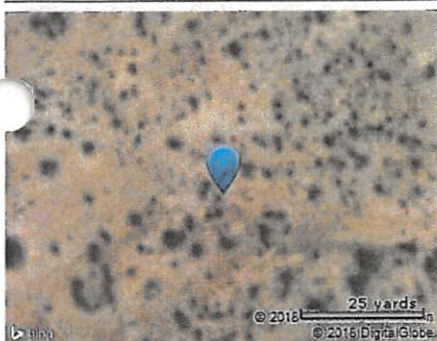


**Vac/Vic Avenue J/Vic 240 Ste, Butte Valley, CA 93535, Los Angeles County**



N/A	N/A	111,006	\$11,500
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES ACG	01/1991
Baths	Yr Built	Type	Sale Date

**Owner Information**

Owner Name:	<b>Sabalburo Wilson I &amp; Iuminada</b>	Tax Billing City & State:	<b>Baldwin Park, CA</b>
Owner Name 2:	<b>Sabalburo Wilburn I &amp; Emilia G</b>	Tax Billing Zip:	<b>91706</b>
Mail Owner Name:	<b>Wilson I &amp; Iuminada N Sabalburo</b>	Tax Billing Zip+4:	<b>2576</b>
Tax Billing Address:	<b>14712 Olive St #1</b>	Owner Vesting:	<b>Husband/Wife</b>

**Location Information**

Zip Code:	<b>93535</b>	Census Tract:	<b>9002.01</b>
Zoning:	<b>LCA11*</b>	Topography:	<b>Rolling/Hilly</b>
School District:	<b>Antelope Vly Un</b>	Township Range Sect:	<b>7N-8-23</b>
Comm College District Code:	<b>Antelope Vly</b>		

**Tax Information**

APN :	<b>3336-004-020</b>	Water Tax Dist:	<b>Antelope Val E Kern Consolidated Co</b>
Tax Area:	<b>9821</b>	Fire Dept Tax Dist:	
Lot Number:	<b>23</b>		
Legal Description:	<b>NW 1/4 OF NE 1/4 OF SW 1/4 OF NW 1/4 OF LOT 23</b>		

**Assessment & Tax**

<b>Assessment Year</b>	2017	2016	2015
<b>Assessed Value - Total</b>	\$18,635	\$18,270	\$17,996
<b>Assessed Value - Land</b>	\$18,635	\$18,270	\$17,996
<b>YOY Assessed Change (\$)</b>	\$365	\$274	
<b>YOY Assessed Change (%)</b>	2%	1.52%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$277		
2016	\$281	\$4	1.33%
2017	\$290	\$9	3.34%

Special Assessments	Tax Amount
County Library 56	\$30.97
County Park Dist83	\$29.53
La Co Fire Dept 32	\$16.85
<b>Total Of Special Assessments</b>	<b>\$77.35</b>

**Characteristics**

County Land Use:	<b>Vacant Residential</b>	Lot Depth:	<b>330</b>
Universal Land Use:	<b>Residential Acreage</b>	Lot Acres:	<b>2.5483</b>
Lot Frontage:	<b>330</b>	Lot Area:	<b>111,006</b>

**Last Market Sale & Sales History**

Recording Date:	<b>02/15/1991</b>	Deed Type:	<b>Grant Deed</b>
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Courtesy of Inga Oganessian, Blackstone Estates, Inc., California Regional MLS - CN

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**Property Detail**

Generated on 09/07/2018

Sale Date:	<b>01/1991</b>	Owner Name:	<b>Sabalburo Wilson I &amp; Iluminada</b>
Sale Price:	<b>\$11,500</b>	Owner Name 2:	<b>Sabalburo Wilburn I &amp; Emilia G</b>
Document #:	<b>229327</b>	Seller:	<b>Olson Elaine</b>
Sale Type:	<b>Full</b>		

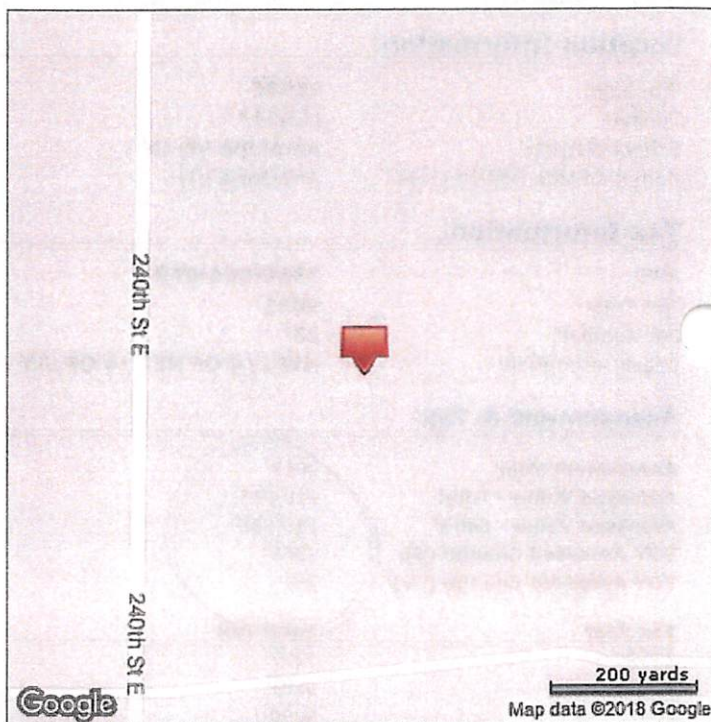
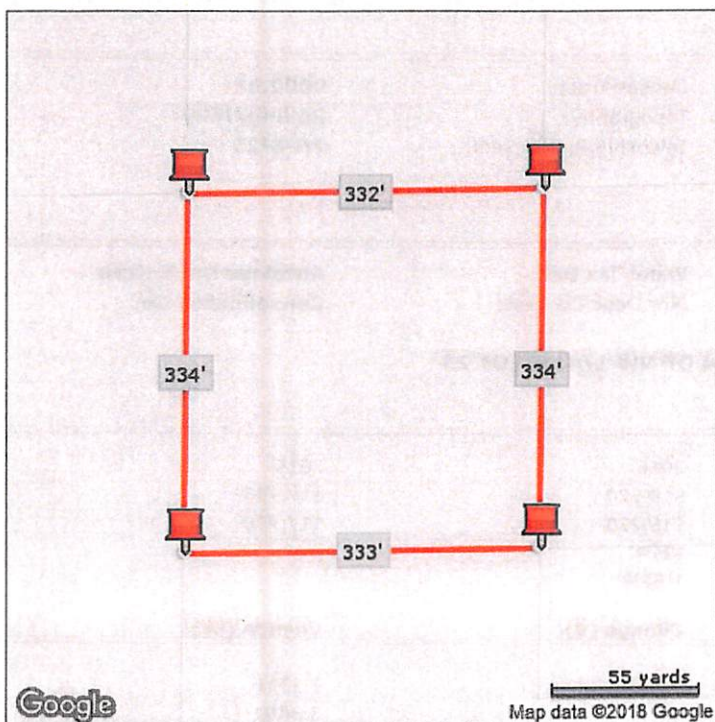
  

<b>Recording Date</b>	04/26/1991	02/15/1991	06/30/1989
<b>Sale Date</b>	04/1991	01/1991	06/1989
<b>Sale Price</b>	\$33,500	\$11,500	\$200,000
<b>Buyer Name</b>	Sabalburo Wilson & Iluminada	Treatwell Inc	Durahomes Development Corp & S
<b>Seller Name</b>	Treatwell Inc	Olson Elaine	Sasson Joseph
<b>Document Number</b>	601247	229327	1055139
<b>Document Type</b>	Grant Deed	Grant Deed	Grant Deed

### Mortgage History

<b>Mortgage Date</b>	04/26/1991	02/15/1991	06/30/1989
<b>Mortgage Amount</b>	\$32,720	\$7,500	\$140,000
<b>Mortgage Lender</b>	Lender Seller		
<b>Mortgage Code</b>	Conventional	Private Party Lender	Private Party Lender

### Property Map



\*Lot Dimensions are Estimated

**Vac/Vic Avenue J/Vic 240 Ste, Butte Valley, CA 93535, Los Angeles County**



**Search Criteria**

Number of Comparables:	<b>3</b>	Site Influence:	<b>No Preference</b>
Sort Method:	<b>Distance From Subject (Closest)</b>	Search Period:	<b>09/07/2017 - 09/07/2018</b>
Pool:	<b>No Preference</b>	Lot Area:	<b>94,355 - 127,657 Sq Ft</b>
Distance from Subject:	<b>10 miles</b>	Land Use:	<b>Same As Subject</b>
Sale Price:	<b>No Min to \$4,000,000</b>		

**Summary Statistics**

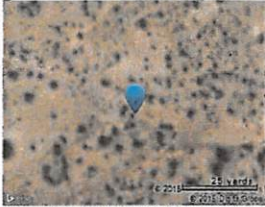

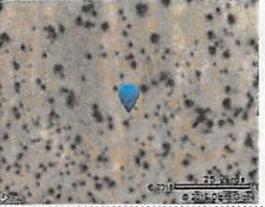

	Subject Property	High	Low	Median	Average
<b>Sale Price</b>	\$11,500	\$7,000	\$3,000	\$4,000	\$4,667
<b>Lot Sq Ft</b>	111,006	109,724	94,670	104,585	102,993
<b>Distance (miles)</b>		8.40	6.00	6.47	6.96

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**Comparables**

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	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
<b>Address</b>	Vac/Vic Avenue J/Vic 240 Ste	Vac/Ave P/Vic 230 Ste	Vac/Cor Avenue P8/Vic 226 Ste	Vac/Cor Avenue M Pav /163rd St Dr
<b>City</b>	Butte Valley	Black Butte	Black Butte	Lake Los Angeles
<b>Zip</b>	93535	93591	93591	93535
<b>County</b>	Los Angeles	Los Angeles	Los Angeles	Los Angeles
<b>School District Name</b>	Antelope Vly Un	Antelope Vly Un	Antelope Vly Un	Antelope Vly Un
<b>Distance (miles)</b>		6.00	6.47	8.40
<b>APN</b>	3336-004-020	3082-014-025	3082-015-012	3363-011-024
<b>County Land Use</b>	Vacant Residential	Vacant Residential	Vacant Residential	Vacant Residential
<b>Universal Land Use</b>	Residential Acreage	Residential Acreage	Residential Lot	Residential Acreage
<b>Annual Tax</b>	\$290	\$111	\$82	\$188
<b>Recording Date</b>	02/15/1991	02/01/2018	08/02/2018	07/24/2018
<b>Sale Date</b>	01/1991	Tax: 01/16/2018 MLS: 02/01/2018	07/30/2018	07/23/2018
<b>Sale Price</b>	\$11,500	\$7,000	\$3,000	\$4,000
<b>Lot Frontage</b>	330			
<b>Lot Depth</b>	330			
<b>Lot Sq Ft</b>	111,006	94,670	109,724	104,585
<b>Lot Acres</b>	2.5483	2.1733	2.5189	2.4009
<b>MLS Listing #</b>		DW17012768		

Courtesy of Inga Oganessian, Blackstone Estates, Inc., California Regional MLS - CN

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**Comparables**

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