

# Comparable Sales Data



## Comparable Sales Data

No.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool Proxim.
<b>Subject Property</b>									
1 <input checked="" type="checkbox"/>	4727 W 147TH ST APT 227	05/16/	\$289,000	\$333	867	/2/2.0	1974		P .00Mi.
2 <input checked="" type="checkbox"/>	4633 MARINE AVE UNIT 203	04/20/	\$240,000	\$374	641	/1/1.0	1973		P .27Mi.
3 <input checked="" type="checkbox"/>	4633 MARINE AVE UNIT 216	04/12/	\$232,500	\$365	637	/1/1.0	1973		P .27Mi.
4 <input checked="" type="checkbox"/>	4633 MARINE AVE UNIT 109	04/03/	\$340,000	\$405	839	/2/2.0	1973		P .27Mi.
5 <input checked="" type="checkbox"/>	4727 W 147TH ST APT 121	03/29/	\$315,000	\$363	867	/2/2.0	1974		P .00Mi.
6 <input checked="" type="checkbox"/>	14807 CONDON AVE APT 215	03/28/	\$343,000	\$365	939	/2/2.0	1975		P .09Mi.
7 <input checked="" type="checkbox"/>	4727 W 147TH ST APT 208	03/23/	\$319,000	\$368	867	/2/2.0	1974		P .00Mi.
8 <input checked="" type="checkbox"/>	14807 CONDON AVE APT 101	03/23/	\$410,000	\$309	1326	/3/3.0	1975		P .09Mi.
9 <input checked="" type="checkbox"/>	4633 MARINE AVE UNIT 148	03/15/	\$240,000	\$379	634	/1/1.0	1973		P .27Mi.
10 <input checked="" type="checkbox"/>	4727 W 147TH ST APT 241	03/09/	\$330,000	\$351	939	/2/2.0	1974		P .00Mi.
11 <input checked="" type="checkbox"/>	14807 CONDON AVE APT 110	03/06/	\$320,000	\$341	939	/2/2.0	1975		P .09Mi.
12 <input checked="" type="checkbox"/>	4453 W 134TH ST	03/02/	\$480,000	\$318	1509	/3/3.0	1991		.94Mi.
13 <input checked="" type="checkbox"/>	4633 MARINE AVE UNIT 159	01/29/	\$350,000	\$380	921	/2/2.0	1973		P .27Mi.
14 <input checked="" type="checkbox"/>	4727 W 147TH ST APT 135	01/19/	\$155,000	\$418	371	/1/1.0	1974		P .00Mi.
15 <input checked="" type="checkbox"/>	15111 FREEMAN AVE UNIT 8	01/11/	\$437,000	\$323	1352	/3/3.0	1985		.69Mi.

1  4727 W 147TH ST APT 227 05/16/ \$289,000 \$333 867 /2/2.0 1974 P .00MI.  
**LAWNDALE, CA 90260-1367**  
APN: 4078-001-123 Document # 07-1188944 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
Land Use: Condominium (Residential) Building Style:  
Legal: Lot:1 Subdivision:HACIENDA CONDOMINIUMS Tract No:31951 Legal Unit:95 Map Ref:MB840 PG31City/Muni/Twp:LAWNDALE  
Buyer Name: PEREZ, MAURO; QUEZADA, ROSALINDA  
Seller Name: JENKINS, EDWARD J; JENKINS, MARILYN SUE  
Loan Amount: \$289,000 Lender Name:METROCITI MORTGAGE LLC

2  4633 MARINE AVE UNIT 203 04/20/ \$240,000 \$374 641 /1/1.0 1973 P .27MI.  
**LAWNDALE, CA 90260-1279**  
APN: 4078-014-079 Document # 07-0954586 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
Land Use: Condominium (Residential) Building Style:  
Legal: Lot:58,63,64 Tract No:856 Map Ref:MB16 PG96Abbreviated Description:EXCEPT W127.15 FT SD LOT58: E2 EXC W80 FT ALSO EXC S20 FT SD LAND & E40 FT W80 FT E2 LOT63: W50 FT L City/Muni/Twp:LAWNDALE  
Buyer Name: NOEL, KATRINA MICHELLE  
Seller Name: SIMRIL, HOMER JEAN; ,  
Loan Amount: N/A Lender Name:

3  4633 MARINE AVE UNIT 216 04/12/ \$232,500 \$365 637 /1/1.0 1973 P .27MI.  
**LAWNDALE, CA 90260-1281**  
APN: 4078-014-092 Document # 07-0878301 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
Land Use: Condominium (Residential) Building Style:  
Legal: Lot:58,63,64 Subdivision:PICADILLY MANOR Tract No:856 Legal Unit:216 Map Ref:MB16 PG96Abbreviated Description:EXCEPT W127.35 FT SD LOT: E2 LOT63 EXC W80 FT SD LAND ALSO EXC S20 FT SD LAND: W50 FT LOT64: E40 FT City/Muni/Twp:LAWNDALE  
Buyer Name: TYLER, CHRIS R; COOPER, MARY  
Seller Name: PAGDANGANAN, VICTOR; PAGDANGANAN, ANNA MARIE D  
Loan Amount: \$186,000 Lender Name:TAYLOR BEAN & WHITAKER MORTGAGE CORP

4  4633 MARINE AVE UNIT 109 04/03/ \$340,000 \$405 839 /2/2.0 1973 P .27MI.  
**LAWNDALE, CA 90260-1246**  
APN: 4078-014-029 Document # 07-0786626 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
Land Use: Condominium (Residential) Building Style:  
Legal: Lot:58,63,64 Subdivision:PICCADILLY MANOR Tract No:856 Legal Unit:109 Map Ref:MB16 PG96Abbreviated Description:EXCEPT W127.35 FT SD LOT58: E2 & E40 FT W80 FT LOT63: W50 FT LOT64: LOT57 & E40 FT W80 FT

LOT63 City/Muni/Twp:LAWNDALE

Buyer Name: MANZONI, GUILLERMO O; MOYA, PATRICIA

Seller Name: CORREA, HEATHER; ,

Loan Amount: \$272,000 Lender Name:COUNTRYWIDE BANK FSB

---

5  **4727 W 147TH ST APT 121** 03/29/2007 \$315,000 \$363 867 /2/2.0 1974 P .00Mi.

**LAWNDALE, CA 90260-1305**

APN: 4078-001-070 Document # 07-0735304 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:1 Subdivision:LAWNDALE Tract No:31951 Legal Unit:42 Map Ref:MB840 PG31City/Muni/Twp:LAWNDALE

Buyer Name: RODRIGUEZ, ART

Seller Name: GARTH, DEBRA A; ,

Loan Amount: \$252,000 Lender Name:FIRST CAPITAL GROUP

---

6  **14807 CONDON AVE APT 215** 03/28/2007 \$343,000 \$365 939 /2/2.0 1975 P .09Mi.

**LAWNDALE, CA 90260-1214**

APN: 4078-008-050 Document # 07-0717170 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:1 Subdivision:LAWNDALE Tract No:32199 Legal Unit:30 Map Ref:MB849 PG81&82City/Muni/Twp:LAWNDALE

Buyer Name: STIMSON, CHRISTOPHER M

Seller Name: ROSINSKI, MARY E; MARY ELLEN ROSINSKI FAMILY TRUST,

Loan Amount: \$274,400 Lender Name:XEROX FCU

---

7  **4727 W 147TH ST APT 208** 03/23/2007 \$319,000 \$368 867 /2/2.0 1974 P .00Mi.

**LAWNDALE, CA 90260-1309**

APN: 4078-001-111 Document # 07-0662354 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:1 Subdivision:HACIENDA CONDOMINIUMS Tract No:31951 Map Ref:MB840 PG31City/Muni/Twp:LAWNDALE

Buyer Name: AMBROSANO, CLEMENTE D

Seller Name: MADRID, DIANA; ,

Loan Amount: \$255,200 Lender Name:COUNTRYWIDE BANK FSB

---

8  **14807 CONDON AVE APT 101** 03/23/2007 \$410,000 \$309 1326 /3/3.0 1975 P .09Mi.

**LAWNDALE, CA 90260-1210**

APN: 4078-008-021 Document # 07-0662180 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:1 Subdivision:PINETREE TERRACE Tract No:32199 Legal Unit:1 Map Ref:MB849 PG81&82City/Muni/Twp:LAWNDALE

Buyer Name: MELTON, CAROLE

Seller Name: DUGGAN, JAMES F; THE DOROTHY J DUGGAN TRUST,

Loan Amount: \$250,000 Lender Name:AMERICAN MORTGAGE EXPRESS CORP

---

9  **4633 MARINE AVE UNIT 148** 03/15/2007 \$240,000 \$379 634 /1/1.0 1973 P .27Mi.

**LAWNDALE, CA 90260-1277**

APN: 4078-014-066 Document # 07-0576895 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:58,63,64 Tract No:856 Map Ref:MB16 PG96Abbreviated Description:LOT58 EXC W127.35 FT: E2 EXC S20 FT & E40 FT W80 FT E2 LOT63 & W50 FT LOT64 EXC THEREFROM S20 FT City/Muni/Twp:LAWNDALE

Buyer Name: BOYLE, SALLY F

Seller Name: ZENDLE, SEYMOUR; ZENDLE, LEONE

Loan Amount: N/A Lender Name:

10  4727 W 147TH ST APT 241 03/09/ \$330,000 \$351 939 /2/2.0 1974 P .00Mi.

LAWNDALE, CA 90260-1311

APN: 4078-001-094 Document # 07-0521460 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:1 Tract No:31951 Legal Unit:66 Map Ref:MB840 PG31City/Muni/Twp:LAWNDALE

Buyer Name: BROWN, NATHAN S

Seller Name: GALVEZ, GREGORY; ,

Loan Amount: N/A Lender Name:

11  14807 CONDON AVE APT 110 03/06/ \$320,000 \$341 939 /2/2.0 1975 P .09Mi.

LAWNDALE, CA 90260-1211

APN: 4078-008-030 Document # 07-0486221 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:1 Tract No:32199 Legal Unit:10 Map Ref:MB849 PG81&82City/Muni/Twp:LAWNDALE

Buyer Name: SYKES, RONALD

Seller Name: MARTINEZ, ANYELO M; MARTINEZ, GINA

Loan Amount: \$57,600 Lender Name:NATIONAL CITY BANK

12  4453 W 134TH ST 03/02/ \$480,000 \$318 1509 /3/3.0 1991 .94Mi.

HAWTHORNE, CA 90250-5715

APN: 4042-022-028 Document # 07-0459562 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:1 Legal Unit:3 Map Ref:PM21286 MB239 PG92City/Muni/Twp:HAWTHORNE

Buyer Name: ISLAND, DEBBIE JEAN

Seller Name: MAXWELL IV, ROBERT F; ,

Loan Amount: \$384,000 Lender Name:RESMAE MORTGAGE CORP

13  4633 MARINE AVE UNIT 159 01/29/ \$350,000 \$380 921 /2/2.0 1973 P .27Mi.

LAWNDALE, CA 90260-1278

APN: 4078-014-075 Document # 07-0182188 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:58,63,64 Subdivision:PICCADILLY MANOR Tract No:856 Legal Unit:159 Map Ref:MB16 PG96Abbreviated Description:LOT58 EXC W127.35 FT & E2 LOT63 EXC W80 FT ALSO EXC S20 FT & W50 FT LOT64 EXC THEREFROM S20 FT LOT57 City/Muni/Twp:LAWNDALE

Buyer Name: LOPEZ, NELLY JANET

Seller Name: JARA, ALBERTO; JARA, CELINA

Loan Amount: \$280,000 Lender Name:MONEYLINE LENDING SERVICES INC

14  4727 W 147TH ST APT 135 01/19/ \$155,000 \$418 371 //1.0 1974 P .00Mi.

LAWNDALE, CA 90260-1306

APN: 4078-001-045 Document # 07-0106002 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: Lot:1 Subdivision:HACIENDA HOMEOWNERS ASSOCIATION INC Tract No:31951 Legal Unit:17 Map Ref:MB840 PG31City/Muni/Twp:LAWNDALE

Buyer Name: CHAPARRO, EDGAR

Seller Name: JENKINS, EDWARD J; JENKINS, MARILYN SUE

Loan Amount: \$124,000 Lender Name:AMERICAN MORTGAGE EXPRESS CORP

15  15111 FREEMAN AVE UNIT 8 01/11/07 \$437,000 \$323 1352 /3/3.0 1985 .69Mi.

LAWNDALE, CA 90260-2160

APN: 4076-009-027 Document # 07-0058887 Document Type: Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Condominium (Residential) Building Style:

Legal: City/Muni/Twp: LAWNDALE

Buyer Name: EDWARDS, MIEAH; EDWARDS, LEATRICE

Seller Name: ONYIA, CHIKE; ONYIA, AZUKA N

Loan Amount: N/A Lender Name:

---

#### Area Sales Analysis

---

Total Area Sales	15	Median # of Bedrooms	2
Median Lot Size		Median # of Baths	2.0
Median Living Area	807 SF	Median Year Built	1974
Price Range - 2 Yrs	\$155,000 to \$480,000	Age Range	16 years to 34 years
Median Value	\$320,000	Median Age	33 Years

Sort By:

Data Deemed Reliable, But Not Guaranteed.

Copyright ©1998-2007 FidelityPassport.com. All Rights Reserved.

All other trademarks and copyrights are the property of their respective holders.

# Subject Property History

10777, LAWNDALE CA 90260-  
APN: 4078-005-101 LOS ANGELES COUNTY

## Mortgage Record

---

Recording Date	09/29/2004	Document #	04-250
Loan Amount:	\$50,000	Loan Type	Credit Line (Revolving)
TD Due Date		Type of Financing	Other
Lender Name	WASHINGTON MUTUAL BANK FA		
Lender Type	Bank		
Borrowers Name	CARR,KIMBERLY		
Vesting			

## Mortgage Record

---

Recording Date	04/01/2004	Document #	04-077
Loan Amount:	\$164,000	Loan Type	Unknown
TD Due Date	04/01/2034 IR:3.95%	Type of Financing	Adjustable Rate
Lender Name	DOWNEY SAVINGS & LOAN ASSOCIATION FA		
Lender Type	Lending institution		
Borrowers Name	CARR,KIMBERLY		
Vesting			

## Mortgage Record

---

Recording Date	10/21/2003	Document #	03-313
Loan Amount:	\$136,000	Loan Type	Unknown
TD Due Date	11/01/2033 IR:5.75%	Type of Financing	Adjustable Rate
Lender Name	FIRST FRANKLIN FINANCIAL CORP		
Lender Type	*X		
Borrowers Name	CARR,KIMBERLY		
Vesting			

## Mortgage Record

---

Recording Date	10/17/2007	Document #	02-244
Loan Amount:	\$124,000	Loan Type	Balloon
TD Due Date	11/01/2007	Type of Financing	
Lender Name	ACCUBANC MTG CORP		
Lender Type	Mortgage company		
Borrowers Name	CARR,KIMBERLY		
Vesting			

## Prior Transfer