



Property Details Report

Subject Property Location

Property Address 44560 90TH ST E
City, State & Zip LANCASTER, CA 93535-8412
County LOS ANGELES COUNTY
Mailing Address 6613 LOCKHURST DR, WEST HILLS, CA 91307-3136
Census Tract 9013.00
 Thomas Bros Pg-Grid

Report Date: 01/05/2023
 Order ID: R103566708


Property Use Mobile/Manufactured Home
 (regardless of Land ownership)
Parcel Number 3376-010-004
Latitude 34.693922
Longitude -117.96797



Legal Description Details Lot Number: 2 Brief Description: RECORD OF SURVEY AS PER BK 66 PG 1 OF R S N 222.5 FT EX OF ST OF LOT 2

Current Ownership Information <i>*Source of Ownership data: Recorder Information</i>			
Primary Owner Name(s)	FARIAS, GUILLERMO	Sale Price	\$405,000
		Sale Date	
		Recording Date	12/09/2022
Vesting		Recorder Doc #	22-1152946
		Book/Page	

Latest Full Sale Information			
Primary Owner Name(s)	FARIAS, GUILLERMO	Sale Price	\$405,000
		Sale Date	11/03/2022
		Recording Date	12/09/2022
Vesting		Recorder Doc #	22-1152946
		Book/Page	

Financing Details at Time of Purchase				
1	Loan Amount	\$397,664	Origination Lender Name	GENHOME MORTGAGE CORP
	Loan Type	FHA	Recording Doc #	22-1152947

Property Characteristics						
	Bedrooms	4	Year Built	2008	Living Area (SF)	2,340
	Bathrooms/Partial	3	Garage/No. of Cars		Price (\$/SF)	\$173/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	217,016/4.98
	Construction Type	Wood	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	Residential	View		Elevator	
	Land Use	Mobile/Manufactured Home (regardless of Land ownership)			Zoning	LCRA1*

Assessment & Taxes						
	Assessment Year	2022	Tax Year	2022	Tax Exemption	
	Total Assessed Value	\$347,777	Tax Amount	\$4,339.94	Tax Rate Area	3-435
	Land Value	\$103,895	Tax Account ID			
	Improvement Value	\$243,882	Tax Status	No Delinquency Found		
	Improvement Ratio	70.13%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History				
Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	12/09/2022	GENHOME MORTGAGE CORP	\$397,664	YES

Loan Officer Insights			
Trans.ID			
1	Loan Officer	ARTURO MARTIN POLANCO	NMLS#342823
	Broker	PG & ASSOCIATES INC	NMLS#389125
	Loan Company	GENHOME MORTGAGE CORPORATION	NMLS#317332



TICOR TITLE Transaction History Report - Detailed View

Subject Property Location

Property Address 44560 90TH ST E
City, State & Zip LANCASTER, CA 93535-8412

County LOS ANGELES COUNTY

Mailing Address 6613 LOCKHURST DR, WEST HILLS, CA 91307-3136

Report Date: 01/05/2023

Order ID: R103566709

Property Use

Mobile/Manufactured Home
(regardless of Land ownership)

Parcel Number

3376-010-004

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	12/19/2022	Release	Substitution of Trustee and Full Reconveyance	\$84,000	22-1183891	HAROUTIOUN ALTUNYAN A SINGLE MAN	
2	12/09/2022	Mortgage	FHA	\$397,664	22-1152947	FARIAS, GUILLERMO	
3	12/09/2022	Deed	Grant Deed	\$405,000	22-1152946	FARIAS, GUILLERMO	ALTUNYAN, HAROUTIOUN
4	02/02/2018	Assignment	Assignment of Mortgage	\$84,000	18-0111239	ALTUNYAN, HAROUTIOUN	
5	01/10/2017	Mortgage	Conventional	\$84,000	17-0034517	ALTUNYAN, HAROUTIOUN	
6	01/10/2017	Deed	Intra-family Transfer or Dissolution	\$105,000	17-0034516	ALTUNYAN, HAROUTIOUN	ALTUNYAN, SARKIS; AVAGYAN, ARMINE
7	11/28/2006	Deed	Grant Deed	\$85,000	06-2621232	ALTUNYAN, SARKIS	KOUDROGLOU, AURORA

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity




Mortgage Release

Transaction Details

Mortgage Release

	Transaction ID	1	Recorder Doc Number	22-1183891	Loan Amount	\$84,000
	Effective Date	12/19/2022	Document Type	Release	Origination Doc #	17-0034517
	Borrower(s) Name	HAROUTIOUN ALTUNYAN A SINGLE MAN	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	01/10/2017
	Current Lender	MORTGAGE MANAGEMENT CONSULTANTS INC	Recording Date	12/19/2022	Original Lender	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC ("MERS") AS NOMINEE FOR MORTGAGE MANAGEMENT CONSULTANTS INC ITS SUCCESSORS AND/OR ASSIGNS


Mortgage

	Transaction ID	2	Recorder Doc Number	22-1152947	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$397,664	Document Description	FHA	1st Periodic Floor Rate	
	Loan Type	FHA	Recording Date	12/09/2022	1st Periodic Cap Rate	
	Origination Lender Name	GENHOME MORTGAGE CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	01/01/2053	IO Period	
	Borrower 1	FARIAS, GUILLERMO	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					


Transfer

	Transaction ID	3	Recorder Doc Number	22-1152946	Partial Interest Transferred	
	Sale Date	11/03/2022	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$405,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	12/09/2022	Property Use	Mobile/Manufactured Home (regardless of Land ownership)
	Buyer 1	FARIAS, GUILLERMO	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	6613 LOCKHURST DR, WEST HILLS, CA 91307-3136
	Seller 1	ALTUNYAN, HAROUTIOUN	Seller 1 Entity	Single man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED
	Legal Recorder's Map Ref	MB 66 PG 1	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	PORTION LOT2/ / /			Title Company Name	STEWART TITLE OF CA INC

Mortgage Assignment

	Transaction ID	4	Recorder Doc Number	18-0111239	Original Loan Amount	\$84,000
	Effective Date	01/25/2018	Document Type	Assignment	Origination Doc #	17-0034517
	Borrower(s) Name	ALTUNYAN, HAROUTIOUN	Document Description	Assignment of Mortgage	Origination Recording Date	01/10/2017
			Recording Date	02/02/2018	Original Lender	MORTGAGE MANAGEMENT CONSULTANTS INC
	Assignor Name	MORTGAG MANAGEMENT CONSULTANTS, INC.;MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)		Assignee Name	MORTGAGE MANAGEMENT CONSULTANTS, INC.	

Mortgage

	Transaction ID	5	Recorder Doc Number	17-0034517	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$84,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	01/10/2017	1st Periodic Cap Rate	
	Origination Lender Name	MORTGAGE MANAGEMENT CONSULTANTS INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	02/01/2047	IO Period	
	Borrower 1	ALTUNYAN, HAROUTIOUN	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transfer

	Transaction ID	6	Recorder Doc Number	17-0034516	Partial Interest Transferred	
	Transfer Date	01/05/2017	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price	\$105,000	Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	01/10/2017	Property Use	
	Buyer 1	ALTUNYAN, HAROUTIOUN	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	44560 90TH ST E, LANCASTER, CA 93535-8412
	Seller 1	ALTUNYAN, SARKIS	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	AVAGYAN, ARMINE	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	RS66 PG1	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	WFG NATIONAL TITLE COMPANY

Transfer

	Transaction ID	7	Recorder Doc Number	06-2621232	Partial Interest Transferred	
	Sale Date	10/30/2006	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$85,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/28/2006	Property Use	
	Buyer 1	ALTUNYAN, SARKIS	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	KOUDROGLOU, AURORA	Seller 1 Entity	Widow or Widower	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	LANCASTER
	Legal Recorder's Map Ref	RS66 PG1	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		NORTH222.50 FT MEAS AL E LN PCL2/ / /		Title Company Name	FIDELITY NATIONAL TITLE CO

Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.
© 2023 BLACK KNIGHT TECHNOLOGIES, LLC, ALL RIGHTS RESERVED.