

Property Profile

Selected Property

ADDRESS

3670 GREENFIELD AVE
LOS ANGELES, CA 90034-7025
LOS ANGELES COUNTY

APN

4252-018-019

OWNER

ETHEL M HARRELL LIVING TRUST / WESLEY JR JAMES
E

Package Highlights



Property Profile



Sales Comparables



Sales Comp Summary



Nearby Homeowners



Plat Map



Aerial Map



Street View



Property History

Brought to you by:



Joe Haggerty
ORANGE COAST TITLE COMPANY OF
SOUTHERN CALIFORNIA - LOS
ANGELES

JoeH@octitle.com

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Property Profile

Property Data

Site Address:

3670 GREENFIELD AVE
LOS ANGELES, CA 90034-7025

Mail Address:

PO BOX 35123
LOS ANGELES, CA 90035-0123

Primary Owner (s):

ETHEL M HARRELL LIVING TRUST /
WESLEY JR JAMES E

APN: 4252-018-019

Census Tract: 271802

Housing Tract Number: 5848

Legal Block/Lot: LOT:222 BLOCK:

Legal Description: TRACT # 5848 LOT/SEC 222

Subdivision: 5848

Property County LOS ANGELES COUNTY

Vesting:

Property Characteristics

Bedrooms: 10

Baths (F/H): 7 / 0

Total Rooms: 0

Zoning: LARD2

Number of Stories:

Year Built: 1966

Use Code: QUADRUPLX

Number of Units: 4

Building Style:

SQFT: 4110

Lot Size: 4995

Garage: ()

Coords: 34.017529765,
-118.41477915

Sale & Loan Information

Transfer Date: 5/19/2022

Transfer Value: \$1,950,000.00

First Loan Amt: \$1,025,000.00

Seller: COOPER DIANNE SPOONER

Cost/Sq Feet: \$474.45

Lender: WEISS INVESTMENTS

Document: 2022.594437

Title Company: FIDELITY NATIONAL
TITLE

Assessed & Tax Information

Assessed Value: \$174,139.00

Land Value: \$50,331.00

Improvement Value: \$123,808.00

Percent Improvement: 71.1%

Tax Amount: \$2,565.02

Delinquent Year:

Homeowner Exemption:

Tax Rate Area: 00-067

Tax Year: 2022

Sales Comparables

1/4

Update Comps

(1) 3705 GREENFIELD, LOS ANGELES, CA 90034-7030

APN: 4252-014-001 Keep ☒

Beds: 10 **Baths (H/F):** 7/0

Square Feet: 4080 Sq. Ft.

Year Built: 1965

Use Code: QUADRUPLEX

Document Number: 2022.10273

Lot Size: 4935 SQFT

Assessed Value: \$973,088.00

Proximity: 0.04 miles

Owner (s): SADEGHPOUR OMID

Transfer Date: 12/20/2021

Transfer Value: \$1,960,000.00

First Loan: \$1,372,000.00

Cost/SQFT: 480.39

Subdivision: 5848

(2) 3632 GREENFIELD, LOS ANGELES, CA 90034-7022

APN: 4252-018-028 Keep ☒

Beds: 8 **Baths (H/F):** 4/0

Square Feet: 3780 Sq. Ft.

Year Built: 1957

Use Code: QUADRUPLEX

Document Number: 2021.1590889

Lot Size: 4995 SQFT

Assessed Value: \$1,450,000.00

Proximity: 0.08 miles

Owner (s): GONZALEZ JUAN
ANTONIO MASANA MICHELLE

Transfer Date: 9/20/2021

Transfer Value: \$1,450,000.00

First Loan: \$1,050,000.00

Cost/SQFT: 383.60

Subdivision: 5848

(3) 3705 MILITARY, LOS ANGELES, CA 90034-7020

APN: 4252-013-001 Keep ☒

Beds: 10 **Baths (H/F):** 7/0

Square Feet: 4330 Sq. Ft.

Year Built: 1964

Use Code: QUADRUPLEX

Document Number: 2022.923613

Lot Size: 4873 SQFT

Assessed Value: \$170,443.00

Proximity: 0.09 miles

Owner (s): HUYBRECHTS FAMILY
TRUST F & L HUYBRECHTS TRUST

Transfer Date: 8/2/2022

Transfer Value: \$2,235,000.00

First Loan: \$835,000.00

Cost/SQFT: 516.17

Subdivision: 5848

(4) 3720 KELTON, LOS ANGELES, CA 90034-7122

APN: 4252-025-038 Keep ☒

Beds: 8 **Baths (H/F):** 7/0

Square Feet: 4060 Sq. Ft.

Year Built: 1966

Use Code: QUADRUPLEX

Document Number: 2021.1633396

Lot Size: 4995 SQFT

Assessed Value: \$1,575,000.00

Proximity: 0.12 miles

Owner (s): 2632 LINCOLN BLVD LP

Transfer Date: 10/15/2021

Transfer Value: \$1,575,000.00

First Loan: \$1,040,000.00

Cost/SQFT: 387.93

Subdivision: 5848

(5) 3724 KELTON, LOS ANGELES, CA 90034-7123

APN: 4252-025-039 Keep ☒

Beds: 8 **Baths (H/F):** 7/0

Square Feet: 4060 Sq. Ft.

Year Built: 1966

Use Code: QUADRUPLEX

Document Number: 2022.631716

Lot Size: 4993 SQFT

Assessed Value: \$1,530,000.00

Proximity: 0.12 miles

Owner (s): ALIMO PROPERTIES LLC

Transfer Date: 5/17/2022

Transfer Value: \$1,675,090.91

First Loan: \$1,340,000.00

Cost/SQFT: 412.58

Subdivision: 5848

(6) 3825 WESTWOOD, CULVER CITY, CA 90232-3611

APN: 4208-019-004 Keep ☒

Beds: 1 **Baths (H/F):** 4/0

Square Feet: 1854 Sq. Ft.

Year Built: 1942

Use Code: QUADRUPLEX

Document Number: 2021.864654

Lot Size: 6251 SQFT

Assessed Value: \$1,397,400.00

Proximity: 0.33 miles

Owner (s): MCGEE RA UP NOWACKA
MONIKA

Transfer Date: 5/17/2021

Transfer Value: \$1,370,000.00

First Loan: \$1,096,000.00

Cost/SQFT: 738.94

Subdivision: 9949

(7) 3819 SAWTELLE, LOS ANGELES, CA 90066-4033

APN: 4214-004-018 Keep ☒

Beds: 6 **Baths (H/F):** 5/0

Square Feet: 3553 Sq. Ft.

Year Built: 1954

Use Code: QUADRUPLEX

Document Number: 2022.598397

Lot Size: 5027 SQFT

Assessed Value: \$556,444.00

Proximity: 0.54 miles

Owner (s): FIVE GROUP CO LTD

Transfer Date: 5/14/2022

Transfer Value: \$1,850,000.00

First Loan: \$0.00

Cost/SQFT: 520.69

Subdivision: 7668

(8) 4145 ELENDA, CULVER CITY, CA 90232-3724

APN: 4208-026-058 Keep ☒

Beds: 4 **Baths (H/F):** 4/0

Square Feet: 2500 Sq. Ft.

Year Built: 1949

Use Code: QUADRUPLEX

Document Number: 2022.409812

Lot Size: 5781 SQFT

Assessed Value: \$120,314.00

Proximity: 0.67 miles

Owner (s): 4J ST THERESA LLC

Transfer Date: 4/1/2022

Transfer Value: \$1,400,000.00

First Loan: \$840,000.00

Cost/SQFT: 560.00

Subdivision: 7432

(9) 11411 WASHINGTON, LOS ANGELES, CA 90066

APN: 4214-007-005 Keep ☒

Beds: 0 **Baths (H/F):** 0/0

Square Feet: 3000 Sq. Ft.

Year Built: 1952

Use Code: QUADRUPLEX

Document Number: 2021.1487755

Lot Size: 4997 SQFT

Assessed Value: \$1,560,000.00

Proximity: 0.81 miles

Owner (s): FORFEX LLC

Transfer Date: 9/27/2021

Transfer Value: \$1,560,000.00

First Loan: \$0.00

Cost/SQFT: 520.00

Subdivision: 7668

(10) 4073 SAWTELLE, LOS ANGELES, CA 90066-5407

APN: 4233-030-015 Keep ☒

Beds: 6 **Baths (H/F):** 4/0

Square Feet: 2688 Sq. Ft.

Year Built: 1949

Use Code: QUADRUPLEX

Document Number: 2022.746722

Lot Size: 8257 SQFT

Assessed Value: \$504,079.00

Proximity: 0.85 miles

Owner (s): CONGREGATE CONNECT
LLC

Transfer Date: 6/23/2022

Transfer Value: \$1,900,000.00

First Loan: \$1,700,000.00

Cost/SQFT: 706.85

Subdivision: 5670

Sales Comparables

3/4

(11) 3648 EMPIRE, LOS ANGELES, CA 90034-5039

APN: 4313-004-019 Keep ☒

Beds: 8 **Baths (H/F):** 7/0
Square Feet: 4520 Sq. Ft.
Year Built: 1965
Use Code: QUADRUPLEX
Document Number: 2021.897085

Lot Size: 5474 SQFT
Assessed Value: \$2,182,800.00
Proximity: 0.85 miles
Owner (s): HL BALDWIN LLC

Transfer Date: 6/1/2021
Transfer Value: \$3,485,000.00
First Loan: \$0.00
Cost/SQFT: 771.02
Subdivision: 5274

(12) 3765 DELMAS, LOS ANGELES, CA 90034-5101

APN: 4313-014-019 Keep ☒

Beds: 2 **Baths (H/F):** 1/0
Square Feet: 995 Sq. Ft.
Year Built: 1924
Use Code: QUADRUPLEX
Document Number: 2021.753744

Lot Size: 3624 SQFT
Assessed Value: \$700,000.00
Proximity: 1.04 miles
Owner (s): 3765 UT PARTNERS L P

Transfer Date: 5/4/2021
Transfer Value: \$700,000.00
First Loan: \$0.00
Cost/SQFT: 703.52
Subdivision: 2444

(13) 11530 NATIONAL, LOS ANGELES, CA 90064-3828

APN: 4250-013-017 Keep ☒

Beds: 5 **Baths (H/F):** 4/0
Square Feet: 2751 Sq. Ft.
Year Built: 1949
Use Code: QUADRUPLEX
Document Number: 2022.203910

Lot Size: 8315 SQFT
Assessed Value: \$514,395.00
Proximity: 1.28 miles
Owner (s): LI YI MA LILI

Transfer Date: 12/23/2021
Transfer Value: \$2,200,000.00
First Loan: \$1,320,000.00
Cost/SQFT: 799.71
Subdivision: 14318

(14) 11538 NATIONAL, LOS ANGELES, CA 90064-3828

APN: 4250-013-018 Keep ☒

Beds: 5 **Baths (H/F):** 4/0
Square Feet: 2751 Sq. Ft.
Year Built: 1949
Use Code: QUADRUPLEX
Document Number: 2022.203715

Lot Size: 8316 SQFT
Assessed Value: \$543,105.00
Proximity: 1.29 miles
Owner (s): LI YI MA LILI

Transfer Date: 12/23/2021
Transfer Value: \$2,200,000.00
First Loan: \$1,320,000.00
Cost/SQFT: 799.71
Subdivision: 14318

(15) 4442 SLAUSON, CULVER CITY, CA 90230-5144

APN: 4217-018-015 Keep ☒

Beds: 12 **Baths (H/F):** 11/0
Square Feet: 5595 Sq. Ft.
Year Built: 2020
Use Code: QUADRUPLEX
Document Number: 2021.1747357

Lot Size: 5001 SQFT
Assessed Value: \$3,625,000.00
Proximity: 1.34 miles
Owner (s): HORTON CALVIN L
HORTON SHERRI L

Transfer Date: 9/27/2021
Transfer Value: \$3,625,000.00
First Loan: \$2,537,500.00
Cost/SQFT: 647.90
Subdivision: 10200

Sales Comparables

4/4

(16) 4015 GRAND VIEW, LOS ANGELES, CA 90066-5211

APN: 4232-008-014 Keep ☒

Beds: 10 **Baths (H/F):** 4/0

Square Feet: 4151 Sq. Ft.

Year Built: 1952

Use Code: QUADRUPLEX

Document Number: 2022.569225

Lot Size: 6098 SQFT

Assessed Value: \$243,783.00

Proximity: 1.41 miles

Owner (s): WEST SIDE COLLECTIVE
LLC

Transfer Date: 4/3/2022

Transfer Value: \$1,200,000.00

First Loan: \$1,547,590.00

Cost/SQFT: 289.09

Subdivision: EAST OCEAN PARK TR

(17) 12314 WASHINGTON, LOS ANGELES, CA 90066-4966

APN: 4232-006-010 Keep ☒

Beds: 8 **Baths (H/F):** 4/0

Square Feet: 3488 Sq. Ft.

Year Built: 1950

Use Code: QUADRUPLEX

Document Number: 2022.425115

Lot Size: 6130 SQFT

Assessed Value: \$2,550,000.00

Proximity: 1.49 miles

Owner (s): 1032 BEDFORD LLC

Transfer Date: 3/3/2022

Transfer Value: \$3,510,000.00

First Loan: \$1,200,000.00

Cost/SQFT: 1,006.31

Subdivision: 9086

(18) 5317 KINSTON, CULVER CITY, CA 90230-5006

APN: 4203-005-001 Keep ☒

Beds: 8 **Baths (H/F):** 4/0

Square Feet: 3160 Sq. Ft.

Year Built: 1951

Use Code: QUADRUPLEX

Document Number: 2022.86710

Lot Size: 5593 SQFT

Assessed Value: \$261,206.00

Proximity: 1.60 miles

Owner (s): TMF PROPERTIES LLC

Transfer Date: 1/10/2022

Transfer Value: \$1,431,500.00

First Loan: \$1,073,625.00

Cost/SQFT: 453.01

Subdivision: 16912

(19) 5327 KINSTON, CULVER CITY, CA 90230-5006

APN: 4203-005-002 Keep ☒

Beds: 8 **Baths (H/F):** 4/0

Square Feet: 3100 Sq. Ft.

Year Built: 1951

Use Code: QUADRUPLEX

Document Number: 2022.86747

Lot Size: 5481 SQFT

Assessed Value: \$1,907,150.00

Proximity: 1.61 miles

Owner (s): TMF PROPERTIES LLC

Transfer Date: 1/10/2022

Transfer Value: \$1,400,000.00

First Loan: \$1,050,000.00

Cost/SQFT: 451.61

Subdivision: 16912

(20) 2620 BARRINGTON, LOS ANGELES, CA 90064-2808

APN: 4258-007-003 Keep ☒

Beds: 8 **Baths (H/F):** 4/0

Square Feet: 3606 Sq. Ft.

Year Built: 1947

Use Code: QUADRUPLEX

Document Number: 2021.966690

Lot Size: 6602 SQFT

Assessed Value: \$1,858,666.00

Proximity: 1.69 miles

Owner (s): MOON ALFRED O MOON
GRACE J

Transfer Date: 6/7/2021

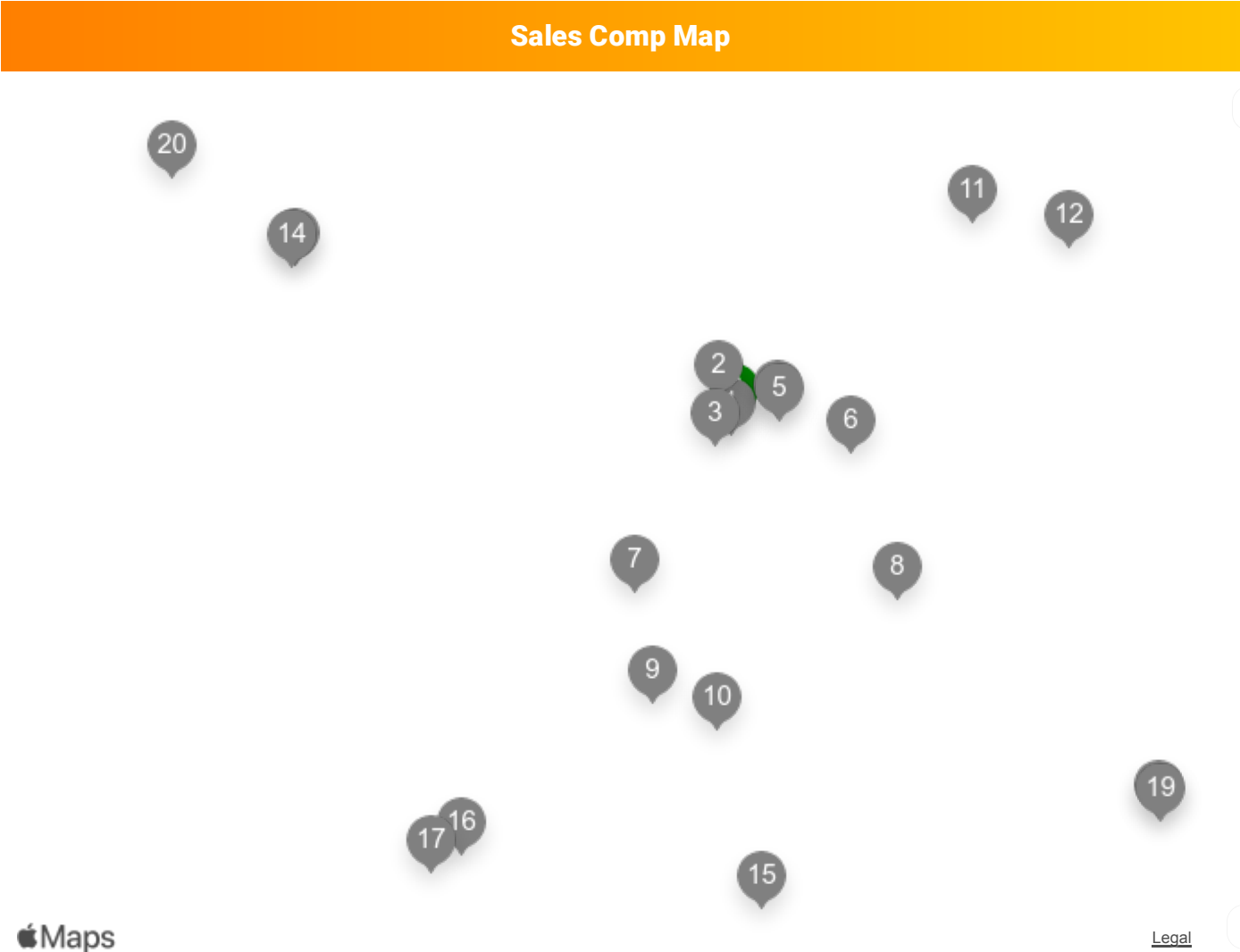
Transfer Value: \$1,822,500.00

First Loan: \$975,000.00

Cost/SQFT: 505.41

Subdivision: 5498

Sales Comp Summary



Sales Comp Summary			
Characteristic	Low	Average	High
Sale Price	\$700,000	\$1,927,454.55	\$3,625,000
Listed Price	\$700,000	\$1,927,454.55	\$3,625,000
Assessed Value	\$120,314	\$1,211,143.65	\$3,625,000
Square Footage	995	3,402	5,595
Cost/Sq Feet	\$289.09	\$582.72	\$1,006.31
Bedrooms	0	7	12
Bathrooms	0	5	11
Year Built	1924	1957	2020
Lot Size	3,624	5,787	8,316



Nearby Homeowners

FISHER ERIKA MARIA SUATENGCO/FISHER PAUL NEIL

3666 GREENFIELD AVE
LOS ANGELES CA, 90034-7024
Beds: 10 Baths (F/H): 7 / 0 Year Built: 1966 Transfer Date:
10/1/2018 Transfer Value: \$1,760,000.00

SANCHEZ BRYAN A

3672 GREENFIELD AVE
LOS ANGELES CA, 90034-7002
Beds: 3 Baths (F/H): 2 / 0 Year Built: 1948 Transfer Date:
5/5/2022 Transfer Value: \$1,432,000.00

SINGH BALDEEP

3662 GREENFIELD AVE
LOS ANGELES CA, 90034-7002
Beds: 4 Baths (F/H): 4 / 0 Year Built: 1940 Transfer Date:
7/7/2010 Transfer Value: \$647,500.00

BERCHTOLD JAMES J/BERCHTOLD NON EXEMPT MARITAL TRUST

3671 VETERAN AVE
LOS ANGELES CA, 90034-7000
Beds: 14 Baths (F/H): 14 / 0 Year Built: 1990 Transfer
Date: 2/5/2004 Transfer Value: \$1,675,000.00

SAFAEI NAVID

3667 VETERAN AVE
LOS ANGELES CA, 90034-7031
Beds: 8 Baths (F/H): 5 / 0 Year Built: 1963 Transfer Date:
8/29/2018 Transfer Value: \$1,470,000.00

KO CHIT K/KO MYAT K

3704 GREENFIELD AVE
LOS ANGELES CA, 90034-7004
Beds: 5 Baths (F/H): 2 / 0 Year Built: 1947 Transfer Date:
8/24/2010 Transfer Value: \$515,000.00

REBECA RAKES TRUST/RAKES REBECA

3663 VETERAN AVE
LOS ANGELES CA, 90034-7010
Beds: 2 Baths (F/H): 1 / 0 Year Built: 1948 Transfer Date:
1/22/1999 Transfer Value: \$200,000.00

JAFFE SHIRLEY A TR/SHIRLEY A JAFFE TRUST

3650 GREENFIELD AVE
LOS ANGELES CA, 90034-7050
Beds: 20 Baths (F/H): 20 / 0 Year Built: 1982 Transfer
Date: Transfer Value: \$1,175,000.00

CREATH FAMILY TRUST &/CREATH FAMILY TRUST

3671 GREENFIELD AVE
LOS ANGELES CA, 90034-7001
Beds: 2 Baths (F/H): 1 / 0 Year Built: 1926 Transfer Date:
Transfer Value: \$0.00

LESYK IAN/LESYK MOLLY F

3667 GREENFIELD AVE
LOS ANGELES CA, 90034-7001
Beds: 2 Baths (F/H): 4 / 0 Year Built: 1948 Transfer Date:
4/10/2018 Transfer Value: \$1,340,000.00

CAPLAN FAMILY TRUST/CAPLAN FRANK & SHEILA TRS

3673 GREENFIELD AVE
LOS ANGELES CA, 90034-7001
Beds: 3 Baths (F/H): 2 / 0 Year Built: 1938 Transfer Date:
Transfer Value: \$0.00

WORK JAY P/WORK CHRISTINE K

3659 VETERAN AVE
LOS ANGELES CA, 90034-7010
Beds: 2 Baths (F/H): 1 / 0 Year Built: 1946 Transfer Date:
7/14/1999 Transfer Value: \$193,000.00

CHAUDHRY KANCHAN TR/KANCHAN CHAUDHRY TRUST &

3705 VETERAN AVE
LOS ANGELES CA, 90034-7012
Beds: 3 Baths (F/H): 2 / 0 Year Built: 1948 Transfer Date:
9/16/2002 Transfer Value: \$498,000.00

SUAREZ MA CONSUELO

3663 GREENFIELD AVE
LOS ANGELES CA, 90034-7001
Beds: 2 Baths (F/H): 1 / 0 Year Built: 1925 Transfer Date:
Transfer Value: \$0.00

JOAN A LYNN DEC D TRUST/MICHAELS MARGO TR

3708 GREENFIELD AVE
LOS ANGELES CA, 90034-7004
Beds: 2 Baths (F/H): 1 / 0 Year Built: 1953 Transfer Date:

GOODMAN NICOLE/RAMOS GENE

3657 GREENFIELD AVE
LOS ANGELES CA, 90034-7001
Beds: 3 Baths (F/H): 2 / 0 Year Built: 1925 Transfer Date:
3/20/2002 Transfer Value: \$325,000.00

Aerial Map

Loading...

Please hold on
while we grab your Aerial Map!

Street View



Property History

3670 GREENFIELD AVE
LOS ANGELES, CA 90034-7025
APN: 4252-018-019

Item 1 - Transaction Date: 8/19/2022

STAND ALONE FINANCE

Buyer/Borrower: Hunter Family Trust

Seller:

Title Company

Transaction Value \$225,000.00

Transaction Type: FINANCE

Deed Type: Trust Deed/Mortgage

Document Number: 2022.832041

[View Doc](#)

MORTGAGE RECORD

Lender: GILAD ABIGAIL

Loan Type: PRIVATE PARTY

Interest Rate Type:

Finance Type: STAND ALONE FINANCE

Item 2 - Transaction Date: 6/3/2022

SALE

Buyer/Borrower: Ethel M Harrell Living Trust

Seller: Cooper Dianne Spooner

Title Company FIDELITY NATIONAL TITLE

Transaction Value: \$1,950,000.00

Transaction Type: SALE

Deed Type: Deed Transfer

Document Number: 2022.594437

[View Doc](#)

MORTGAGE RECORD

Lender: WEISS INVESTMENTS

Finance Type: RESALE

Loan Type:

Interest Rate Type: EST

Document Number: 2022.594438

[View Doc](#)

Item 3 - Transaction Date: 6/3/2022

SALE

Buyer/Borrower: Janette Louise Cooper 2013 Revocable Trust

Seller: Cooper Janette Louise

Title Company

Transaction Value \$0.00

Transaction Type: SALE

Deed Type: Deed Transfer

Document Number: 2022.594435

[View Doc](#)

Item 4 - Transaction Date: 12/16/2013

SALE

Buyer/Borrower: Cooper Janette L 2013 Trust

Seller: Cooper Janet L

Title Company

Transaction Value \$0.00

Transaction Type: SALE

Deed Type: Deed Transfer

Document Number: 2013.1765456

[View Doc](#)

Item 5 - Transaction Date: 9/12/1977

SALE

Buyer/Borrower: Owner Name Unavailable

Seller: Owner Name Unavailable

Title Company

Transaction Value \$78,000.00

Transaction Type: SALE

Deed Type: Deed Transfer

Document Number: 1977.1352

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