

Property Profile

Selected Property

ADDRESS

4311 7TH AVE
LOS ANGELES, CA 90008-4706
LOS ANGELES COUNTY

APN

5023-015-015

OWNER

HUNTER FAMILY TRUST / WESLEY JAMES E JR TR

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:

4311 7TH AVE
LOS ANGELES, CA 90008-4706

Mail Address:

4311 7TH AVE
LOS ANGELES, CA 90008-4706

Primary Owner (s):

HUNTER FAMILY TRUST / WESLEY
JAMES E JR TR

APN: 5023-015-015

Census Tract: 234300

Housing Tract Number: 9741

Legal Block/Lot: LOT:373 BLOCK:

Legal Description: TRACT NO 9741 LOT/SEC 373

Subdivision: CENTRAL ARLINGTON HEIGHTS

Property County: LOS ANGELES COUNTY

Vesting:

Property Characteristics

Bedrooms: 3

Baths (F/H): 2 / 0

Total Rooms: 9

Zoning: LAR1

Number of Stories: 1.0

Year Built: 1930

Use Code: SFR

Number of Units: 1

Building Style: TUDOR

SQFT: 1645

Lot Size: 4764

Garage: ON SITE (1)

Coords: 34.0051813474907,
-118.325039852354

Sale & Loan Information

Transfer Date:

Transfer Value: \$0.00

First Loan Amt: \$0.00

Seller: WESLEY JAMES EDWARD

Cost/Sq Feet: \$0.00

Lender:

Document:

Title Company:

Assessed & Tax Information

Assessed Value: \$962,562.00

Land Value: \$752,327.00

Improvement Value: \$210,235.00

Percent Improvement: 21.84%

Tax Amount: \$11,508.84

Delinquent Year: 2018

Homeowner Exemption:

Tax Rate Area: 00-068

Tax Year: 2022

Sales Comparables

1/4

Update Comps

(1) 4317 7TH, LOS ANGELES, CA 90008-4706

APN: 5023-015-016 Keep ☒

Beds: 2 **Baths (H/F):** 1/0
Square Feet: 1195 Sq. Ft.
Year Built: 1930
Use Code: SFR
Document Number: 2022.268276

Lot Size: 4764 SQFT
Assessed Value: \$336,400.00
Proximity: 0.01 miles
Owner (s): ROTBLATT HARLAN

Transfer Date: 2/14/2022
Transfer Value: \$969,000.00
First Loan: \$712,500.00
Cost/SQFT: 810.88
Subdivision: 9741

(2) 4234 7TH, LOS ANGELES, CA 90008-4705

APN: 5023-017-039 Keep ☒

Beds: 3 **Baths (H/F):** 2/0
Square Feet: 1463 Sq. Ft.
Year Built: 1928
Use Code: SFR
Document Number: 2021.1517809

Lot Size: 4275 SQFT
Assessed Value: \$1,025,000.00
Proximity: 0.07 miles
Owner (s): RAHIM FARANAK

Transfer Date: 10/5/2021
Transfer Value: \$1,025,000.00
First Loan: \$871,250.00
Cost/SQFT: 700.62
Subdivision: 9741

(3) 4229 7TH, LOS ANGELES, CA 90008-4704

APN: 5023-015-006 Keep ☒

Beds: 3 **Baths (H/F):** 3/0
Square Feet: 1451 Sq. Ft.
Year Built: 1928
Use Code: SFR
Document Number: 2021.785617

Lot Size: 4657 SQFT
Assessed Value: \$1,275,000.00
Proximity: 0.08 miles
Owner (s): AMMONS DAVID W

Transfer Date: 5/5/2021
Transfer Value: \$1,250,000.00
First Loan: \$1,000,000.00
Cost/SQFT: 861.47
Subdivision: 9741

(4) 4228 7TH, LOS ANGELES, CA 90008-4705

APN: 5023-017-041 Keep ☒

Beds: 3 **Baths (H/F):** 2/0
Square Feet: 1246 Sq. Ft.
Year Built: 1928
Use Code: SFR
Document Number: 2021.1894980

Lot Size: 4274 SQFT
Assessed Value: \$888,000.00
Proximity: 0.09 miles
Owner (s): AUSET OLYMPIA

Transfer Date: 10/14/2021
Transfer Value: \$888,000.00
First Loan: \$799,200.00
Cost/SQFT: 712.68
Subdivision: 9741

(5) 4258 9TH, LOS ANGELES, CA 90008-5208

APN: 5023-014-026 Keep ☒

Beds: 2 **Baths (H/F):** 1/0
Square Feet: 1535 Sq. Ft.
Year Built: 1929
Use Code: SFR
Document Number: 2021.1886075

Lot Size: 4179 SQFT
Assessed Value: \$990,000.00
Proximity: 0.09 miles
Owner (s): SCHAEFFER ALEXANDER
JOSEPH SCHAEFFER CARA
MICHELLE

Transfer Date: 11/18/2021
Transfer Value: \$990,000.00
First Loan: \$940,500.00
Cost/SQFT: 644.95
Subdivision: 9741

(6) 4306 SUTRO, LOS ANGELES, CA 90008-3926

APN: 5023-029-030 Keep ☒

Beds: 3 **Baths (H/F):** 2/0
Square Feet: 1568 Sq. Ft.
Year Built: 1933
Use Code: SFR
Document Number: 2022.995838

Lot Size: 4798 SQFT
Assessed Value: \$495,555.00
Proximity: 0.13 miles
Owner (s): SMITH CAULEEN

Transfer Date: 9/23/2022
Transfer Value: \$850,000.00
First Loan: \$619,000.00
Cost/SQFT: 542.09
Subdivision: 9741

(7) 4334 10TH, LOS ANGELES, CA 90008-5212

APN: 5023-013-015 Keep ☒

Beds: 2 **Baths (H/F):** 1/0
Square Feet: 1297 Sq. Ft.
Year Built: 1929
Use Code: SFR
Document Number: 2021.1272174

Lot Size: 4077 SQFT
Assessed Value: \$1,175,000.00
Proximity: 0.13 miles
Owner (s): ROMOFF ALANA

Transfer Date: 8/3/2021
Transfer Value: \$1,175,000.00
First Loan: \$1,056,325.00
Cost/SQFT: 905.94
Subdivision: 9741

(8) 4505 7TH, LOS ANGELES, CA 90043-1341

APN: 5014-012-012 Keep ☒

Beds: 2 **Baths (H/F):** 1/0
Square Feet: 2330 Sq. Ft.
Year Built: 1922
Use Code: SFR
Document Number: 2021.1520237

Lot Size: 6345 SQFT
Assessed Value: \$1,100,000.00
Proximity: 0.19 miles
Owner (s): PARK EDWARD PARK
 YOUNG E

Transfer Date: 9/9/2021
Transfer Value: \$1,100,000.00
First Loan: \$880,000.00
Cost/SQFT: 472.10
Subdivision: 3813

(9) 4315 4TH, LOS ANGELES, CA 90008-3905

APN: 5023-029-003 Keep ☒

Beds: 3 **Baths (H/F):** 3/0
Square Feet: 1314 Sq. Ft.
Year Built: 1927
Use Code: SFR
Document Number: 2022.756347

Lot Size: 4444 SQFT
Assessed Value: \$987,282.00
Proximity: 0.19 miles
Owner (s): MOSHA NEECHI MOSHA
 DIANA

Transfer Date: 6/28/2022
Transfer Value: \$1,250,000.00
First Loan: \$1,000,000.00
Cost/SQFT: 951.29
Subdivision: 9741

(10) 4508 8TH, LOS ANGELES, CA 90043-1347

APN: 5014-012-024 Keep ☒

Beds: 3 **Baths (H/F):** 1/0
Square Feet: 992 Sq. Ft.
Year Built: 1922
Use Code: SFR
Document Number: 2022.512660

Lot Size: 6344 SQFT
Assessed Value: \$593,366.00
Proximity: 0.20 miles
Owner (s): KPH PARTNERS LLC

Transfer Date: 4/18/2022
Transfer Value: \$900,000.00
First Loan: \$967,500.00
Cost/SQFT: 907.26
Subdivision: 3813

(11) 4320 4TH, LOS ANGELES, CA 90008-3906			APN: 5023-031-010 Keep <input checked="" type="checkbox"/>
Beds: 2 Baths (H/F): 2/0 Square Feet: 1534 Sq. Ft. Year Built: 1931 Use Code: SFR Document Number: 2022.249597	Lot Size: 5012 SQFT Assessed Value: \$306,987.00 Proximity: 0.23 miles Owner (s): BURDETTE JAMES	Transfer Date: 2/15/2022 Transfer Value: \$800,000.00 First Loan: \$588,000.00 Cost/SQFT: 521.51 Subdivision: 9741	
(12) 4234 4TH, LOS ANGELES, CA 90008-3904			APN: 5023-026-007 Keep <input checked="" type="checkbox"/>
Beds: 2 Baths (H/F): 1/0 Square Feet: 1395 Sq. Ft. Year Built: 1929 Use Code: SFR Document Number: 2022.53831	Lot Size: 5035 SQFT Assessed Value: \$60,460.00 Proximity: 0.24 miles Owner (s): LIBERTY CHA TATU LLC	Transfer Date: 12/8/2021 Transfer Value: \$805,000.00 First Loan: \$0.00 Cost/SQFT: 577.06 Subdivision: 9741	
(13) 4309 3RD, LOS ANGELES, CA 90008-4011			APN: 5023-031-025 Keep <input checked="" type="checkbox"/>
Beds: 2 Baths (H/F): 2/0 Square Feet: 1336 Sq. Ft. Year Built: 1928 Use Code: SFR Document Number: 2021.1432374	Lot Size: 5196 SQFT Assessed Value: \$975,800.00 Proximity: 0.25 miles Owner (s): RIZZOTTI ALESSANDRA JULIA	Transfer Date: 9/1/2021 Transfer Value: \$976,000.00 First Loan: \$0.00 Cost/SQFT: 730.54 Subdivision: 2195	
(14) 4339 3RD, LOS ANGELES, CA 90008-4011			APN: 5023-031-018 Keep <input checked="" type="checkbox"/>
Beds: 2 Baths (H/F): 1/0 Square Feet: 860 Sq. Ft. Year Built: 1923 Use Code: SFR Document Number: 2021.1646598	Lot Size: 5225 SQFT Assessed Value: \$625,000.00 Proximity: 0.26 miles Owner (s): REQUA SUSAN CARRILLO MILTON	Transfer Date: 10/22/2021 Transfer Value: \$625,000.00 First Loan: \$593,750.00 Cost/SQFT: 726.74 Subdivision: 2195	
(15) 4512 5TH, LOS ANGELES, CA 90043-1447			APN: 5014-021-024 Keep <input checked="" type="checkbox"/>
Beds: 4 Baths (H/F): 1/0 Square Feet: 1561 Sq. Ft. Year Built: 1924 Use Code: SFR Document Number: 2022.177493	Lot Size: 5401 SQFT Assessed Value: \$872,100.00 Proximity: 0.26 miles Owner (s): ROBERTSON DAWN K AFANADOR DANIEL ALBERTO JIMENEZ	Transfer Date: 2/4/2022 Transfer Value: \$971,000.00 First Loan: \$776,800.00 Cost/SQFT: 622.04 Subdivision: 1700	

(16) 4235 3RD, LOS ANGELES, CA 90008-4009

APN: 5023-026-020 Keep ☒

Beds: 3 **Baths (H/F):** 2/0
Square Feet: 1164 Sq. Ft.
Year Built: 1924
Use Code: SFR
Document Number: 2021.1009900

Lot Size: 5171 SQFT
Assessed Value: \$843,540.00
Proximity: 0.26 miles
Owner (s): LEURENT PIERRICK
 SASAKI MASARU M

Transfer Date: 6/2/2021
Transfer Value: \$827,000.00
First Loan: \$425,000.00
Cost/SQFT: 710.48
Subdivision: 2195

(17) 4505 10TH, LOS ANGELES, CA 90043-5444

APN: 5013-024-011 Keep ☒

Beds: 3 **Baths (H/F):** 3/0
Square Feet: 2099 Sq. Ft.
Year Built: 1924
Use Code: SFR
Document Number: 2021.1235062

Lot Size: 7282 SQFT
Assessed Value: \$1,400,000.00
Proximity: 0.27 miles
Owner (s): HUTCHINSON SEAN
 HUTCHINSON MELANIE

Transfer Date: 7/23/2021
Transfer Value: \$1,400,000.00
First Loan: \$1,120,000.00
Cost/SQFT: 666.98
Subdivision: 3813

(18) 4616 9TH, LOS ANGELES, CA 90043-1329

APN: 5014-006-015 Keep ☒

Beds: 3 **Baths (H/F):** 2/0
Square Feet: 1365 Sq. Ft.
Year Built: 1924
Use Code: SFR
Document Number: 2021.1037509

Lot Size: 7501 SQFT
Assessed Value: \$835,000.00
Proximity: 0.28 miles
Owner (s): LEWIS ERIKA

Transfer Date: 5/25/2021
Transfer Value: \$835,000.00
First Loan: \$793,250.00
Cost/SQFT: 611.72
Subdivision: 4947

(19) 4161 5TH, LOS ANGELES, CA 90008-3936

APN: 5023-021-004 Keep ☒

Beds: 3 **Baths (H/F):** 2/0
Square Feet: 1821 Sq. Ft.
Year Built: 1928
Use Code: SFR
Document Number: 2022.33639

Lot Size: 3952 SQFT
Assessed Value: \$597,856.00
Proximity: 0.29 miles
Owner (s): TAN RENEE JESSICA TAN
 ADAM

Transfer Date: 12/14/2021
Transfer Value: \$1,089,000.00
First Loan: \$0.00
Cost/SQFT: 598.02
Subdivision: 9741

(20) 4604 5TH, LOS ANGELES, CA 90043-1445

APN: 5014-022-019 Keep ☒

Beds: 3 **Baths (H/F):** 1/0
Square Feet: 1396 Sq. Ft.
Year Built: 1921
Use Code: SFR
Document Number: 2022.1015734

Lot Size: 5870 SQFT
Assessed Value: \$118,936.00
Proximity: 0.29 miles
Owner (s): PITTS JOEL LEWIS
 JENNIFER RIAN

Transfer Date: 10/19/2022
Transfer Value: \$325,000.00
First Loan: \$260,000.00
Cost/SQFT: 232.81
Subdivision: 1700

Sales Comp Summary



Sales Comp Summary			
Characteristic	Low	Average	High
Sale Price	\$325,000	\$952,500	\$1,400,000
Listed Price	\$325,000	\$952,500	\$1,400,000
Assessed Value	\$60,460	\$775,064.1	\$1,400,000
Square Footage	860	1,447	2,330
Cost/Sq Feet	\$232.81	\$675.36	\$951.29
Bedrooms	0	3	4
Bathrooms	0	2	3
Year Built	1921	1927	1933
Lot Size	3,952	5,191	7,501



Nearby Homeowners

ROTLATT HARLAN

4317 7TH AVE
LOS ANGELES CA, 90008-4706
Beds: 2 Baths (F/H): 1 / 0 Year Built: 1930 Transfer Date:
2/14/2022 Transfer Value: \$969,000.00

GLENN MICHAEL A

4307 7TH AVE
LOS ANGELES CA, 90008-4706
Beds: 3 Baths (F/H): 2 / 0 Year Built: 1929 Transfer Date:
Transfer Value: \$0.00

CRUMMER DIANE/RICHARDS VERA

4321 7TH AVE
LOS ANGELES CA, 90008-4706
Beds: 3 Baths (F/H): 2 / 0 Year Built: 1931 Transfer Date:
Transfer Value: \$0.00

EVELYN FAMILY TRUST/EVELYN VIBERT A & PAMELA O TRS

4303 7TH AVE
LOS ANGELES CA, 90008-4706
Beds: 4 Baths (F/H): 2 / 0 Year Built: 1928 Transfer Date:
7/9/2007 Transfer Value: \$645,000.00

DARRTIN GALAW LLC

4306 8TH AVE
LOS ANGELES CA, 90008-4735
Beds: 10 Baths (F/H): 8 / 0 Year Built: 1928 Transfer Date:
8/24/2004 Transfer Value: \$725,000.00

TURNER EUNICE

4312 8TH AVE
LOS ANGELES CA, 90008-4736
Beds: 10 Baths (F/H): 8 / 0 Year Built: 1928 Transfer Date:
Transfer Value: \$0.00

FONG PHILIP Y

4325 7TH AVE
LOS ANGELES CA, 90008-4706
Beds: 3 Baths (F/H): 2 / 0 Year Built: 1932 Transfer Date:
4/28/2020 Transfer Value: \$820,000.00

SCOTTIE J THOMPSON TRUST/THOMPSON SCOTTIE J TR

4300 8TH AVE
LOS ANGELES CA, 90008-4762
Beds: 8 Baths (F/H): 4 / 0 Year Built: 1928 Transfer Date:
7/5/1999 Transfer Value: \$285,000.00

ALEXANDER CHRISTINE T TR/CHRISTINE T ALEXANDER TRUST

4316 8TH AVE
LOS ANGELES CA, 90008-4737
Beds: 8 Baths (F/H): 4 / 0 Year Built: 1933 Transfer Date:
Transfer Value: \$0.00

BOHANNON WINSTON C/BOHANNON PHYLLIS J

4255 7TH AVE
LOS ANGELES CA, 90008-4704
Beds: 4 Baths (F/H): 4 / 0 Year Built: 1936 Transfer Date:
3/24/2000 Transfer Value: \$229,000.00

WESTBROOK HOMES LLC

4310 7TH AVE
LOS ANGELES CA, 90008-4707
Beds: 4 Baths (F/H): 2 / 0 Year Built: 1929 Transfer Date:
9/10/2021 Transfer Value: \$1,025,000.00

WATSON & ECHOLS WATSON TRUST/WATSON IVORY J CO TR

4314 7TH AVE
LOS ANGELES CA, 90008-4707
Beds: 4 Baths (F/H): 2 / 0 Year Built: 1928 Transfer Date:
12/26/1996 Transfer Value: \$140,500.00

DARENSBOURG SHARON M

4306 7TH AVE
LOS ANGELES CA, 90008-4707
Beds: 3 Baths (F/H): 3 / 0 Year Built: 1930 Transfer Date:
Transfer Value: \$0.00

AKHTARI MELODY/MURPHEY KYLE E

4318 7TH AVE
LOS ANGELES CA, 90008-4707
Beds: 2 Baths (F/H): 2 / 0 Year Built: 1928 Transfer Date:
8/30/2016 Transfer Value: \$620,000.00

HUGHES SHAWN A/WEISBART ALAN

4329 7TH AVE
LOS ANGELES CA, 90008-4706
Beds: 2 Baths (F/H): 1 / 0 Year Built: 1928 Transfer Date:
3/31/2015 Transfer Value: \$499,000.00

THOMPSON RONALD

4302 7TH AVE
LOS ANGELES CA, 90008-4707
Beds: 2 Baths (F/H): 1 / 0 Year Built: 1927 Transfer Date:
Transfer Value: \$30,000.00

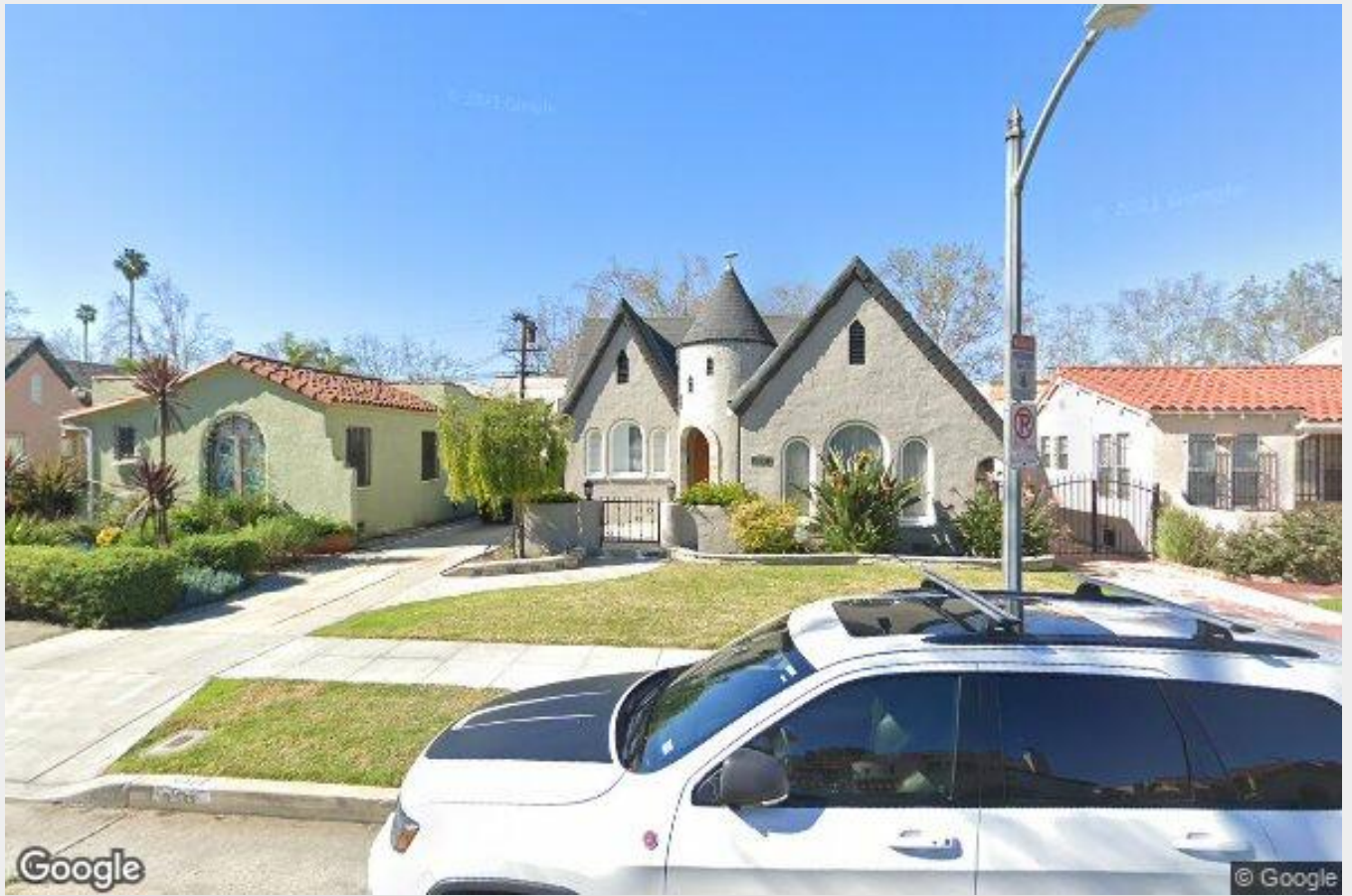
An aerial photograph of a winding, two-lane road with a red-paved surface. Several cars are visible on the road, including a white car, a blue car, a red car, and a black car. The road is surrounded by green trees and some buildings in the background.

Aerial Map

Loading...

Please hold on
while we grab your Aerial Map!

Street View



Property History

4311 7TH AVE
LOS ANGELES, CA 90008-4706
APN: 5023-015-015

Item 1 - Transaction Date: 8/19/2022

RELEASE

Buyer/Borrower:

Seller:

Title Company

Transaction Value \$0.00

Transaction Type: RELEASE

Deed Type: SUBST OF TRUSTEE / RECONVEYANCE

Document Number: 2022.832040

[View Doc](#)

Item 2 - Transaction Date: 1/15/2020

STAND ALONE FINANCE

Buyer/Borrower: Wesley James E Jr

Seller:

Title Company

Transaction Value \$175,000.00

Transaction Type: FINANCE

Deed Type: Trust Deed/Mortgage

Document Number: 2020.55097

[View Doc](#)

MORTGAGE RECORD

Lender: JEFFRY SCAPA(PVT)

Loan Type:

Interest Rate Type: EST

Finance Type: STAND ALONE FINANCE

Item 3 - Transaction Date: 5/3/2019

SALE

Buyer/Borrower: The Hunter Family Trust

Seller: Wesley James Edward

Title Company NONE AVAILABLE

Transaction Value \$0.00

Transaction Type: SALE

Deed Type: Deed Transfer

Document Number: 2019.403300

[View Doc](#)

Item 4 - Transaction Date: 4/3/2008

REFINANCE

Buyer/Borrower: Wesley James E

Seller:

Title Company

Transaction Value \$300,000.00

Transaction Type: FINANCE

Deed Type: Trust Deed/Mortgage

Document Number: 2008.574450

[View Doc](#)

MORTGAGE RECORD

Lender: WELLS FARGO BANK

Loan Type: CONVENTIONAL

Interest Rate Type: VAR

Finance Type: REFINANCE

Item 5 - Transaction Date: 2/19/2008

SALE

Buyer/Borrower: Wesley,James E

Seller: Johnson Ethel M

Title Company

Transaction Value \$0.00

Transaction Type: SALE

Deed Type: Deed Transfer

Document Number: 2008.289653

[View Doc](#)

Item 6 - Transaction Date: 2/19/2008

SALE

Buyer/Borrower: Wesley,James E

Seller: Harrell Ethel M

Title Company

Transaction Value \$0.00

Transaction Type: SALE

Deed Type: Deed Transfer

Document Number: 2008.289652

[View Doc](#)

Item 7 - Transaction Date: 4/29/1998

SALE

Buyer/Borrower: Johnson,Ethel M

Seller: Johnson,E M

Title Company UNKNOWN

Transaction Value \$0.00

Transaction Type: SALE

Deed Type: Deed Transfer

Document Number: 1998.713149

[View Doc](#)

Item 8 - Transaction Date: 12/19/1994

SALE

Buyer/Borrower: Johnson,S J & Ethel M
Seller: Johnson,S J & E M
Title Company UNKNOWN
Transaction Value \$0.00
Transaction Type: SALE
Deed Type: Deed Transfer
Document Number: 1994.2236146

[View Doc](#)