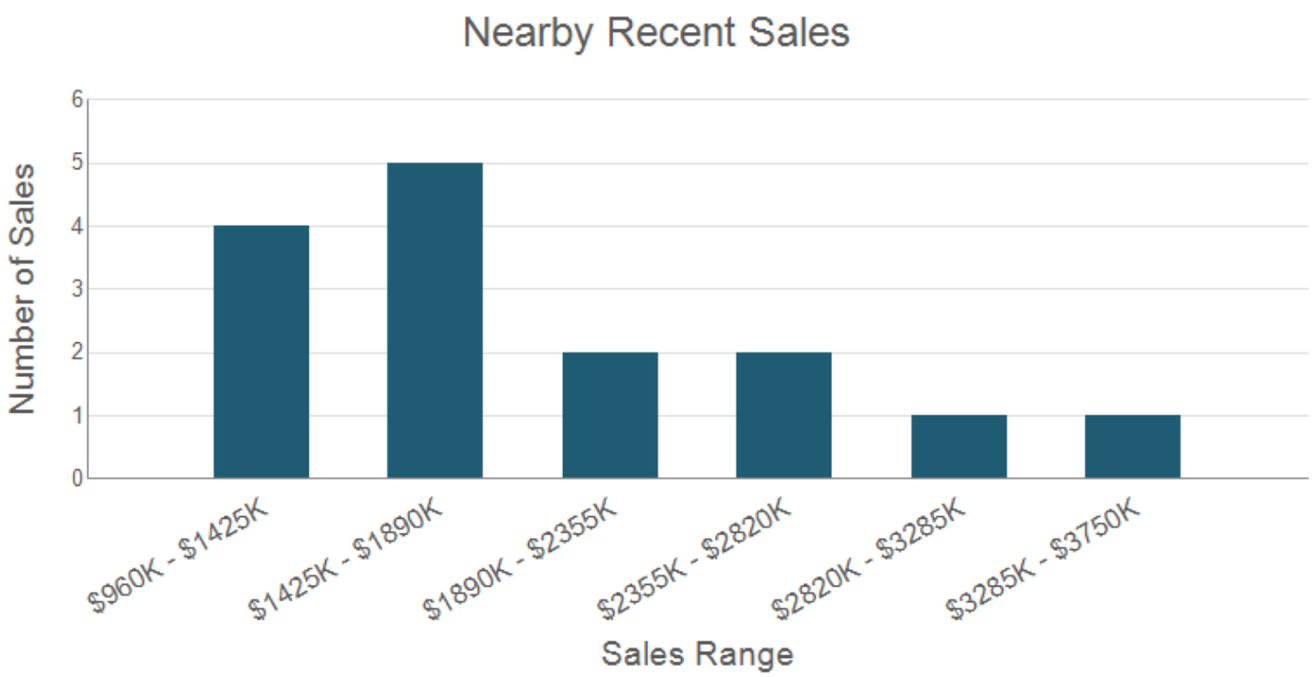
20	.44Mi.	**8454 NAYLOR AVE** **LOS ANGELES, CA 90045-3917**	06/03/2026	$1,779,000	$972	1830	/3/2	1941	6,007 SF

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APN: 4107-032-022 Document #: 26-0405895
Document Type: Grant Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 84 Tract No: 12227 MapRef: MB 234 PG 8-10 Abbreviated Description: Lot:84 Tract No:12227 Map Ref:MB 234 PG 8-10City/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.	**6532 W 85TH PL**	**06/17/2022**		$1,911,548	2,679	/5/3	1950	7,090 SF	
.01Mi.	**6526 W 85TH PL**	**10/24/2013**		$102,711	1,243	/2/1	1949	7,271 SF	
.01Mi.	**6536 W 85TH PL**	**03/22/2017**		$859,069	1,421	/3/2	1950	6,907 SF	P
.02Mi.	**6522 W 85TH PL**	**09/29/1992**		$548,073	1,921	/5/4	1950	7,439 SF	
.02Mi.	**6542 W 85TH PL**	**04/12/2022**		$485,686	1,824	/3/2	1950	6,725 SF	
.03Mi.	**6516 W 85TH PL**	**03/29/2012**		$443,525	1,565	/2/2	1949	7,575 SF	
.03Mi.	**6546 W 85TH PL**	**11/20/1998**		$500,491	1,378	/3/2	1950	6,638 SF	
.04Mi.	**6531 W 85TH PL**	**09/23/2008**		$97,459	1,110	/2/1	1943	6,042 SF	
.04Mi.	**6537 W 85TH PL**	**04/16/2002**		$367,506	1,122	/2/1	1943	6,046 SF	
.04Mi.	**6541 W 85TH PL**	**06/01/2007**		$981,871	1,147	/2/1	1943	5,967 SF	
.04Mi.	**6527 W 85TH PL**	**05/27/2015**		$99,711	1,276	/2/1	1943	6,038 SF	
.04Mi.	**6510 W 85TH PL**	**11/26/2018**		$120,722	1,529	/3/2	1950	7,711 SF	
.04Mi.	**6552 W 85TH PL**	**05/06/2025**		$496,731	1,835	/3/2	1950	6,631 SF	
.04Mi.	**6547 W 85TH PL**	**03/19/2021**		$761,354	1,578	/3/3	1943	5,887 SF	
.04Mi.	**6521 W 85TH PL**	**07/18/2019**		$469,280	1,603	/3/2	1943	6,046 SF	
.05Mi.	**6506 W 85TH PL**	**07/29/2013**		$1,019,049	2,377	/4/3	1949	7,830 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	38.3 years old	Households:	15,505
Median Household Income:	$125,574	Households w/Family:	53%
Household Income Per Capita:	$62,990	Households w/Family Married:	41%
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

ICE SiteX Report

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1.50Mi. **Westchester Enriched Sciences Magnets (WESM)** Number of Students: 589 Student-Teacher Ratio: 15.23	D	Public	9 - 12
0.60Mi. **Wright Middle School - STEAM Magnet** Number of Students: 456 Student-Teacher Ratio: 17.44	D+	Public	6 - 8
0.19Mi. **Kentwood Elementary** Number of Students: 352 Student-Teacher Ratio: 22	A+	Public	KG - 5
1.41Mi. **Katherine Johnson STEM Academy** Number of Students: 133 Student-Teacher Ratio: 14.55	C	Public	6 - 8

Flood Report

The Subject Property of **6532 W 85TH PL, LOS ANGELES, CA 90045-2820** 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.

Liquefaction Report

The Subject Property of **6532 W 85TH PL, LOS ANGELES, CA 90045-2820** 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	114%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	105%	SIMILAR
OVERALL	100%	SIMILAR

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

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