



Date: 02/24/2021
Property: AVE K12 VIC 85 STW,
LANCASTER, CA 93536
APN: 3248-019-002
County: LOS ANGELES



Subject Property Location

Property Address AVE K12 VIC 85 STW
 City, State & Zip LANCASTER, CA 93536
 County LOS ANGELES COUNTY
 Mailing Address 1718 WESTWOOD BLVD, LOS ANGELES, CA 90024-5608
 Map Reference
 Thomas Bros Pg-Grid

Report Date: 02/24/2021
 Order ID: R31782234

Property Use Rural/Agricultural - Vacant Land
 Parcel Number 3248-019-002
 Census Tract 9012.05

Legal Description

Lot	42
Section/Block	/
Tract No	
Abbrev. Description	M R 60-43 THAT POR IN TRA 3686 OF LOT 42

Current Ownership Information

Owner Name(s)	ANTELOPE VALLEY LAND LLC	Sale Price	\$20,000
		Sale Date	12/08/2003
		Recording Date	03/02/2004
Vesting	Company	Recorder Doc #	04-0492130
		Book/Page	

Latest Full Sale Information

Details beyond coverage limitations
Financing Details at Time of Purchase
No financing details available

Loan Officer Insights

No details available

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	181,994/4.18
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Rural/Agricultural - Vacant Land			Zoning	LCA25*

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	
	Total Taxable Value	\$25,991	Tax Amount	\$391	Tax Rate Area	2-417
	Land Value	\$25,991	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		



Fidelity National Title
PASSPORT

COMPARABLE REPORT



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Comparable Sales

No comparable sales found for subject property with selected filter criteria.



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Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	03/02/2004	Deed	Grant Deed	\$20,000	04-0492130	ANTELOPE VALLEY LAND LLC	CHEN, PO TAO; CHEN, SARAH

Transaction Details

Transfer						
	Transaction ID	1	Recorder Doc Number	04-0492130	Partial Interest Transferred	
	Sale Date	12/08/2003	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$20,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/02/2004	Property Use	
	Buyer 1	ANTELOPE VALLEY LAND LLC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1718 WESTWOOD BLVD, LOS ANGELES, CA 90024-5608
	Seller 1	CHEN, PO TAO	Seller 1 Entity	Single man	Seller Mailing Address	
	Seller 2	CHEN, SARAH	Seller 2 Entity	Single woman	Legal City/ Muni/ Township	LANCASTER
	Legal Recorder's Map Ref	MR60 PG43	Legal Subdivision	DEL SUR RANCH COMPANY ORCHARD TRACT	Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	FIRST AMERICAN TITLE CO

Transaction History Legend

	Transfer		Mortgage		Mortgage Assignment
	Foreclosure Activity		Mortgage Release		



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Nearby Neighbor # 1				
Address	AVE K12 VIC 85 STW, LANCASTER, CA 93536		APN	3248-019-002
Owner	ANTELOPE VALLEY LAND LLC		Lot Size (SF/AC)	181,994/4.18
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor # 2				
Address	AVE K8 VIC 86 STW, LANCASTER, CA 93536		APN	3248-018-003
Owner	PARK JONG WON AND TAI JUN TRS; JONG WON PARK FAMILY TRUST		Lot Size (SF/AC)	176,766/4.06
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor # 3				
Address	AVE K8 VIC 87 STW, LANCASTER, CA 93536		APN	3248-018-029
Owner	COOPER STEPHEN A & TRANG B		Lot Size (SF/AC)	37,325/.86
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor # 4				
Address	COR 90 STW AVE K8 DRT, LANCASTER, CA 93536		APN	3248-018-013
Owner	RADIANCE SOLAR 4 LLC & RADIANCE SOLAR 5 LLC		Lot Size (SF/AC)	161,433/3.71
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor # 5				
Address	COR AVE K12 85 STW, LANCASTER, CA 93536		APN	3248-018-024
Owner	DENG LONG		Lot Size (SF/AC)	203,251/4.67
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor # 6				
Address	VIC AVE K12 86 STW, LANCASTER, CA 93536		APN	3248-018-018
Owner	PALM INVESTMENT GROUP LLC		Lot Size (SF/AC)	122,883/2.82
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor # 7				
Address	AVE K12 VIC 86 STW, LANCASTER, CA 93536		APN	3248-018-022
Owner	CHEN YU LENG		Lot Size (SF/AC)	43,560/1
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #8

Address	AVE K8 VIC 90 STW, LANCASTER, CA 93536		APN	3248-018-027
Owner	RADIANCE SOLAR 4 LLC & RADIANCE SOLAR 5 LLC		Lot Size (SF/AC)	187,526/4.31
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #9

Address	AVE K12 VIC 87 STW, LANCASTER, CA 93536		APN	3248-019-008
Owner	VILLARREAL SANTOS & CRISTINA		Lot Size (SF/AC)	216,537/4.97
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #10

Address	AVE K12 VIC 86 STW, LANCASTER, CA 93536		APN	3248-018-020
Owner	WILLIAMS ROBERT & ADELINE		Lot Size (SF/AC)	3,099/.07
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #11

Address	COR AVE K12 85 STW NOG, LANCASTER, CA 93536		APN	3248-019-001
Owner	AGUIRRE SANTIAGO; AGUIRRE PETE P		Lot Size (SF/AC)	203,120/4.66
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #12

Address	COR AVE K8 85 STW, LANCASTER, CA 93536		APN	3248-018-001
Owner	PETRINOVICH, RONALD J; PETRINOVICH, KAREN		Lot Size (SF/AC)	165,092/3.79
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #13

Address	COR 90 STW AVE K12 DRT, LANCASTER, CA 93536		APN	3248-019-011
Owner	KUO CHIA HSIANG; CHUANG SHU PING		Lot Size (SF/AC)	196,848/4.52
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #14

Address	VIC AVE K8 87 STW, LANCASTER, CA 93536		APN	3248-018-025
Owner	RADIANCE SOLAR 4 LLC & RADIANCE SOLAR 5 LLC		Lot Size (SF/AC)	189,050/4.34
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	

Nearby Neighbor #15

Address	VIC AVE K8 87 STW, LANCASTER, CA 93536		APN	3248-018-026
Owner	RADIANCE SOLAR 4 LLC & RADIANCE SOLAR 5 LLC		Lot Size (SF/AC)	188,920/4.34
Bedrooms	0	Year Built	Living Area (SF)	0
Bathrooms/Partial		Garage/No. of Cars	Phones	



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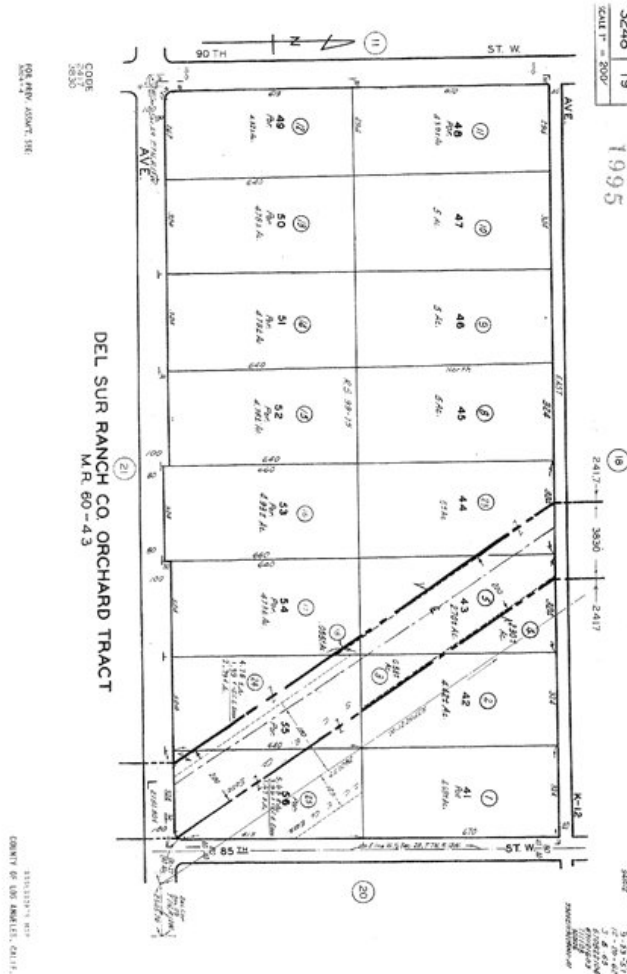
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Click here to get the map in PDF



Click here to get the map in TIFF



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