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Lawyers Title

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Burbank, CA 91504
Phone: 818.767.2000

Date: 01/21/2024
Property: , RANCHO PALOS VERDES, CA
90275
APN: 7552-013-012
County: LOS ANGELES



Subject Property Location

Report Date: 01/21/2024

Order ID: R137185597

Property Address		Property Use	Residential - Vacant Land
City, State & Zip	RANCHO PALOS VERDES, CA 90275	Parcel Number	7552-013-012
County	LOS ANGELES COUNTY	Latitude	33.768356
Mailing Address	2222 E WASHINGTON BLVD, LOS ANGELES, CA 90021-3213	Longitude	-118.313582
Census Tract	6707.01		
Thomas Bros Pg-Grid			

Legal Description Details Lot Number: 1,57,59 Tract No: 3192 Brief Description: TRACT # 3192 LOT COM AT NW COR OF LOT 59TR # 24543 TH E ON N LINE OF SD TR 227.15 FT TH N ON N PROLONGATION OF E LINE OF LOT

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	MERAZ MICHAEL
Vesting	

Latest Full Sale Information

Details beyond coverage limitations
Financing Details at Time of Purchase
No financing 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)	2,443/.06
	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	Residential - Vacant Land			Zoning	RPRS-4*

Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$9,117	Tax Amount	\$200.17	Tax Rate Area	1-671
	Land Value	\$9,117	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			

Lien History

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

Loan Officer Insights

No details available



Subject Property Location

Property Address

City, State & Zip RANCHO PALOS VERDES, CA 90275

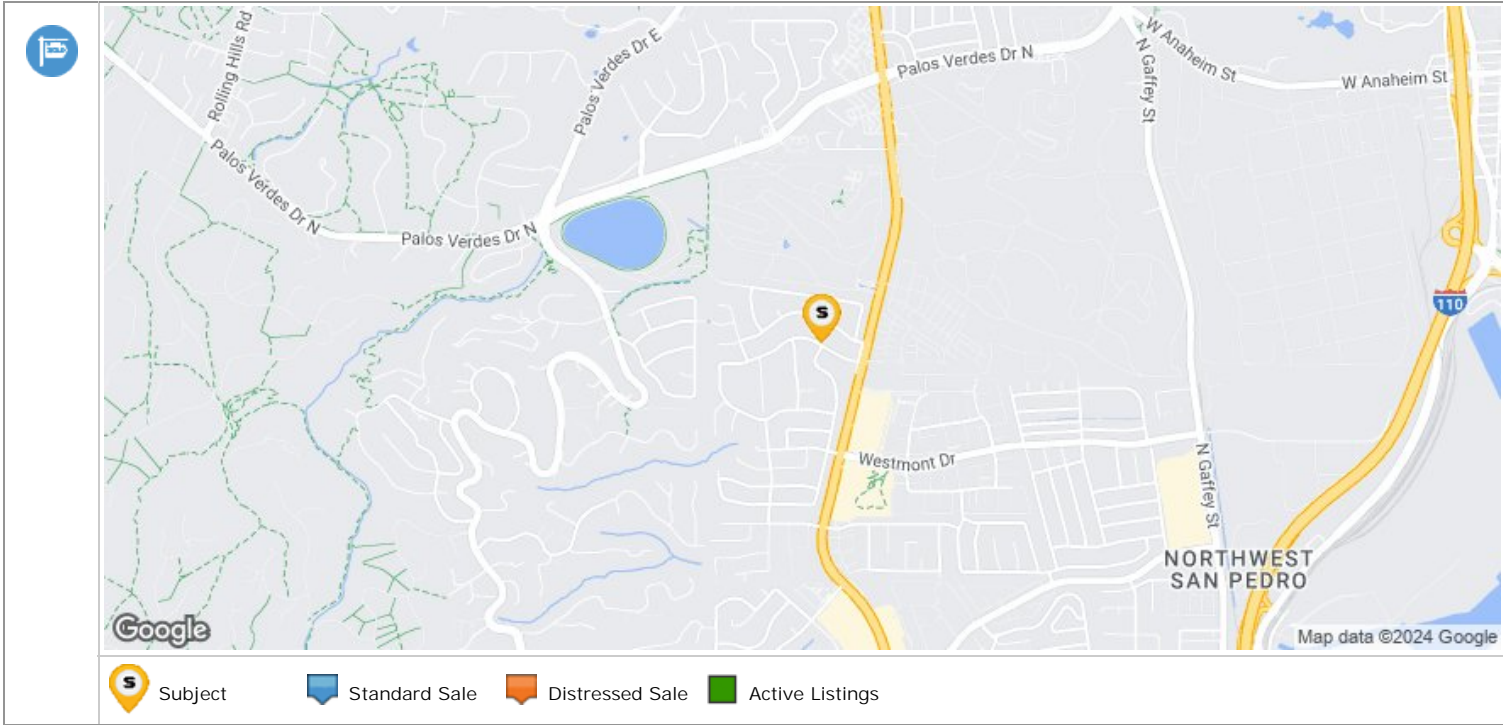
Report Date: 01/21/2024

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Comparable Sales

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





Subject Property Location

Report Date: 01/21/2024
Order ID: R137185599






Property Address
 City, State & Zip RANCHO PALOS VERDES, CA 90275
 County LOS ANGELES COUNTY
 Mailing Address 2222 E WASHINGTON BLVD, LOS ANGELES, CA 90021-3213

Property Use Residential - Vacant Land
 Parcel Number 7552-013-012


Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	09/29/2021	Deed					

Transaction History Legend

 Transfer	 Mortgage	 Mortgage Assignment
 Foreclosure Activity	 Mortgage Release	

Transaction Details

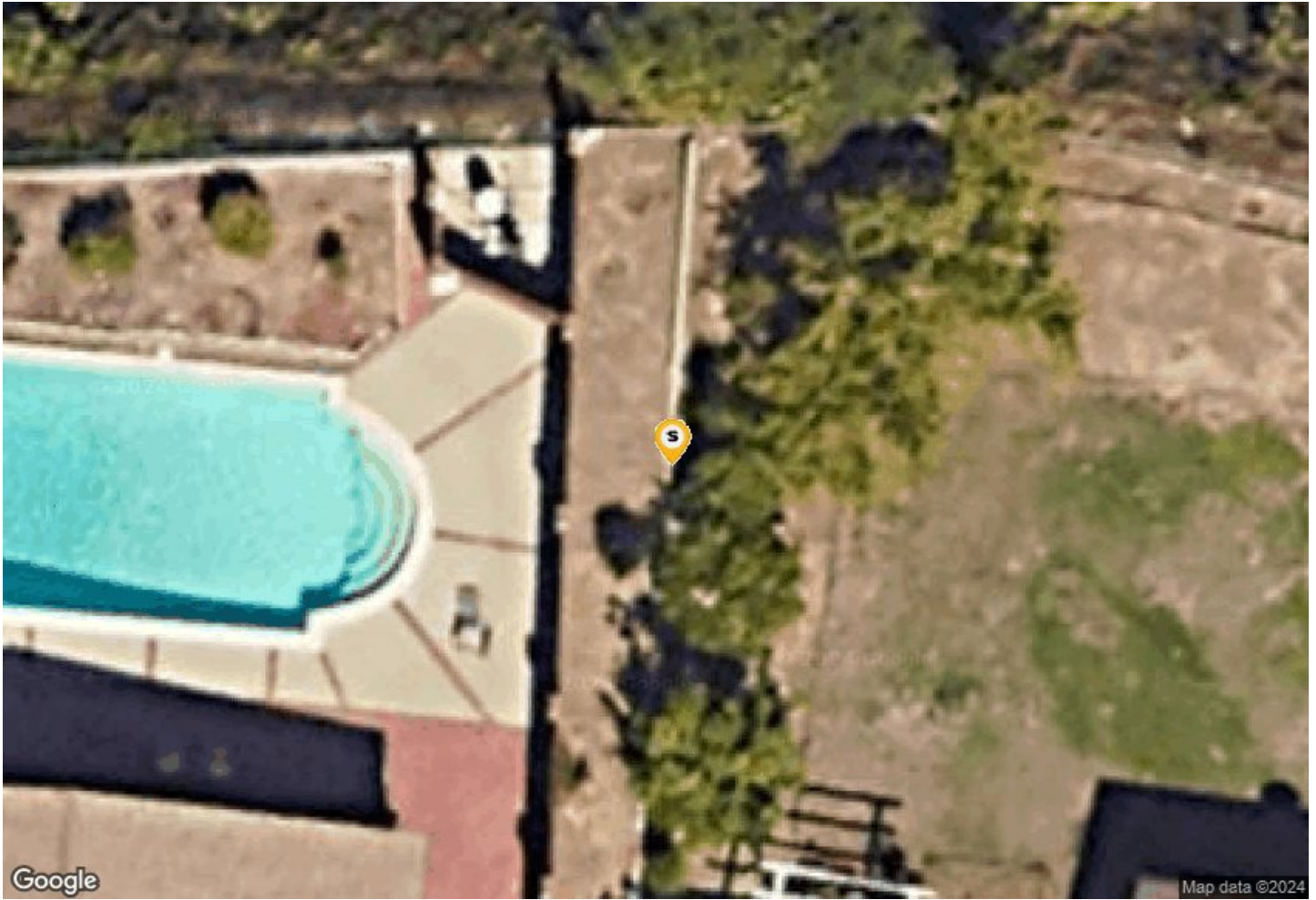
Transfer						
	Transaction ID	1	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/29/2021	Property Use	Residential - Vacant Land
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract	TRACT # 3192 LOT COM AT NW COR OF LOT 59TR # 24543 TH E ON N LINE OF SD TR 227.15 FT TH N ON N PROLONGATION OF E LINE OF LOT / / 3192			Title Company Name		

Subject Property Location

Report Date: 01/21/2024
Order ID: R137185600

Property Address
City, State & Zip RANCHO PALOS VERDES, CA 90275
County LOS ANGELES COUNTY
Mailing Address 2222 E WASHINGTON BLVD, LOS ANGELES, CA 90021-3213
Owner Name MERAZ MICHAEL

Property Use Residential - Vacant Land
Parcel Number 7552-013-012



Subject



Subject Property Location

Report Date: 01/21/2024
Order ID: R137185601

Property Address	RANCHO PALOS VERDES, CA 90275	Property Use	Residential - Vacant Land
City, State & Zip	RANCHO PALOS VERDES, CA 90275	Parcel Number	7552-013-012
County	LOS ANGELES COUNTY		
Mailing Address	2222 E WASHINGTON BLVD, LOS ANGELES, CA 90021-3213		

Subject Property				
Address	1931 AVENIDA APRENDA, RANCHO PALOS VERDES, CA 90275		APN	7552-013-006
Owner	NAKAJIMA TOSHIHIRO & TERUYO		Lot Size (SF/AC)	7,649/.18
Bedrooms	4	Year Built	1959	Living Area (SF)
Bathrooms/Partial	2	Garage/No. of Cars		Phones

Nearby Neighbor # 1				
Address	1937 AVENIDA APRENDA, RANCHO PALOS VERDES, CA 90275		APN	7552-013-007
Owner	SIEGMAN CRAIG A AND ANNE M TRS: SIEGMAN FAMILY TRUST		Lot Size (SF/AC)	7,324/.17
Bedrooms	4	Year Built	1959	Living Area (SF)
Bathrooms/Partial	2	Garage/No. of Cars		Phones

Nearby Neighbor # 2				
Address	1956 REDONDELA DR, RANCHO PALOS VERDES, CA 90275		APN	7552-013-018
Owner	LONDON JAY E: KIELBASA KATHERINE C		Lot Size (SF/AC)	11,689/.27
Bedrooms	4	Year Built	1960	Living Area (SF)
Bathrooms/Partial	2	Garage/No. of Cars		Phones

Nearby Neighbor # 3				
Address	1950 REDONDELA DR, RANCHO PALOS VERDES, CA 90275		APN	7552-013-019
Owner	DE VIRGILIO KERSTIN; KERSTIN DE VIRGILIO TRUST		Lot Size (SF/AC)	10,863/.25
Bedrooms	4	Year Built	1960	Living Area (SF)
Bathrooms/Partial	2	Garage/No. of Cars		Phones

Nearby Neighbor # 4				
Address	1925 AVENIDA APRENDA, RANCHO PALOS VERDES, CA 90275		APN	7552-013-005
Owner	JAFFER SOHAIL & SALIMA		Lot Size (SF/AC)	7,818/.18
Bedrooms	4	Year Built	1959	Living Area (SF)
Bathrooms/Partial	2	Garage/No. of Cars		Phones

Nearby Neighbor # 5				
Address	1943 AVENIDA APRENDA, RANCHO PALOS VERDES, CA 90275		APN	7552-013-008
Owner	SALVATION ARMY CORP		Lot Size (SF/AC)	7,203/.17
Bedrooms	5	Year Built	1959	Living Area (SF)
Bathrooms/Partial	2	Garage/No. of Cars		Phones

Nearby Neighbor # 6				
Address	1964 REDONDELA DR, RANCHO PALOS VERDES, CA 90275		APN	7552-013-017
Owner	LUPPO YANN G (CO-TR); LUPPO FAMILY TRUST		Lot Size (SF/AC)	14,427/.33
Bedrooms	4	Year Built	1960	Living Area (SF)
Bathrooms/Partial	3	Garage/No. of Cars		Phones

Nearby Neighbor # 7

Address	1942 REDONDELA DR, RANCHO PALOS VERDES, CA 90275		APN	7552-013-020	
Owner	ACCETTA TOM AND FRANCINE TRS LAWRENCE S		Lot Size (SF/AC)	11,209/.26	
Bedrooms	4	Year Built	1960	Living Area (SF)	1,876
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 8

Address	1934 REDONDELA DR, RANCHO PALOS VERDES, CA 90275		APN	7552-013-021	
Owner	MUNOZ ANTHONY & MARTHA		Lot Size (SF/AC)	11,696/.27	
Bedrooms	4	Year Built	1960	Living Area (SF)	1,902
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 9

Address	1972 REDONDELA DR, RANCHO PALOS VERDES, CA 90275		APN	7552-013-016	
Owner	BUSCEMI JOSEPH G		Lot Size (SF/AC)	14,081/.32	
Bedrooms	6	Year Built	1960	Living Area (SF)	3,605
Bathrooms/Partial	5	Garage/No. of Cars		Phones	

Nearby Neighbor # 10

Address	1949 AVENIDA APRENDA, RANCHO PALOS VERDES, CA 90275		APN	7552-013-009	
Owner	KASHTAN, JUSTIN DANIEL; KUBOTA, CAITLIN N		Lot Size (SF/AC)	7,750/.18	
Bedrooms	4	Year Built	1959	Living Area (SF)	1,746
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 11

Address	1917 AVENIDA APRENDA, RANCHO PALOS VERDES, CA 90275		APN	7552-013-004	
Owner	SALVATION ARMY		Lot Size (SF/AC)	7,731/.18	
Bedrooms	4	Year Built	1959	Living Area (SF)	2,110
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 12

Address	1926 REDONDELA DR, RANCHO PALOS VERDES, CA 90275		APN	7552-013-022	
Owner	LA FOREST JOHN AND ROSETTA TRS; LA FOREST TRUST		Lot Size (SF/AC)	12,277/.28	
Bedrooms	4	Year Built	1960	Living Area (SF)	1,876
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 13

Address	1982 REDONDELA DR, RANCHO PALOS VERDES, CA 90275		APN	7552-013-015	
Owner	SIKORA DOROTHY H; LINDSEY JANIS A		Lot Size (SF/AC)	13,890/.32	
Bedrooms	4	Year Built	1960	Living Area (SF)	1,876
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 14

Address	1930 AVENIDA APRENDA, RANCHO PALOS VERDES, CA 90275		APN	7552-018-016	
Owner	MANSOUR RICHARD (CO-TR); MANSOUR FAMILY TRUST		Lot Size (SF/AC)	7,411/.17	
Bedrooms	4	Year Built	1959	Living Area (SF)	1,746
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #15

Address	27802 AVENIDA CUADERNO, RANCHO PALOS VERDES, CA 90275		APN	7552-018-015	
Owner	DENUE MARIA E; MARIA E DENUE TRUST		Lot Size (SF/AC)	7,991/.18	
Bedrooms	3	Year Built	1959	Living Area (SF)	1,756
Bathrooms/Partial	2	Garage/No. of Cars		Phones	



Subject Property Location

Report Date: 01/21/2024
Order ID: R137185602

Property Address

City, State & Zip

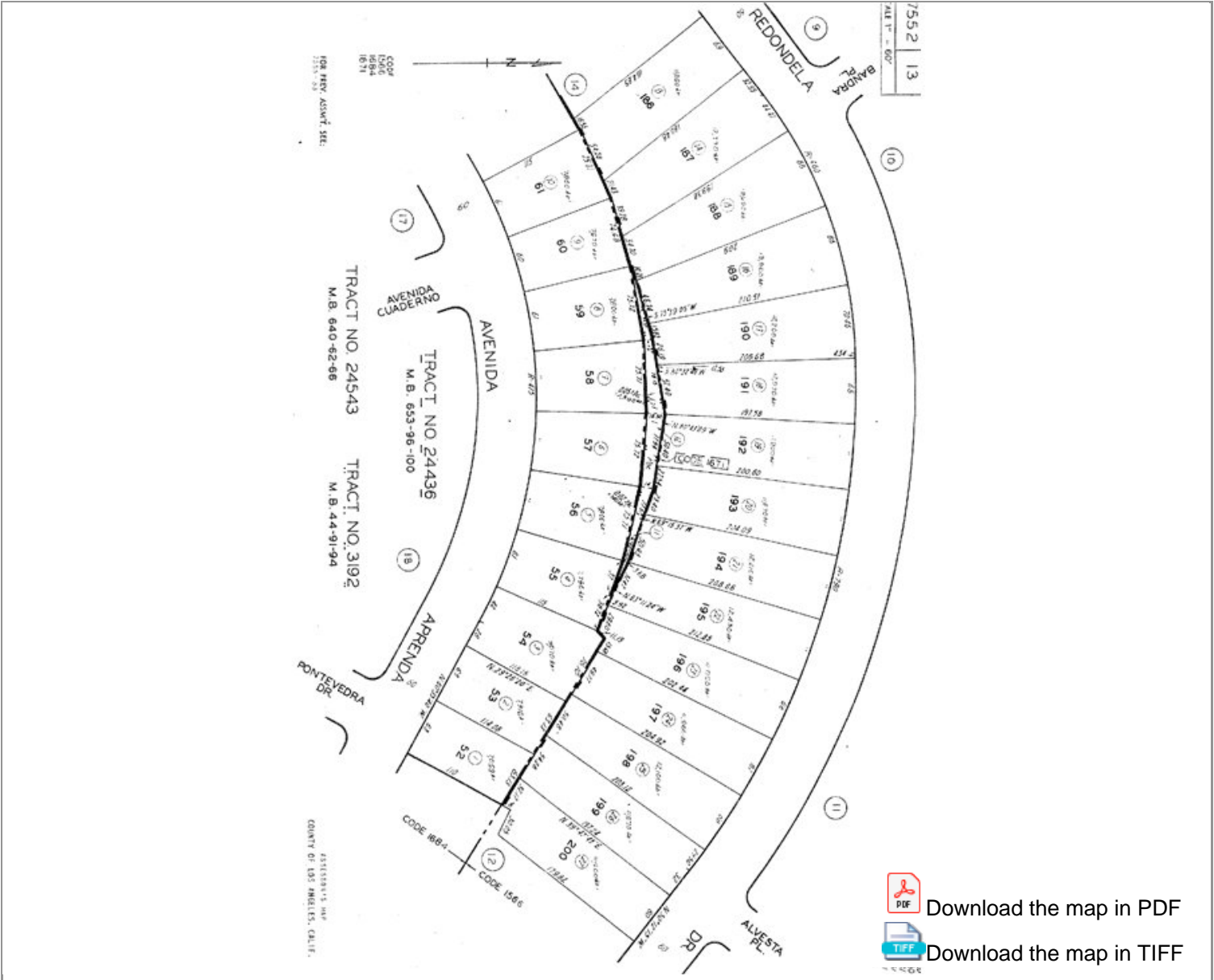
RANCHO PALOS VERDES, CA 90275



County

LOS ANGELES COUNTY

Parcel Number

7552-013-012



 Download the map in PDF
 Download the map in TIFF

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