



First American

*my*FirstAm®

Combined Report

3650 Buckingham Rd, Los Angeles, CA 90016

Property Address:

**3650 Buckingham Rd
Los Angeles, CA 90016**



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Property Profile

3650 Buckingham Rd, Los Angeles, CA 90016

Property Information

Owner(s):	Lion S Tail Investments Llc	Mailing Address:	3840 Carmona Ave, Los Angeles, CA 90008
Owner Phone:	Unknown	Property Address:	3650 Buckingham Rd, Los Angeles, CA 90016
Vesting Type:		Alt. APN:	
County:	Los Angeles	APN:	5046-028-042
Map Coord:	43-B6	Census Tract:	219500
Lot#:	274	Block:	
Subdivision:	11100	Tract:	11100
Legal:	Tract No 11100 Lot 274		

Property Characteristics

Use:	Sfr	Year Built / Eff. :	1945 / 1947	Sq. Ft. :	1545
Zoning:	LAR1	Lot Size Ac / Sq Ft:	0.163 / 7108	# of Units:	1
Bedrooms:	3	Bathrooms:	2	Fireplace:	
# Rooms:	9	Quality:	Good	Heating:	Wall
Pool:		Air:		Style:	Conventional
Stories:	1	Improvements:		Parking / #:	On Site / 1
Gross Area:	1545	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	12/18/2018 / 02/05/2019	*/Sq. Ft.:	\$423.95	2nd Mtg.:	
Sale Price:	\$655,000	1st Loan:	\$816,750	Prior Sale Amt:	
Doc No.:	000000105793	Loan Type:		Prior Sale Date:	
Doc Type:	Grant Deed	Transfer Date:	02/05/2019	Prior Doc No.:	
Seller:	Kauffin Robert A	Lender:	Temple View Capital Funding	Prior Doc Type:	

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

Tax Information

Imp Value:	\$197,373	Exemption Type:	
Land Value:	\$294,121	Tax Year / Area:	2018 / 0-067
Total Value:	\$491,494	Tax Value:	
Total Tax Amt:	\$6,135.98	Improved:	40%



First American

myFirstAm® Transaction History

3650 Buckingham Rd, Los Angeles, CA 90016

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 : SALE/TRANSFER

Buyer:	Lion S Tail Investments Llc	Seller:	Kauffin Robert A
Transaction Date:	12/18/2018	Sale Price:	\$655,000
Recording Date:	02/05/2019	Sale Price Type:	
Recorded Doc #:	000000105793	Title Company:	Fidelity National Title Comp
Document Type:	Deed Transfer	Vesting Type:	

FINANCE

Mortgage Recording Date:	02/05/2019	Mortgage Transfer Type:	Resale
Mortgage Document #:	000000105794	Mortgage Rate Type:	
Lender:	Temple View Capital Funding Lp	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$816,750	Mortgage Rate:	
Borrower 1:	Lion S Tail Investments Llc	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 2 : FINANCE

Mortgage Recording Date:	02/12/2015	Mortgage Transfer Type:	Stand Alone Finance
Mortgage Document #:	000000159158	Mortgage Rate Type:	Fixed
Lender:	Nationwide Equities Corp	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Living Trust
Loan Amount:	\$767,553	Mortgage Rate:	
Borrower 1:	Kauffin Robert A Living Trust	Borrower 2:	
Borrower 3:		Borrower 4:	

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History Record # 3 : SALE/TRANSFER

Buyer:	Kauffin Robert A Living Trust	Seller:	Kauffin Robert A
Transaction Date:	03/24/2014	Sale Price:	
Recording Date:	04/14/2014	Sale Price Type:	
Recorded Doc #:	000000374608	Title Company:	Ticor Title
Document Type:	Deed Transfer	Vesting Type:	Living Trust

History Record # 4 : FINANCE

Mortgage Recording Date:	04/11/2014	Mortgage Transfer Type:	Stand Alone Finance
Mortgage Document #:	000000369249	Mortgage Rate Type:	Fixed
Lender:	Hud-Housing/Urban Dev	Mortgage Term:	87
Document Type	Trust Deed/Mortgage	Vesting Type:	Single Man
Loan Amount:	\$1	Mortgage Rate:	
Borrower 1:	Kauffin Robert A	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 5 : FINANCE

Mortgage Recording Date:	04/11/2014	Mortgage Transfer Type:	Stand Alone Finance
Mortgage Document #:	000000369248	Mortgage Rate Type:	Fixed
Lender:	Directors Fin'l Grp	Mortgage Term:	87
Document Type	Trust Deed/Mortgage	Vesting Type:	Single Man
Loan Amount:	\$675,000	Mortgage Rate:	
Borrower 1:	Kauffin Robert A	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 6 : SALE/TRANSFER

Buyer:	Kauffin Robert A	Seller:	Kauffin Roy W Family Trust
Transaction Date:	03/24/2014	Sale Price:	
Recording Date:	03/31/2014	Sale Price Type:	
Recorded Doc #:	000000320797	Title Company:	Ticor Title
Document Type:	Deed Transfer	Vesting Type:	Single Man

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History Record # 7 : FINANCE

Mortgage Recording Date:	08/30/2013	Mortgage Transfer Type:	Stand Alone Finance
Mortgage Document #:	000001277001	Mortgage Rate Type:	
Lender:	Danco Inc	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Revocable Trust
Loan Amount:	\$50,000	Mortgage Rate:	
Borrower 1:	Kauffin Roy W Family Trust	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 8 : FORECLOSURE

Recording Date:	01/10/2012	
Recorded Doc #:	2012 35650	
Document Type:	Release of Lis Pendens/Notice	Vesting Type:

History Record # 9 : SALE/TRANSFER

Buyer:	Kauffman Robert A Tr	Seller:	Kauffman Roy W
Transaction Date:	12/02/2011	Sale Price:	
Recording Date:	12/22/2011	Sale Price Type:	
Recorded Doc #:	1743597	Title Company:	Western Resources Title
Document Type:	Deed Transfer	Vesting Type:	Trustee

FINANCE

Mortgage Recording Date:	12/22/2011	Mortgage Transfer Type:	Refinance
Mortgage Document #:	1743598	Mortgage Rate Type:	Fix
Lender:	01 The Entrust Group Inc	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Trustee
Loan Amount:	\$100,000	Mortgage Rate:	
Borrower 1:	Kauffman Robert A Tr	Borrower 2:	
Borrower 3:		Borrower 4:	

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History Record # 10 : FORECLOSURE**Recording Date:** 10/24/2011**Recorded Doc #:** 2011 1434121**Document Type:** Notice of Default**Vesting Type:****History Record # 11 : FORECLOSURE****Recording Date:** 08/10/2010**Recorded Doc #:** 2010 1106596**Document Type:** Release of Lis Pendens/Notice**Vesting Type:****History Record # 12 : FORECLOSURE****Recording Date:** 08/09/2010**Recorded Doc #:** 2010 1098193**Document Type:** Notice of Sale**Vesting Type:****History Record # 13 : FORECLOSURE****Recording Date:** 05/06/2010**Recorded Doc #:** 2010 619678**Document Type:** Notice of Default**Vesting Type:****History Record # 14 : SALE/TRANSFER****Buyer:** Kauffin Roy W Fmly Revoc**Seller:** Kauffin,R W**Transaction Date:** 12/13/1996**Sale Price:****Recording Date:** 12/20/1996**Sale Price Type:****Recorded Doc #:** 0002062752**Title Company:** Unknown**Document Type:** Deed Transfer**Vesting Type:**

Continued on next page...

History Record # 15 : FINANCE

Mortgage Recording Date:	11/09/1995	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0001808158	Mortgage Rate Type:	Fix
Lender:	Money Usa	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$9,397	Mortgage Rate:	
Borrower 1:	Kauffin Roy W	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 16 : FINANCE

Mortgage Recording Date:	02/23/1994	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0000363254	Mortgage Rate Type:	Fix
Lender:	Nvr Mortgage Finance Inc	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$90,500	Mortgage Rate:	
Borrower 1:	Kauffin Roy W	Borrower 2:	
Borrower 3:		Borrower 4:	



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Comparable Sales

3650 Buckingham Rd, Los Angeles, CA 90016

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
5046-028-042	3650 Buckingham Rd, Los Angeles, CA 90016	\$655,000	1945	3	2	1545		

Comparable Sales

A.	5046-030-032	3713 West BLVD , Los Angeles, CA 90016	\$1,100,000	1941	2	2	1319	02/26/2019	0.14 mi
B.	5046-022-011	3640 Somerset DR , Los Angeles, CA 90016	\$770,000	1938	3	1	1350	04/05/2019	0.18 mi
C.	5046-032-039	3627 Hillcrest DR , Los Angeles, CA 90016	\$711,000	1944	3	2	1316	05/01/2019	0.21 mi
D.	5045-003-002	3767 West BLVD , Los Angeles, CA 90016	\$1,000,000	1944	3	2	1758	06/06/2019	0.25 mi
E.	5046-008-009	3425 Hillcrest DR , Los Angeles, CA 90016	\$662,000	1925	3	2	1352	06/28/2019	0.30 mi
F.	5045-004-015	3826 S Muirfield RD , Los Angeles, CA 90008	\$845,000	1943	3	2	1656	02/12/2019	0.35 mi
G.	5045-008-003	3911 Virginia RD , Los Angeles, CA 90008	\$821,500	1942	3	2	1610	05/09/2019	0.39 mi
H.	5050-028-038	3017 Wellington RD , Los Angeles, CA 90016	\$890,000	1927	3	1	1442	03/01/2019	0.40 mi
I.	5050-030-044	3024 Somerset DR , Los Angeles, CA 90016	\$351,500	1926	3	1	1336	02/01/2019	0.42 mi
J.	5033-009-009	3711 Grayburn AVE , Los Angeles, CA 90018	\$830,000	1941	3	2	1489	04/18/2019	0.46 mi
K.	5050-024-024	2942 Hillcrest DR , Los Angeles, CA 90016	\$1,087,000	1924	4	2	1644	04/24/2019	0.50 mi
L.	5051-029-015	3023 S Bronson AVE , Los Angeles, CA 90018	\$365,000	1924	2	2	1388	03/08/2019	0.51 mi
M.	5050-013-024	2850 Buckingham RD , Los Angeles, CA 90016	\$687,500	1927	3	1	1516	05/24/2019	0.57 mi
N.	5033-012-049	3774 Edgehill DR , Los Angeles, CA 90018	\$1,056,000	1941	3	2	1725	04/19/2019	0.58 mi
O.	5051-030-014	3003 S Norton AVE , Los Angeles, CA 90018	\$605,000	1925	2	1	1316	04/25/2019	0.59 mi
P.	5033-013-001	3755 Cherrywood AVE , Los Angeles, CA 90018	\$725,000	1940	3	2	1437	04/10/2019	0.64 mi
Q.	5057-008-015	2835 Potomac AVE , Los Angeles, CA 90016	\$650,000	1927	3	2	1724	05/15/2019	0.66 mi

Comparable Sales

3650 Buckingham Rd, Los Angeles, CA 90016

07/24/2019

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Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
5046-028-042	3650 Buckingham Rd, Los Angeles, CA 90016	\$655,000	1945	3	2	1545		

Comparable Sales

R.	5051-033-024	3037 11Th AVE , Los Angeles, CA 90018	\$950,000	1925	3	2	1610	04/19/2019	0.70 mi
S.	5050-003-034	2637 Virginia RD , Los Angeles, CA 90016	\$843,000	1925	4	3	1688	05/14/2019	0.70 mi
T.	5033-012-024	3887 Degnan BLVD , Los Angeles, CA 90008	\$790,000	1941	2	2	1383	05/13/2019	0.71 mi
U.	5051-024-017	2932 Edgehill DR , Los Angeles, CA 90018	\$1,360,000	1928	2	2	1647	05/24/2019	0.75 mi
V.	5044-014-007	3419 9th AVE , Los Angeles, CA 90018	\$550,000	1910	3	2	1724	02/22/2019	0.76 mi
W.	5033-006-037	3977 Degnan BLVD , Los Angeles, CA 90008	\$880,000	1937	3	3	1446	05/24/2019	0.76 mi
X.	5057-013-019	2644 S Rimpau BLVD , Los Angeles, CA 90016	\$48,000	1920	3	2	1674	05/09/2019	0.82 mi
Y.	5033-016-009	3941 Hubert AVE , Los Angeles, CA 90008	\$535,000	1938	3	2	1507	07/05/2019	0.84 mi

Comparable StatisticsAverage :Low :High :**Sale Price:**

\$764,500

\$48,000

\$1,360,000

Loan Amount:

\$637,595

\$346,750

\$1,156,000

Bedrooms:

3

2

4

Bathrooms:

2

1

3

Sq. Ft.:

1522

1316

1758

Sale \$ / Sq. Ft.*:

\$502

\$36

\$774

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





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myFirstAm® Neighbors

3650 Buckingham Rd, Los Angeles, CA 90016

Address:	3656 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Perry Sharon L
APN:	5046-028-041	Sale Amount:	Sale Date:
Beds / Baths:	2 / 2	Square Feet:	1,275
Use Code:	SFR	# Units:	1
		Year Built:	1949
		Lot Size:	.143

Address:	3662 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Bragg Albert G Albert G Bragg Trust
APN:	5046-028-040	Sale Amount:	\$111,000
Beds / Baths:	2 / 2	Square Feet:	1,578
Use Code:	SFR	# Units:	1
		Year Built:	1941
		Lot Size:	.143

Address:	3651 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Fujinami Ronnie And Donna Trs Fujinami Family Trust
APN:	5046-028-001	Sale Amount:	Sale Date:
Beds / Baths:	3 / 2	Square Feet:	1,761
Use Code:	SFR	# Units:	1
		Year Built:	1946
		Lot Size:	.163

Address:	3657 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Howard Sharon Marie
APN:	5046-028-002	Sale Amount:	Sale Date:
Beds / Baths:	2 / 1	Square Feet:	1,328
Use Code:	SFR	# Units:	1
		Year Built:	1940
		Lot Size:	.143

Address:	3646 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Depriest Ellen A Ellen A Depriest Trust
APN:	5046-020-011	Sale Amount:	Sale Date:
Beds / Baths:	3 / 2	Square Feet:	1,255
Use Code:	SFR	# Units:	1
		Year Built:	1946
		Lot Size:	.163

Address:	3666 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Villatoro Hector A Martinez Marta E
APN:	5046-028-039	Sale Amount:	\$425,000
Beds / Baths:	3 / 2	Square Feet:	1,648
Use Code:	SFR	# Units:	1
		Year Built:	1940
		Lot Size:	.144

Continued on next page...

Address:	3663 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Rahman Isa Mathis Elizabeth
APN:	5046-028-003	Sale Amount:	\$890,000
Beds / Baths:	2 / 2	Square Feet:	1,411
Use Code:	SFR	# Units:	1
		Sale Date:	02/22/2018
		Year Built:	1941
		Lot Size:	.143

Address:	3651 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Towns Jeffery
APN:	5046-029-023	Sale Amount:	\$190,000
Beds / Baths:	3 / 2	Square Feet:	1,663
Use Code:	SFR	# Units:	1
		Sale Date:	06/25/1991
		Year Built:	1947
		Lot Size:	.163

Address:	3647 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Ruthie Ann Thomas Family Trust Thomas Ruthie Ann
APN:	5046-020-010	Sale Amount:	
Beds / Baths:	3 / 2	Square Feet:	1,526
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1945
		Lot Size:	.163

Address:	3657 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Ray Gloria L
APN:	5046-029-024	Sale Amount:	
Beds / Baths:	3 / 3	Square Feet:	2,110
Use Code:	SFR	# Units:	1
		Sale Date:	04/10/2003
		Year Built:	1940
		Lot Size:	.143

Address:	3640 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Fossett Cora J
APN:	5046-020-012	Sale Amount:	\$280,000
Beds / Baths:	3 / 3	Square Feet:	1,786
Use Code:	SFR	# Units:	1
		Sale Date:	06/19/2003
		Year Built:	1940
		Lot Size:	.143

Address:	3667 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Garcia Apolinar Garcia Gloria
APN:	5046-028-004	Sale Amount:	\$560,000
Beds / Baths:	2 / 2	Square Feet:	1,459
Use Code:	SFR	# Units:	1
		Sale Date:	07/08/2005
		Year Built:	1940
		Lot Size:	.143

Address:	3661 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Leu Ingrid
APN:	5046-029-025	Sale Amount:	\$710,000
Beds / Baths:	3 / 1	Square Feet:	1,235
Use Code:	SFR	# Units:	1
		Sale Date:	09/28/2018
		Year Built:	1945
		Lot Size:	.143

Continued on next page...

Address:	3672 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Mayorquin Patricia G Batcke Erik
APN:	5046-028-038	Sale Amount:	\$760,000
Bed / Bath:	2 / 2	Square Feet:	1,407
Use Code:	SFR	# Units:	1
		Sale Date:	05/05/2017
		Year Built:	1940
		Lot Size:	.143

Address:	3641 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Ashby Joan V
APN:	5046-020-009	Sale Amount:	
Bed / Bath:	2 / 2	Square Feet:	1,267
Use Code:	SFR	# Units:	1
		Sale Date:	09/20/2004
		Year Built:	1939
		Lot Size:	.143

Address:	3647 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Lubin Jean M
APN:	5046-019-022	Sale Amount:	\$60,000
Bed / Bath:	4 / 2	Square Feet:	1,561
Use Code:	SFR	# Units:	1
		Sale Date:	10/23/1998
		Year Built:	1945
		Lot Size:	.163

Address:	3667 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Maalizadeh Ali
APN:	5046-029-026	Sale Amount:	\$495,000
Bed / Bath:	2 / 1	Square Feet:	1,328
Use Code:	SFR	# Units:	1
		Sale Date:	01/08/2015
		Year Built:	1940
		Lot Size:	.143

Address:	3673 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Bell Marjorie L Marjorie Bell Trust
APN:	5046-028-005	Sale Amount:	\$34,000
Bed / Bath:	2 / 1	Square Feet:	1,468
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1940
		Lot Size:	.143

Address:	3636 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Rucker Theron
APN:	5046-020-013	Sale Amount:	\$177,000
Bed / Bath:	2 / 2	Square Feet:	1,305
Use Code:	SFR	# Units:	1
		Sale Date:	11/21/2000
		Year Built:	1940
		Lot Size:	.143

Address:	3676 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Henderson Charles T Henderson Trust
APN:	5046-028-037	Sale Amount:	\$56,500
Bed / Bath:	3 / 2	Square Feet:	1,643
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1947
		Lot Size:	.143

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Address:	3641 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Duran Raul Duran Herminia
APN:	5046-019-021	Sale Amount:	\$228,000
Beds / Baths:	3 / 2	Square Feet:	1,779
Use Code:	SFR	# Units:	1
		Sale Date:	08/24/2001
		Year Built:	1941
		Lot Size:	.143

Address:	3637 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Bolton Linda B Linda B Bolton Trust
APN:	5046-020-008	Sale Amount:	\$230,000
Beds / Baths:	2 / 3	Square Feet:	1,711
Use Code:	SFR	# Units:	1
		Sale Date:	03/12/1991
		Year Built:	1940
		Lot Size:	.143

Address:	3671 Buckingham Rd, Los Angeles, CA 90016	Owner(s):	Thomas Walter N Walter N Thomas Trust
APN:	5046-029-027	Sale Amount:	\$155,000
Beds / Baths:	2 / 1	Square Feet:	1,358
Use Code:	SFR	# Units:	1
		Sale Date:	04/01/1996
		Year Built:	1941
		Lot Size:	.143

Address:	3679 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Baghdady Hend
APN:	5046-028-006	Sale Amount:	\$825,000
Beds / Baths:	2 / 1	Square Feet:	1,401
Use Code:	SFR	# Units:	1
		Sale Date:	06/02/2017
		Year Built:	1940
		Lot Size:	.143

Address:	3650 Virginia Rd, Los Angeles, CA 90016	Owner(s):	Kapral Kelly & John
APN:	5046-027-042	Sale Amount:	\$750,000
Beds / Baths:	3 / 2	Square Feet:	1,321
Use Code:	SFR	# Units:	1
		Sale Date:	11/27/2017
		Year Built:	1946
		Lot Size:	.163