



First American

*my*FirstAm®

Combined Report

26303 Belle Porte Ave, Harbor City, CA 90710

Property Address:

**26303 Belle Porte Ave
Harbor City, CA 90710**



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Property Profile

26303 Belle Porte Ave, Harbor City, CA 90710

Property Information

Owner(s):	Hernandez , Eduardo / Morales , Jasmin C	Mailing Address:	26303 Belle Porte Ave, Harbor City, CA 90710
Owner Phone:	Unknown	Property Address:	26303 Belle Porte Ave, Harbor City, CA 90710
Vesting Type:	Community Property / Husband And Wife	Alt. APN:	
County:	Los Angeles	APN:	7411-024-040
Map Coord:	73-E4	Census Tract:	293306
Lot#:	1	Block:	144
Subdivision:	3555	Tract:	3555
Legal:	Tract # 3555 Lot 1		

Property Characteristics

Use:	Sfr	Year Built / Eff. :	1938 / 1958	Sq. Ft. :	2249
Zoning:	LAR1	Lot Size Ac / Sq Ft:	0.17 / 7412	# of Units:	1
Bedrooms:	4	Bathrooms:	1	Fireplace:	
# Rooms:	9	Quality:	Good	Heating:	Wall
Pool:		Air:		Style:	Conventional
Stories:	1	Improvements:		Parking / #:	Attached Garage /
Gross Area:	2249	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	08/30/2013 / 10/02/2013	*/Sq. Ft.:	\$251.22	2nd Mtg.:	
Sale Price:	\$565,000	1st Loan:	\$508,410	Prior Sale Amt:	\$399,000
Doc No.:	000001422593	Loan Type:	Conventional	Prior Sale Date:	12/14/2012
Doc Type:	Grant Deed	Transfer Date:	10/02/2013	Prior Doc No.:	000002016981
Seller:	Mpp 2010-3 Lp	Lender:	Provident Svgs Bk Fsb	Prior Doc Type:	Quit Claim Deed

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:	\$149,645	Exemption Type:	
Land Value:	\$459,065	Tax Year / Area:	2018 / 0-019
Total Value:	\$608,710	Tax Value:	
Total Tax Amt:	\$7,665.03	Improved:	25%



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myFirstAm® Transaction History

26303 Belle Porte Ave, Harbor City, CA 90710

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : FINANCE

Mortgage Recording Date:	10/01/2018	Mortgage Transfer Type:	Stand Alone Finance
Mortgage Document #:	000001000237	Mortgage Rate Type:	Var
Lender:	Bank Of America Na	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Individual(S) / Individual(S)
Loan Amount:	\$100,000	Mortgage Rate:	
Borrower 1:	Hernandez Eduardo	Borrower 2:	Marales Jasmin C
Borrower 3:		Borrower 4:	

History Record # 2 : FINANCE

Mortgage Recording Date:	11/02/2016	Mortgage Transfer Type:	Stand Alone Finance
Mortgage Document #:	000001355724	Mortgage Rate Type:	
Lender:	Nationstar Mtg Llc	Mortgage Term:	30
Document Type	Trust Deed/Mortgage	Vesting Type:	Community Property / Husband & Wife
Loan Amount:	\$484,350	Mortgage Rate:	
Borrower 1:	Hernandez Eduardo	Borrower 2:	Morales Jasmin C
Borrower 3:		Borrower 4:	

History Record # 3 : SALE/TRANSFER

Buyer:	Hernandez Eduardo	Seller:	Mpp 2010-3 Lp
Transaction Date:	08/30/2013	Sale Price:	\$565,000
Recording Date:	10/02/2013	Sale Price Type:	Full Value
Recorded Doc #:	000001422593	Title Company:	Fidelity National Title
Document Type:	Deed Transfer	Vesting Type:	Community Property / Husband & Wife

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FINANCE

Mortgage Recording Date:	10/02/2013	Mortgage Transfer Type:	Resale
Mortgage Document #:	000001422594	Mortgage Rate Type:	
Lender:	Provident Svgs Bk Fsb	Mortgage Term:	30
Document Type	Trust Deed/Mortgage	Vesting Type:	Community Property / Husband & Wife
Loan Amount:	\$508,410	Mortgage Rate:	
Borrower 1:	Hernandez Eduardo	Borrower 2:	Morales Jasmin C
Borrower 3:		Borrower 4:	

History Record # 4 : SALE/TRANSFER

Buyer:	Mpp 2010-3 Lp	Seller:	Mission Property Partners Llc
Transaction Date:	03/12/2013	Sale Price:	
Recording Date:	03/22/2013	Sale Price Type:	
Recorded Doc #:	000000435888	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Limited Partnership

History Record # 5 : SALE/TRANSFER

Buyer:	Mission Property Partners Llc	Seller:	Nationstar Mtg Llc
Transaction Date:	12/14/2012	Sale Price:	\$399,000
Recording Date:	12/28/2012	Sale Price Type:	Full Value
Recorded Doc #:	000002016981	Title Company:	Ultra Escrow Inc
Document Type:	Deed Transfer	Vesting Type:	Company

History Record # 6 : SALE/TRANSFER

Buyer:	Nationstar Mtg Llc	Seller:	Integrated Lender Svcs
Transaction Date:	10/22/2012	Sale Price:	\$470,322
Recording Date:	10/25/2012	Sale Price Type:	Full Value
Recorded Doc #:	000001619303	Title Company:	Orange Coast Title Co.
Document Type:	Deed Transfer	Vesting Type:	Company

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History Record # 7 : FORECLOSURE

Recording Date:	09/28/2012	
Recorded Doc #:	000001462602	
Document Type:	Notice of Sale	Vesting Type:

History Record # 8 : FORECLOSURE

Recording Date:	05/24/2012	
Recorded Doc #:	2012 775442	
Document Type:	Notice of Default	Vesting Type:

History Record # 9 : SALE/TRANSFER

Buyer:	Neese Richard L Trust	Seller:	Neese Richard L
Transaction Date:	07/01/2010	Sale Price:	
Recording Date:	09/01/2010	Sale Price Type:	
Recorded Doc #:	1227643	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Revocable Trust

History Record # 10 : SALE/TRANSFER

Buyer:	Neese Richard L Trust	Seller:	Neese Richard L
Transaction Date:	03/22/2010	Sale Price:	
Recording Date:	03/31/2010	Sale Price Type:	
Recorded Doc #:	432783	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Revocable Trust

History Record # 11 : FINANCE

Mortgage Recording Date:	06/14/2006	Mortgage Transfer Type:	Refinance
Mortgage Document #:	1308899	Mortgage Rate Type:	Var
Lender:	National City Bank	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Unmarried Man
Loan Amount:	\$155,950	Mortgage Rate:	
Borrower 1:	Neese Richard L	Borrower 2:	
Borrower 3:		Borrower 4:	

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History Record # 12 : SALE/TRANSFER

Buyer:	Neese,Richard L	Seller:	Ford Eva M
Transaction Date:	09/16/2005	Sale Price:	\$705,000
Recording Date:	09/23/2005	Sale Price Type:	Full Value
Recorded Doc #:	2299127	Title Company:	Ticor Title
Document Type:	Deed Transfer	Vesting Type:	Unmarried Man

FINANCE

Mortgage Recording Date:	09/23/2005	Mortgage Transfer Type:	Resale
Mortgage Document #:	2299128	Mortgage Rate Type:	Fix
Lender:	Lehman Brothers Bank Fsb	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Unmarried Man
Loan Amount:	\$564,000	Mortgage Rate:	
Borrower 1:	Neese Richard L	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 13 : SALE/TRANSFER

Buyer:	Ford,Eva M	Seller:	Ford Eva M Trust
Transaction Date:	06/14/2005	Sale Price:	
Recording Date:	06/21/2005	Sale Price Type:	
Recorded Doc #:	1451503	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Unmarried Woman

FINANCE

Mortgage Recording Date:	06/21/2005	Mortgage Transfer Type:	Refinance
Mortgage Document #:	1451504	Mortgage Rate Type:	Var
Lender:	Greenpoint Mortgage Funding	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Unmarried Woman
Loan Amount:	\$140,000	Mortgage Rate:	
Borrower 1:	Ford Eva M	Borrower 2:	
Borrower 3:		Borrower 4:	

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History Record # 14 : SALE/TRANSFER

Buyer:	Ford,Eva M Tr	Seller:	Ford E M
Transaction Date:	11/01/2002	Sale Price:	
Recording Date:	11/08/2002	Sale Price Type:	
Recorded Doc #:	2685139	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	

History Record # 15 : SALE/TRANSFER

Buyer:	Ford,Eva M	Seller:	Nansen Eric N
Transaction Date:	06/11/2002	Sale Price:	\$425,000
Recording Date:	06/18/2002	Sale Price Type:	Full Value
Recorded Doc #:	1375047	Title Company:	Commonwealth Land Title
Document Type:	Deed Transfer	Vesting Type:	

FINANCE

Mortgage Recording Date:	06/18/2002	Mortgage Transfer Type:	Resale
Mortgage Document #:	1375048	Mortgage Rate Type:	Fix
Lender:	Greenpoint Mortgage Funding	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$340,000	Mortgage Rate:	
Borrower 1:	Ford Eva M	Borrower 2:	
Borrower 3:		Borrower 4:	

FINANCE

Mortgage Recording Date:	06/18/2002	Mortgage Transfer Type:	
Mortgage Document #:	1375049	Mortgage Rate Type:	Fixed
Lender:	Greenpoint Mortgage Funding	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$42,500	Mortgage Rate:	
Borrower 1:	Ford Eva M	Borrower 2:	
Borrower 3:		Borrower 4:	

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History Record # 16 : SALE/TRANSFER

Buyer:	Nansen,E	Seller:	Nansen D
Transaction Date:	06/11/2002	Sale Price:	
Recording Date:	06/18/2002	Sale Price Type:	
Recorded Doc #:	1375046	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	



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Comparable Sales

26303 Belle Porte Ave, Harbor City, CA 90710

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
7411-024-040	26303 Belle Porte Ave, Harbor City, CA 90710	\$565,000	1938	4	1	2249		

Comparable Sales

A.	7411-026-027	26417 Athena AVE , Harbor City, CA 90710	\$685,000	1942	3	2	2235	05/10/2019	0.21 mi
B.	7549-012-001	1937 Via Solano , Lomita, CA 90717	\$988,000	1968	4	2	2182	03/26/2019	0.68 mi
C.	7549-015-002	26839 Via Desmonde , Lomita, CA 90717	\$965,000	1968	4	2	2322	03/19/2019	0.82 mi
D.	7549-014-028	2115 Via Madonna , Lomita, CA 90717	\$930,000	1967	4	2	2000	06/24/2019	0.84 mi

Comparable Statistics

	<u>Average</u> :	<u>Low</u> :	<u>High</u> :
Sale Price:	\$892,000	\$685,000	\$988,000
Loan Amount:	\$623,583	\$513,750	\$772,000
Bedrooms:	4	3	4
Bathrooms:	2	2	2
Sq. Ft.:	2185	2000	2322
Sale \$ / Sq. Ft.*:	\$408	\$342	\$425

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.

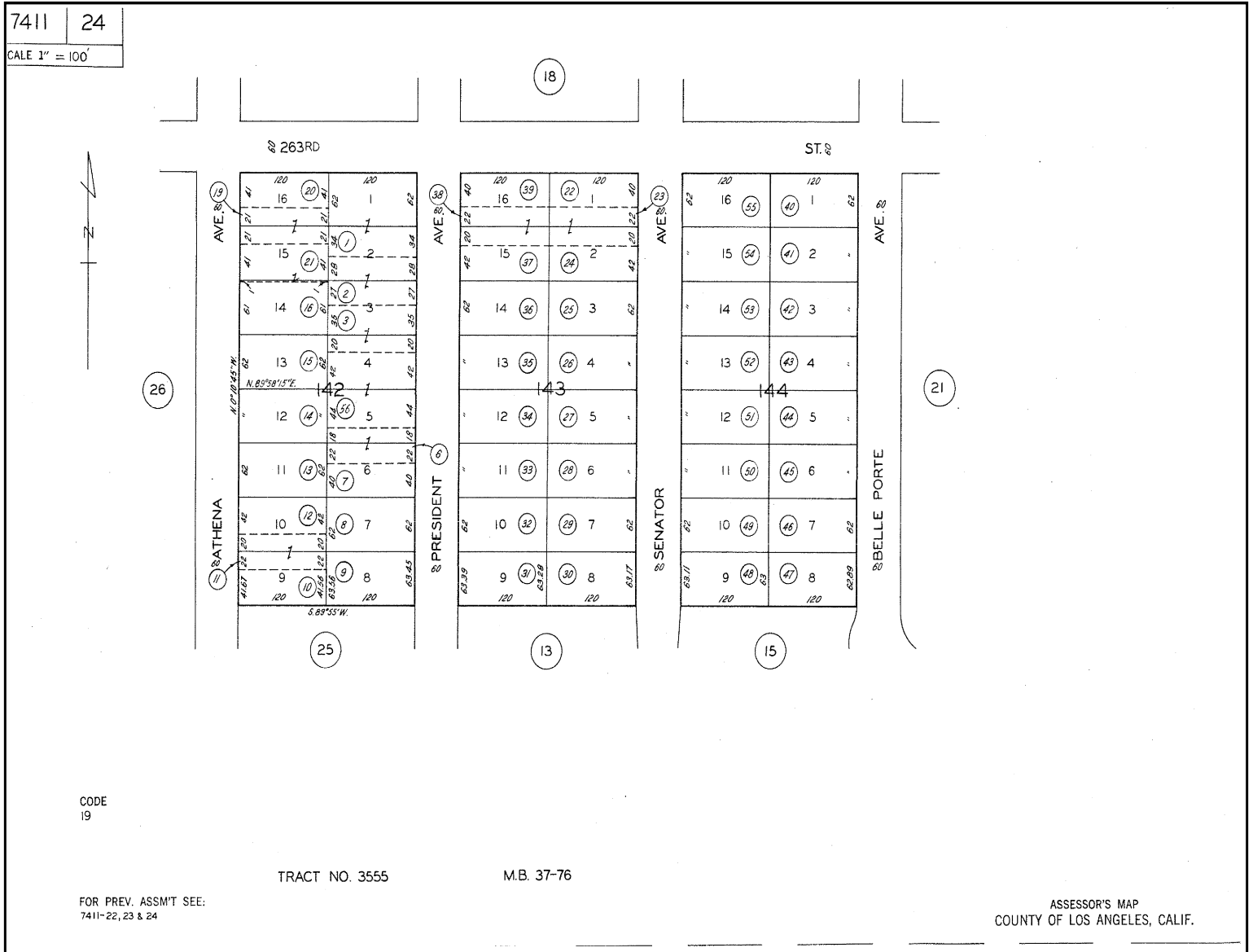


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Tax Map

26303 Belle Porte Ave, Harbor City, CA 90710





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myFirstAm® Neighbors

26303 Belle Porte Ave, Harbor City, CA 90710

Address:	26307 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Navarro Victoria
APN:	7411-024-041	Sale Amount:	\$395,000
Beds / Baths:	4 / 2	Square Feet:	1,943
Use Code:	SFR	# Units:	1
		Sale Date:	02/29/2012
		Year Built:	1939
		Lot Size:	.171

Address:	26302 Senator Ave, Harbor City, CA 90710	Owner(s):	Teoli Carl D Teoli Donna L
APN:	7411-024-055	Sale Amount:	
Beds / Baths:	4 / 2	Square Feet:	1,774
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1948
		Lot Size:	.17

Address:	26231 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Ulrich Craig P
APN:	7411-018-022	Sale Amount:	
Beds / Baths:	3 / 2	Square Feet:	1,319
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1950
		Lot Size:	.171

Address:	26315 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Macellven Gregg Macellven Clarita
APN:	7411-024-042	Sale Amount:	\$410,000
Beds / Baths:	3 / 1	Square Feet:	1,239
Use Code:	SFR	# Units:	1
		Sale Date:	03/31/2004
		Year Built:	1951
		Lot Size:	.171

Address:	26308 Senator Ave, Harbor City, CA 90710	Owner(s):	Darbin Marilyn
APN:	7411-024-054	Sale Amount:	
Beds / Baths:	3 / 1	Square Feet:	1,214
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1950
		Lot Size:	.171

Address:	26232 Senator Ave, Harbor City, CA 90710	Owner(s):	Kao Hsiaoling C
APN:	7411-018-021	Sale Amount:	\$435,000
Beds / Baths:	3 / 2	Square Feet:	1,696
Use Code:	SFR	# Units:	1
		Sale Date:	05/11/2009
		Year Built:	1940
		Lot Size:	.171

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Address:	26314 Senator Ave, Harbor City, CA 90710	Owner(s):	Cooper Michelle Leona & Dwayne Edward
APN:	7411-024-053	Sale Amount:	\$269,000
Beds / Baths:	3 / 2	Square Feet:	2,249
Use Code:	SFR	# Units:	1
		Sale Date:	01/24/1991
		Year Built:	1948
		Lot Size:	.171

Address:	26302 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Slotnick Bernard M Slotnick Family Trust
APN:	7411-021-010	Sale Amount:	\$415,000
Beds / Baths:	3 / 1	Square Feet:	1,290
Use Code:	SFR	# Units:	1
		Sale Date:	11/10/2003
		Year Built:	1948
		Lot Size:	.176

Address:	26225 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Bruckner Edward J And Mary Trs Bruckner Family Trust
APN:	7411-018-023	Sale Amount:	
Beds / Baths:	3 / 1	Square Feet:	1,411
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1953
		Lot Size:	.171

Address:	26325 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Khan Reshma T
APN:	7411-024-043	Sale Amount:	\$500,000
Beds / Baths:	4 / 2	Square Feet:	1,704
Use Code:	SFR	# Units:	1
		Sale Date:	01/02/2014
		Year Built:	1923
		Lot Size:	.171

Address:	26308 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Negrete Jennie Jennie Negrete Trust
APN:	7411-021-011	Sale Amount:	\$117,500
Beds / Baths:	2 / 1	Square Feet:	724
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1948
		Lot Size:	.176

Address:	26280 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Courselle John Courselle Alice
APN:	7411-021-009	Sale Amount:	\$403,000
Beds / Baths:	2 / 1	Square Feet:	1,462
Use Code:	SFR	# Units:	1
		Sale Date:	08/30/2013
		Year Built:	1948
		Lot Size:	.176

Address:	26226 Senator Ave, Harbor City, CA 90710	Owner(s):	Richter Andrew J Richter Lourdes
APN:	7411-018-020	Sale Amount:	\$560,000
Beds / Baths:	3 / 2	Square Feet:	1,240
Use Code:	SFR	# Units:	1
		Sale Date:	07/10/2006
		Year Built:	1940
		Lot Size:	.171

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Address:	26314 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Alferos Cheyne Curry Michelle Candace
APN:	7411-021-012	Sale Amount:	\$680,000
Beds / Baths:	3 / 2	Square Feet:	1,517
Use Code:	SFR	# Units:	1
		Sale Date:	10/16/2018
		Year Built:	1946
		Lot Size:	.176

Address:	26320 Senator Ave, Harbor City, CA 90710	Owner(s):	Kaufman Allen Kaufman Sheri P
APN:	7411-024-052	Sale Amount:	\$255,000
Beds / Baths:	3 / 2	Square Feet:	2,063
Use Code:	DUPLEX	# Units:	2
		Sale Date:	03/26/1998
		Year Built:	1919
		Lot Size:	.171

Address:	26219 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Atkinson Robert And Barbara Trs R And B Atkinson Trust
APN:	7411-018-024	Sale Amount:	
Beds / Baths:	6 / 3	Square Feet:	2,419
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1922
		Lot Size:	.165

Address:	26327 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Brennan Michael J
APN:	7411-024-044	Sale Amount:	\$140,000
Beds / Baths:	3 / 3	Square Feet:	1,528
Use Code:	SFR	# Units:	2
		Sale Date:	05/23/2003
		Year Built:	1924
		Lot Size:	.171

Address:	26320 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Lavin Lillian Lavin Family Trust
APN:	7411-021-013	Sale Amount:	\$550,000
Beds / Baths:	2 / 1	Square Feet:	1,315
Use Code:	SFR	# Units:	1
		Sale Date:	11/07/2013
		Year Built:	1940
		Lot Size:	.176

Address:	1410 Anaheim St, Harbor City, CA 90710	Owner(s):	Yamada Ryo
APN:	7411-021-110	Sale Amount:	\$525,000
Beds / Baths:	3 / 3	Square Feet:	1,670
Use Code:	CONDOMINIUM	# Units:	1
		Sale Date:	04/12/2018
		Year Built:	2005
		Lot Size:	.303

Address:	26226 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Shwesin Ei
APN:	7411-021-113	Sale Amount:	\$344,000
Beds / Baths:	4 / 4	Square Feet:	1,590
Use Code:	CONDOMINIUM	# Units:	1
		Sale Date:	08/27/2009
		Year Built:	2005
		Lot Size:	.303

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Address:	1414 Anaheim St, Harbor City, CA 90710	Owner(s):	Lau Francis B Lau Irene Y
APN:	7411-021-109	Sale Amount:	\$378,000
Beds / Baths:	4 / 4	Square Feet:	1,650
Use Code:	CONDOMINIUM	# Units:	1
		Sale Date:	08/20/2008
		Year Built:	2005
		Lot Size:	.303

Address:	1422 Anaheim St, Harbor City, CA 90710	Owner(s):	Lung Richard Wei Jakralaksana Cornelia Stella
APN:	7411-021-107	Sale Amount:	\$515,000
Beds / Baths:	4 / 4	Square Feet:	1,830
Use Code:	CONDOMINIUM	# Units:	1
		Sale Date:	06/23/2017
		Year Built:	2005
		Lot Size:	.303

Address:	1420 Anaheim St, Harbor City, CA 90710	Owner(s):	Cho Ho Cho Bok
APN:	7411-021-108	Sale Amount:	\$300,000
Beds / Baths:	4 / 4	Square Feet:	1,910
Use Code:	CONDOMINIUM	# Units:	1
		Sale Date:	09/15/2011
		Year Built:	2005
		Lot Size:	.303

Address:	26222 Belle Porte Ave, Harbor City, CA 90710	Owner(s):	Grado Napoleon L And Aida A Trs Kaiklian S
APN:	7411-021-112	Sale Amount:	
Beds / Baths:	4 / 4	Square Feet:	1,700
Use Code:	CONDOMINIUM	# Units:	1
		Sale Date:	
		Year Built:	2005
		Lot Size:	.303

Address:	1408 Anaheim St #5, Harbor City, CA 90710	Owner(s):	Fang Jui Ching
APN:	7411-021-111	Sale Amount:	\$477,000
Beds / Baths:	3 / 3	Square Feet:	1,690
Use Code:	CONDOMINIUM	# Units:	1
		Sale Date:	06/07/2017
		Year Built:	2005
		Lot Size:	.303