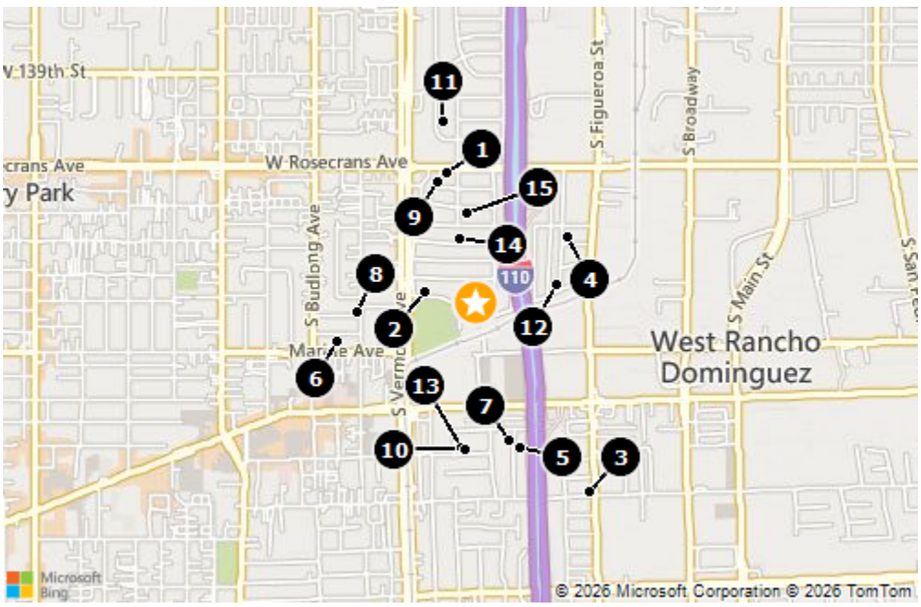
ICE SiteX Report

OrderID: 98689016

SiteX Property Information Report



Subject Property Location

724 W 148TH DR, GARDENA, CA 90247-2722

County:	**LOS ANGELES CA**	Census Tract:	060372911.301012
Property Use:	Single Family Residential	Zoning:	LAR1
Parcel Number:	6119-026-048	Thomas Bros Pg-Grid:	734-4B

Valuation

Value:	**$711,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$625,680 - $796,320	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	0-019
Assd Land Value:	$545,533	Market Land Value:		Tax Year:	2025
Assd Improvement:	$136,375	Market Improvment Value:		Total Taxable Value:	$13,991
Total Assessed Value:	$681,908	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Tract No: 13942
Abbreviated Description: TRACT NO 13942 LOT 25

Property Characteristics

Lot Size:	5,121 SF	Bedrooms:	2	Pool:	
Building Area:	870 SF	Baths:	1	Fireplace:	
Year Built:	1949	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:	07/02/2026	Sales Price:	N/A
Document #:	26-0482397 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/30/2024	Loan Amount:	N/A
Document #:	24-0928499 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 25 Tract No: 13942
City/Muni/Twp: LOS ANGELES

Mortgage Record

Recording Date:	09/26/2023	Loan Amount:	N/A
Document #:	23-0647531 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 25 Tract No: 13942
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	10/12/2022	Sales Price:	N/A

ICE SiteX Report

OrderID: 98689016

Document #:	22-0982274 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/06/2022	Sales Price:	N/A
Document #:	22-0969546 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/26/2022	Loan Amount:	N/A
Document #:	22-0936161 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	
Legal Description:			
Lot: 25 Tract No: 13942			
City/Muni/Twp: GARDENA			

Prior Transfer

Recording Date:	10/20/2020	Sales Price:	$32,580
Document #:	20-1304867 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/20/2018	Loan Amount:	N/A
Document #:	18-0383885 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	
Legal Description:			
Lot: 25 Tract No: 13942			
City/Muni/Twp: LOS ANGELES			

Prior Transfer

Recording Date:	11/17/2015	Sales Price:	$17,925
Document #:	15-1436323 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/01/2014	Sales Price:	$99,800
Document #:	14-1288569 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/11/2012	Loan Amount:	N/A
Document #:	12-1911156 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	
Legal Description:			
Lot: 25 Tract No: 13942			
City/Muni/Twp: LOS ANGELES			

Prior Transfer

Recording Date:	10/22/2012	Sales Price:	$399,200
Document #:	12-1596533 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/02/2007	Sales Price:	$250,000
Document #:	07-1063550 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/07/2007	Sales Price:	$499,004
Document #:	2007-0497783 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 25 Tract No: 13942			
Abbreviated Description: TRACT NO 13942 LOT 25			

Mortgage Record

Recording Date:	03/07/2007	Loan Amount:	N/A
Document #:	07-0497785 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2037	Type Finance:	
Legal Description:			
Lot: 25 Tract No: 13942			
City/Muni/Twp: LOS ANGELES			

Prior Transfer

Recording Date:	03/07/2007	Sales Price:	$499,000
Document #:	07-0497783 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/04/2007		
Document Type:			

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Legal Description:
Lot: 25 Tract No: 13942 Map Ref: MB332 PG25-28
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	03/06/2006	Sales Price:	$25,000
Document #:	06-0482762 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/27/2006	Sales Price:	$408,000
Document #:	06-0200913 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	01/13/2006		
Document Type:			

Legal Description:
Lot: 25 Tract No: 13942 Map Ref: MB332 PG25-28
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	10/12/2005	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	05-2459413 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/15/2005		
Document Type:			

Legal Description:
Lot: 25 Tract No: 13942 Map Ref: MB332 PG25-28

Mortgage Record

Recording Date:	05/13/2003	Loan Amount:	N/A
Document #:	03-1352245 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	05/13/2013	Type Finance:	

Legal Description:
Lot: 25 Tract No: 13942
City/Muni/Twp: LOS ANGELES

Prior Transfer

Recording Date:	09/07/1999	Sales Price:	N/A
Document #:	99-1695031 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/01/1999		
Document Type:			

Legal Description:
Abbreviated Description: TRACT NO 13942 LOT 25

Area Sales Analysis

Total Area Sales	$11,229,000	Median # of Bedrooms	3
Median Lot Size	5,534 SF	Median # of Baths	2
Median Living Area	1,166 SF	Median Year Built	1950
Price Range - 2 Yrs	$550,000 to $850,000	Age Range	71 years to 78 years
Median Value	$760,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**14300 S AINSWORTH ST** **GARDENA, CA 90247-2734**	10/07/2026	$665,000	$795	836	/2/1	1950	5,905 SF	
		APN: 6119-019-008 Document #: 26-0751369 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Tract No: 16358 MapRef: MB 378 PG 23&24 Abbreviated Description: Lot:8 Tract No:16358 Map Ref:MB 378 PG 23&24City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
2	.14Mi.	**851 W 149TH ST** **GARDENA, CA 90247-2730**	09/15/2026	$750,000	$448	1674	/3/2	1949	5,403 SF	
		APN: 6119-028-008 Document #: 26-0687023 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Tract No: 13942 MapRef: MB 332 PG 25-28 Abbreviated Description: Lot:48 Tract No:13942 Map Ref:MB 332 PG 25-28City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
3	.59Mi.	**503 W 157TH ST** **GARDENA, CA 90248-2108**	09/02/2026	$550,000	$492	1116	/3/2	1950	6,931 SF	
		APN: 6120-026-025 Document #: 26-0658021 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Tract No: 16232 MapRef: MB 370 PG 35&36 Abbreviated Description: Lot:25 Tract No:16232 Map Ref:MB 370 PG 35&36City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
4	.31Mi.	**14608 S DENVER AVE** **GARDENA, CA 90248-1619**	08/07/2026	$749,000	$679	1102	/2/1	1949	5,534 SF	
		APN: 6119-009-049 Document #: 26-0587597 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 187 Tract No: 15476 MapRef: MB 339 PG 34-37 Abbreviated Description: Lot:187 Tract No:15476 Map Ref:MB 339 PG 34-37City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
5	.41Mi.	**15420 BONSALLO AVE** **GARDENA, CA 90247-4232**	08/06/2026	$810,000	$694	1166	/3/2	1955	6,007 SF	
		APN: 6120-010-005 Document #: 26-0582921 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Tract No: 19749 MapRef: MB 554 PG 45&46 Abbreviated Description: Lot:17 Tract No:19749 Map Ref:MB 554 PG 45&46City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES								
6	.39Mi.	**1138 W 150TH ST**	07/17/2026	$775,000	$509	1520	/3/2	1953	5,151 SF	

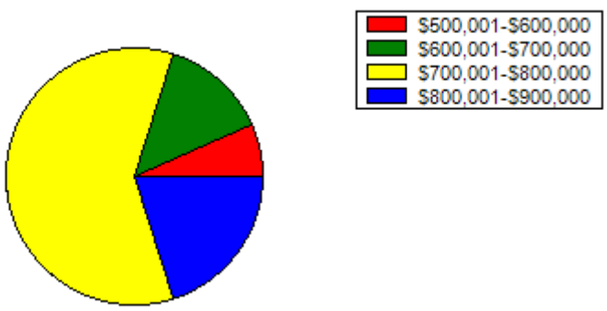
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		GARDENA, CA 90247-3012								
	APN: 6114-025-007 Document #: 26-0526670 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 43 Tract No: 16149 MapRef: MB 454 PG 4&5 Abbreviated Description: Lot:43 Tract No:16149 Map Ref:MB 454 PG 4&5City/Muni/Twp:GARDENA City/Muni/Twp: GARDENA									
7	.38Mi.	**15411 BONSALLO AVE** **GARDENA, CA 90247-4231**	07/14/2026	$850,000	$728	1166	/3/2	1955	7,678 SF	
	APN: 6120-009-024 Document #: 26-0512802 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Tract No: 19749 MapRef: MB 554 PG 45 Abbreviated Description: Lot:22 Tract No:19749 Map Ref:MB 554 PG 45City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
8	.32Mi.	**1103 W 149TH ST** **GARDENA, CA 90247-3009**	06/03/2026	$785,000	$716	1095	/3/2	1953	5,126 SF	
	APN: 6114-023-025 Document #: 26-0405325 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Tract No: 16149 MapRef: MB 454 PG 4&5 Abbreviated Description: Lot:12 Tract No:16149 Map Ref:MB 454 PG 4&5City/Muni/Twp:GARDENA City/Muni/Twp: GARDENA									
9	.34Mi.	**825 W 144TH ST** **GARDENA, CA 90247-2768**	05/19/2026	$700,000	$612	1142	/2/1	1950	5,232 SF	
	APN: 6119-019-011 Document #: 26-0367408 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Tract No: 16358 MapRef: MB 378 PG 23&24 Abbreviated Description: Lot:11 Tract No:16358 Map Ref:MB 378 PG 23&24City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
10	.39Mi.	**733 W 155TH ST** **GARDENA, CA 90247-4210**	05/11/2026	$805,000	$482	1668	/3/2	1954	7,311 SF	
	APN: 6120-007-040 Document #: 26-0341156 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 40 Tract No: 19265 MapRef: MB 496 PG 30&31 Abbreviated Description: Lot:40 Tract No:19265 Map Ref:MB 496 PG 30&31City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
11	.5Mi.	**14100 S AINSWORTH ST** **GARDENA, CA 90247-2132**	04/03/2026	$730,000	$572	1276	/2/2	1948	6,104 SF	
	APN: 6119-013-024 Document #: 26-0231575 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 154 Tract No: 14049 MapRef: MB 303 PG 28-32 Abbreviated Description: Lot:154 Tract No:14049 Map Ref:MB 303 PG 28-32City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
12	.22Mi.	**14821 S DENVER AVE** **GARDENA, CA 90248-1622**	02/11/2026	$800,000	$641	1248	/3/2	1949	5,674 SF	
	APN: 6119-012-071 Document #: 26-0099838 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 242 Tract No: 15476 MapRef: MB 339 PG 34-37 Abbreviated Description: Lot:242 Tract No:15476 Map Ref:MB 339 PG 34-37City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
13	.39Mi.	**15416 S MENLO AVE** **GARDENA, CA 90247-4243**	01/12/2026	$720,000	$653	1101	/3/2	1954	5,401 SF	
	APN: 6120-007-038 Document #: 26-0025509 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Tract No: 19265 MapRef: MB 496 PG 30&31 Abbreviated Description: Lot:38 Tract No:19265 Map Ref:MB 496 PG 30&31City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
14	.18Mi.	**749 W 147TH ST** **GARDENA, CA 90247-2713**	12/31/2025	$760,000	$614	1237	/3/2	1948	5,408 SF	Yes
	APN: 6119-023-023 Document #: 25-0950242 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 180 Tract No: 13942 MapRef: MB 332 PG 25-28 Abbreviated Description: Lot:180 Tract No:13942 Map Ref:MB 332 PG 25-28City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									
15	.24Mi.	**738 W 145TH ST** **GARDENA, CA 90247-2706**	10/21/2025	$780,000	$506	1540	/2/2	1949	5,251 SF	
	APN: 6119-021-017 Document #: 25-0727578 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 238 Tract No: 13942 MapRef: MB 332 PG 25-28 Abbreviated Description: Lot:238 Tract No:13942 Map Ref:MB 332 PG 25-28City/Muni/Twp:LOS ANGELES City/Muni/Twp: LOS ANGELES									

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.

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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.	**724 W 148TH DR**	**03/07/2007**		$681,908	870	/2/1	1949	5,121 SF	
.01Mi.	**720 W 148TH DR**	**07/30/2003**		$282,134	1,203	/3/2	1949	5,324 SF	
.01Mi.	**730 W 148TH DR**	**09/17/2012**		$203,054	814	/2/1	1949	4,969 SF	
.02Mi.	**733 W 149TH ST**	**02/11/2003**		$220,245	822	/2/1	1949	5,181 SF	
.02Mi.	**727 W 149TH ST**	**07/14/2018**		$53,441	1,720	/3/2	1949	4,981 SF	
.02Mi.	**714 W 148TH DR**	**09/16/1974**		$55,495	926	/2/1	1949	5,472 SF	
.02Mi.	**721 W 149TH ST**	**11/19/2024**		$301,688	1,167	/2/1	1949	5,276 SF	
.02Mi.	**742 W 148TH DR**	**01/06/2017**		$297,395	814	/2/1	1949	5,628 SF	
.03Mi.	**727 W 148TH DR**	**01/12/2023**		$198,921	1,201	/3/2	1949	5,907 SF	
.03Mi.	**721 W 148TH DR**	**12/23/2010**		$179,387	1,039	/3/1	1949	5,401 SF	
.03Mi.	**715 W 149TH ST**	**09/12/2024**		$263,013	1,190	/3/2	1949	5,564 SF	
.03Mi.	**708 W 148TH DR**	**03/12/2013**		$78,399	1,106	/3/2	1949	5,147 SF	
.03Mi.	**731 W 148TH DR**	**03/16/2020**		$75,457	814	/2/1	1948	6,227 SF	
.03Mi.	**715 W 148TH DR**	**10/01/2008**		$446,576	1,260	/3/2	1949	5,301 SF	
.04Mi.	**737 W 148TH DR**	**08/17/2007**		$60,151	1,062	/2/1	1949	7,222 SF	
.04Mi.	**709 W 149TH ST**	**04/10/2014**		$393,855	980	/2/1	1949	5,447 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	38%

Demographics & Income

Median Age:	39.5 years old	Households:	14,655
Median Household Income:	$66,513	Households w/Family:	68%
Household Income Per Capita:	$30,441	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

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
2.04Mi.	**Gardena Senior High School** Number of Students: 1,343 Student-Teacher Ratio: 17.62	C-	Public	9 - 12
1.20Mi.	**Peary Middle School** Number of Students: 1,082 Student-Teacher Ratio: 18.57	D+	Public	6 - 8
0.27Mi.	**Amestoy Elementary School** Number of Students: 623 Student-Teacher Ratio: 20.1	B-	Public	PK - 5

Flood Report

The Subject Property of **724 W 148TH DR, GARDENA, CA 90247-2722** 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 **724 W 148TH DR, GARDENA, CA 90247-2722** 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 **724 W 148TH DR, GARDENA, CA 90247-2722** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	81%	LOWER
MURDER	94%	SIMILAR
OVERALL	102%	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

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