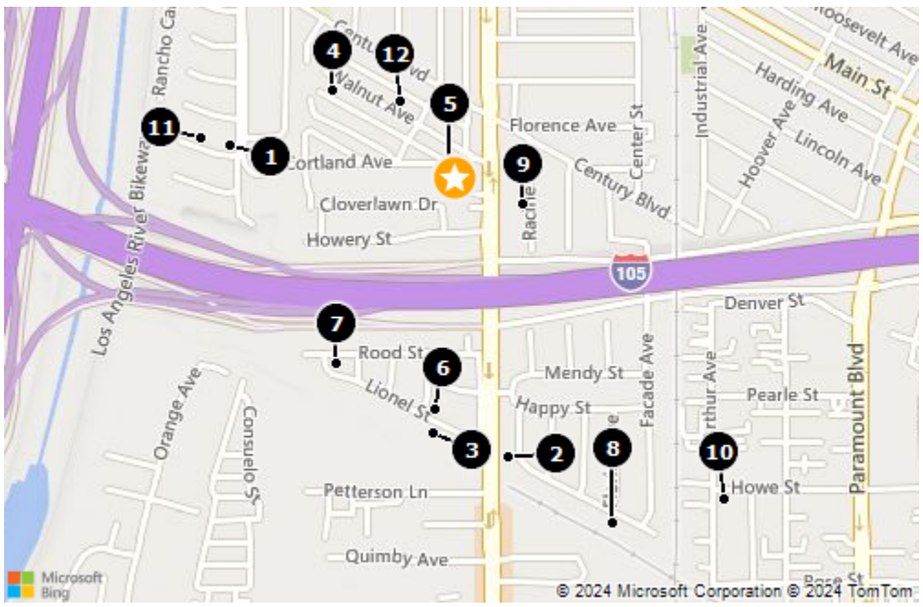
SiteX™ Report

OrderID: 92563336

SiteX Property Information Report



Subject Property Location

7434 CORTLAND AVE, PARAMOUNT, CA 90723-7135

County:	**LOS ANGELES CA**	Census Tract:	060375362.023014
Property Use:	Single Family Residential	Zoning:	SGR3YY
Parcel Number:	6236-019-009	Thomas Bros Pg-Grid:	735-2F

Valuation

Value:	**$747,000**	FSD:	7
Value Range:	$694,710 - $799,290	Confidence Score:	93

County Tax & Assessment

Assessment Year:	2024	Market Value Year:		Tax Rate Code Area:	7-258
Assd Land Value:	$531,100	Market Land Value:		Tax Year:	2023
Assd Improvement:	$168,900	Market Improvment Value:		Total Taxable Value:	$3,233
Total Assessed Value:	$700,000	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 1 Subdivision: CALIFORNIA COOPERATIVE COLONY TRACT
Abbreviated Description: CALIFORNIA COOPERATIVE COLONY TRACT W 45 FT OF E 240 FT OF N 165 FT EX OF ST OF LOT 4 BLK 1

Property Characteristics

Lot Size:	6,638 SF	Bedrooms:	2	Pool:	
Building Area:	1386 SF	Baths:	1	Fireplace:	
Year Built:	1952	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:	03/27/2024	Sales Price:	N/A
Document #:	24-0195252 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/21/2023		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 4 Block: 1 Subdivision: CALIFORNIA COOPERATIVE COLONY TRACT Map Ref: MB 21 PG 15&16
Abbreviated Description: PORTION LOT4
City/Muni/Twp: SOUTH GATE

Prior Transfer

Recording Date:	09/15/2023	Sales Price:	$700,000
Document #:	23-0615227 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/18/2023		
Document Type:	Grant Deed		

Legal Description:
Lot: 4 Block: 1 Subdivision: CALIFORNIA COOPERATIVE COLONY TRACT Map Ref: MB 21 PG 15&16
Abbreviated Description: PORTION LOT4
City/Muni/Twp: SOUTH GATE

Prior Transfer

Recording Date:	03/28/2014	Sales Price:	N/A
Document #:	14-0317329 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/07/2014		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 4 Block: 1 Subdivision: CALIFORNIA COOPERATIVE COLONY TRACT Map Ref: MR21 PG15&16
City/Muni/Twp: SOUTH GATE

Prior Transfer

Recording Date:	11/15/2013	Sales Price:	N/A
Document #:	13-1631334 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/30/2013		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 4 Block: 1 Subdivision: CALIFORNIA COOPERATIVE COLONY TRACT Map Ref: MP21 PG15&16
City/Muni/Twp: SOUTH GATE

Mortgage Record

Recording Date:	06/13/2012	Loan Amount:	N/A
Document #:	12-0879765 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2042	Type Finance:	

Legal Description:
Lot: 4 Block: 1 Subdivision: CALIFORNIA COOPERATIVE COLONY TRACT
City/Muni/Twp: SOUTH GATE

Prior Transfer

Recording Date:	03/20/2002	Sales Price:	$150,000
Document #:	02-0671769 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/14/2002		
Document Type:	Grant Deed		

Legal Description:
Lot: 4 Block: 1 Subdivision: CALIFORNIA COOPERATIVE COLONY TRACT Map Ref: MR21 PG15&16
Abbreviated Description: WESTERLY45 FT E240 FT N2 LOT4
City/Muni/Twp: SOUTH GATE

Prior Transfer

Recording Date:	03/20/2002	Sales Price:	N/A
Document #:	02-0671768 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/07/2002		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 4 Block: 1 Subdivision: CALIFORNIA COOPERATIVE COLONY TRACT Map Ref: MR21 PG15&16
Abbreviated Description: WESTERLY45 FT E240 FT N2 LOT4
City/Muni/Twp: SOUTH GATE

Prior Transfer

Recording Date:	12/18/2001	Sales Price:	N/A
Document #:	01-2413053 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/18/2001		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 4 Block: A Subdivision: THE CALIFORNIA COOPERATIVE COLONY TRACT Map Ref: MB21 PG15&16
Abbreviated Description: WESTERLY45 FT E240 FT N2 LOT4
City/Muni/Twp: SOUTH GATE

Area Sales Analysis

Total Area Sales	$8,641,500	Median # of Bedrooms	3
Median Lot Size	6,353 SF	Median # of Baths	2
Median Living Area	1,275 SF	Median Year Built	1941
Price Range - 2 Yrs	$300,000 to $995,000	Age Range	69 years to 95 years
Median Value	$740,500	Median Age	83 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**13643 ORANGE AVE** **PARAMOUNT, CA 90723-7175**	09/09/2024	$945,000	$412	2291	/5/2	1955	5,635 SF	Yes
		APN: 6236-006-024 Document #: 24-0606423 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Tract No: 16832 MapRef: MB 557 PG 8-11 Abbreviated Description: Lot:61 Tract No:16832 Map Ref:MB 557 PG 8-11City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT								
2	.38Mi.	**13933 RACINE AVE** **PARAMOUNT, CA 90723-2128**	09/03/2024	$995,000	$503	1975	/4/4		8,213 SF	
		APN: 6242-014-019 Document #: 24-0588844 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 140 Tract No: 12562 MapRef: MB 237 PG 11&12 Abbreviated Description: Lot:140 Tract No:12562 Map Ref:MB 237 PG 11&12City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT								
3	.34Mi.	**7436 LIONEL ST** **PARAMOUNT, CA 90723-2025**	08/27/2024	$500,000	$386	1292	/3/2	1941	5,396 SF	
		APN: 6236-026-019 Document #: 24-0576028 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 61 Tract No: 11595 MapRef: MB 245 PG 22 Abbreviated Description: Lot:61 Tract No:11595 Map Ref:MB 245 PG 22City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT								
4	.2Mi.	**7312 WALNUT AVE** **PARAMOUNT, CA 90723-7161**	08/15/2024	$790,000	$726	1088	/3/1	1947	5,003 SF	
		APN: 6236-014-014 Document #: 24-0547854 Document Type: Grant Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 64 Tract No: 9706 MapRef: MB 137 PG 99 Abbreviated Description: Lot:64 Tract No:9706 Map Ref:MB 137 PG 99City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT								
5	.01Mi.	**7432 CORTLAND AVE**	05/31/2024	$690,000	$548	1257	/3/2	1952	6,359 SF	

PARAMOUNT, CA 90723-7135
APN: 6236-019-008 Document #: 24-0355575
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: THE CALIFORNIA COOPERATIVE COLONY TRACT MapRef: MB 21 PG 15&16 Abbreviated Description: Block:1 Subdivision:THE CALIFORNIA COOPERATIVE COLONY TRACT Map Ref:MB 21 PG 15&16Abbreviated Description:PORTION LOT4 City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT

6	.31Mi.	**13936 PELTON AVE**	05/28/2024	$700,000	$489	1431	/3/2	1941	7,095 SF	Yes

PARAMOUNT, CA 90723-2020
APN: 6236-024-023 Document #: 24-0344013
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Tract No: 11595 MapRef: MB 245 PG 22 Abbreviated Description: Lot:20 Tract No:11595 Map Ref:MB 245 PG 22City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT

7	.3Mi.	**7319 LIONEL ST**	01/30/2024	$765,500	$218	3501	/6/5	1941	7,681 SF	

PARAMOUNT, CA 90723-2005
APN: 6236-025-022 Document #: 24-0065466
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 42 Tract No: 11595 MapRef: MB 245 PG 22 Abbreviated Description: Lot:42 Tract No:11595 Map Ref:MB 245 PG 22City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT

8	.51Mi.	**7626 RACINE AVE**	09/12/2023	$710,000	$965	735	/2/1	1941	7,514 SF	Yes

PARAMOUNT, CA 90723-2125
APN: 6242-018-014 Document #: 23-0605923
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 155 Tract No: 12562 MapRef: MB 237 PG 11&12 Abbreviated Description: Lot:155 Tract No:12562 Map Ref:MB 237 PG 11&12City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT

9	.09Mi.	**13641 RACINE AVE**	07/25/2023	$750,000	$721	1040	/3/2	1940	6,391 SF	

PARAMOUNT, CA 90723-2134
APN: 6242-002-001 Document #: 23-0488885
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: A Tract No: 11835 MapRef: MB 217 PG 34 Abbreviated Description: Block:A Tract No:11835 Map Ref:MB 217 PG 34Abbreviated Description:PORTION LOT8 City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT

10	.56Mi.	**7804 HOWE ST**	07/20/2023	$731,000	$655	1116	/3/1	1946	6,346 SF	

PARAMOUNT, CA 90723-2214
APN: 6242-027-041 Document #: 23-0476875
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 126 Tract No: 5792 MapRef: MB 67 PG 63&64 Abbreviated Description: Tract No:5792 Map Ref:MB 67 PG 63&64Abbreviated Description:PORTION LOT126 City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT

11	.35Mi.	**7119 CORTLAND AVE**	06/27/2023	$765,000	$613	1247	/4/2	1955	5,318 SF	

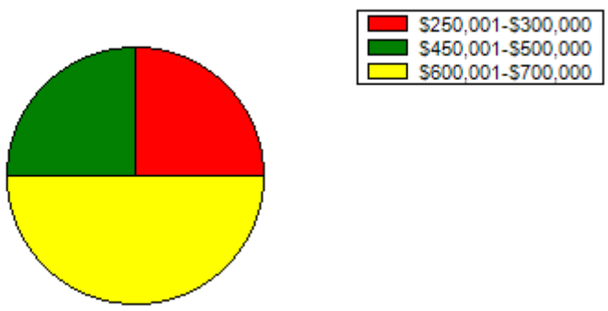
PARAMOUNT, CA 90723-7129
APN: 6236-006-028 Document #: 23-0417356
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 65 Tract No: 16832 MapRef: MB 557 PG 8-11 Abbreviated Description: Lot:65 Tract No:16832 Map Ref:MB 557 PG 8-11City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT

12	.13Mi.	**7357 WALNUT AVE**	04/18/2023	$300,000	$184	1624	/5/2	1929	5,001 SF	

PARAMOUNT, CA 90723-7160
APN: 6236-011-028 Document #: 23-0247059
Document Type: Grant Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36 Tract No: 9706 MapRef: MB 137 PG 99 Abbreviated Description: Lot:36 Tract No:9706 Map Ref:MB 137 PG 99City/Muni/Twp:PARAMOUNT City/Muni/Twp: PARAMOUNT

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.

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.

SiteX™ Report

OrderID: 92563336

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.	**7434 CORTLAND AVE**	**09/15/2023**		$700,000	1,386	/2/1	1952	6,638 SF	
.01Mi.	**7432 CORTLAND AVE**	**05/15/1980**		$170,696	1,257	/3/2	1952	6,359 SF	
.02Mi.	**7424 CORTLAND AVE**	**03/02/1989**		$540,947	2,584	/5/4	1949	6,686 SF	
.02Mi.	**7439 CLOVERLAWN DR**	**02/04/2006**		$368,177	948	/2/1	1953	12,112 SF	Yes
.03Mi.	**7422 CORTLAND AVE**	**11/19/1999**		$192,848	780	/2/1	1947	5,080 SF	
.03Mi.	**7435 CLOVERLAWN DR**			$245,351	2,773	/5/3	1954	6,783 SF	
.03Mi.	**7428 WALNUT AVE**	**09/02/2011**		$307,722	1,260	/3/2	1968	7,717 SF	
.04Mi.	**7418 CORTLAND AVE**	**12/22/2004**		$450,954	852	/2/1	1924	8,429 SF	
.04Mi.	**7429 CLOVERLAWN DR**	**07/27/2001**		$268,306	1,246	/3/2	1954	5,035 SF	
.04Mi.	**7422 WALNUT AVE**	**02/27/2015**		$512,544	1,440	/4/2	1927	4,985 SF	
.04Mi.	**13664 CLOVERLAWN DR**	**08/01/2011**		$467,931	2,100	/2/2	1955	7,216 SF	Yes
.04Mi.	**13663 GARFIELD AVE**	**12/03/1976**		$401,920	926	/2/1	1939	10,646 SF	
.05Mi.	**7416 WALNUT AVE**	**09/28/2001**		$261,461	1,706	/3/2	1959	5,000 SF	
.05Mi.	**7421 CLOVERLAWN DR**	**09/13/2002**		$319,463	1,309	/3/2	1954	5,032 SF	
.05Mi.	**7412 CORTLAND AVE**	**10/05/2001**		$257,781	1,235	/3/1	1946	7,543 SF	
.05Mi.	**7411 CORTLAND AVE**	**05/17/2000**		$262,027	824	/2/1	1929	7,762 SF	Yes

Rent vs. Own

Households Occupied by Renters:	55%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	34.3 years old	Households:	23,669
Median Household Income:	$57,756	Households w/Family:	84%
Household Income Per Capita:	$20,342	Households w/Family Married:	52%
Most Common Education Level:	Some High School	Households w/Family Children:	48%

School District

School District Zone:	Paramount Unified School District	Students:	13,761
Number of Schools:	19	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.36Mi.	**Hollydale School** Number of Students: 897 Student-Teacher Ratio: 23	B	Public	KG - 8
1.30Mi.	**Paramount High School** Number of Students: 4,211 Student-Teacher Ratio: 21.94 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **7434 CORTLAND AVE, PARAMOUNT, CA 90723-7135** 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 **7434 CORTLAND AVE, PARAMOUNT, CA 90723-7135** 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 **7434 CORTLAND AVE, PARAMOUNT, CA 90723-7135** is **IN** 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	42%	SIGNIFICANTLY LOWER
BURGLARY	37%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	66%	NOTABLY LOWER

Disaster Alerts

12/27/2022 - Severe Storm,Floods,Mudslides 1/8/2023 - Severe Storm,Floods,Mudslides 2/21/2023 - Severe Storm,Floods,Mudslides 3/9/2023 - Severe Storm,Floods,Mudslides 1/31/2024 - Severe Tornados, Flooding

SiteX™ Report

OrderID: 92563336

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