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**Combined Report**

**10812 Hasty Ave, Downey, CA 90241**

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Property Address:

**10812 Hasty Ave  
Downey, CA 90241**



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## Property Profile

10812 Hasty Ave, Downey, CA 90241

### Property Information

<b>Owner(s):</b>	Salgado , Jose	<b>Mailing Address:</b>	10812 Hasty Ave, Downey, CA 90241
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	10812 Hasty Ave, Downey, CA 90241
<b>Vesting Type:</b>	Widow	<b>Alt. APN:</b>	
<b>County:</b>	Los Angeles	<b>APN:</b>	6286-018-009
<b>Map Coord:</b>	60-D4	<b>Census Tract:</b>	551000
<b>Lot#:</b>	29	<b>Block:</b>	
<b>Subdivision:</b>	16598	<b>Tract:</b>	16598
<b>Legal:</b>	Tract # 16598 Lot 29		

### Property Characteristics

<b>Use:</b>	Sfr	<b>Year Built / Eff. :</b>	1951 / 1951	<b>Sq. Ft. :</b>	1216
<b>Zoning:</b>	DOR175	<b>Lot Size Ac / Sq Ft:</b>	0.174 / 7567	<b># of Units:</b>	1
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	2	<b>Fireplace:</b>	
<b># Rooms:</b>	7	<b>Quality:</b>	Good	<b>Heating:</b>	Wall
<b>Pool:</b>		<b>Air:</b>		<b>Style:</b>	Conventional
<b>Stories:</b>	1	<b>Improvements:</b>		<b>Parking / #:</b>	On Site / 1
<b>Gross Area:</b>	1216	<b>Garage Area :</b>		<b>Basement Area:</b>	

### Sale and Loan Information

<b>Sale / Rec Date:</b>	01/22/2019 / 01/28/2019	<b>*/Sq. Ft.:</b>	\$485.20	<b>2nd Mtg.:</b>	
<b>Sale Price:</b>	\$590,000	<b>1st Loan:</b>		<b>Prior Sale Amt:</b>	\$490,000
<b>Doc No.:</b>	000000078771	<b>Loan Type:</b>		<b>Prior Sale Date:</b>	09/10/2018
<b>Doc Type:</b>	Grant Deed	<b>Transfer Date:</b>	01/28/2019	<b>Prior Doc No.:</b>	000000969341
<b>Seller:</b>	Benyamein Nashat Nahed	<b>Lender:</b>		<b>Prior Doc Type:</b>	Grant Deed

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

### Tax Information

<b>Imp Value:</b>	\$32,731	<b>Exemption Type:</b>	
<b>Land Value:</b>	\$35,741	<b>Tax Year / Area:</b>	2018 / 3-304
<b>Total Value:</b>	\$68,472	<b>Tax Value:</b>	
<b>Total Tax Amt:</b>	\$1,128.87	<b>Improved:</b>	48%



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**myFirstAm® Transaction History**

**10812 Hasty Ave, Downey, CA 90241**

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**

<b>Buyer:</b>	Salgado Jose	<b>Seller:</b>	Benyamein Nashat Nahed
<b>Transaction Date:</b>	01/22/2019	<b>Sale Price:</b>	\$590,000
<b>Recording Date:</b>	01/28/2019	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	000000078771	<b>Title Company:</b>	Nations Title Co Of Californ
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	Widow

**History Record # 2 : SALE/TRANSFER**

<b>Buyer:</b>	Benyamein Nashat & Nahed	<b>Seller:</b>	Adams Gerald D Doneta M
<b>Transaction Date:</b>	09/10/2018	<b>Sale Price:</b>	\$490,000
<b>Recording Date:</b>	09/21/2018	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	000000969341	<b>Title Company:</b>	None Available
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	Trust / Trust

**History Record # 3 : SALE/TRANSFER**

<b>Buyer:</b>	Adams Gerald & D Family Trust	<b>Seller:</b>	Adams Gerald D & Doneta M
<b>Transaction Date:</b>	11/19/2015	<b>Sale Price:</b>	
<b>Recording Date:</b>	02/04/2016	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	000000130904	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	Personal Trust

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**History Record # 4 : SALE/TRANSFER**

<b>Buyer:</b>	Adams,Gerald D & Doneta M	<b>Seller:</b>	Adams Gerald D
<b>Transaction Date:</b>	04/18/2011	<b>Sale Price:</b>	
<b>Recording Date:</b>	04/18/2011	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	557065	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	Joint Tenant

**History Record # 5 : SALE/TRANSFER**

<b>Buyer:</b>	Adams,Gerald D	<b>Seller:</b>	Adams Elizabeth H
<b>Transaction Date:</b>	04/18/2011	<b>Sale Price:</b>	
<b>Recording Date:</b>	04/18/2011	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	557064	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	Joint Tenant

**History Record # 6 : SALE/TRANSFER**

<b>Buyer:</b>	Adams,Elizabeth H	<b>Seller:</b>	Adams Francis L
<b>Transaction Date:</b>	04/18/2011	<b>Sale Price:</b>	
<b>Recording Date:</b>	04/18/2011	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	557063	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	Joint Tenant

**History Record # 7 : SALE/TRANSFER**

<b>Buyer:</b>	Adams,Gerald D	<b>Seller:</b>	
<b>Transaction Date:</b>	07/20/1998	<b>Sale Price:</b>	
<b>Recording Date:</b>	07/27/1998	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0001291421	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	

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**History Record # 8 : SALE/TRANSFER**

<b>Buyer:</b>	Adams Elizabeth H Decd Est Of	<b>Seller:</b>
<b>Transaction Date:</b>	10/03/1997	<b>Sale Price:</b>
<b>Recording Date:</b>	10/10/1997	<b>Sale Price Type:</b>
<b>Recorded Doc #:</b>	0009999999	<b>Title Company:</b>
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>



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## Comparable Sales

10812 Hasty Ave, Downey, CA 90241

### Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
6286-018-009	10812 Hasty Ave, Downey, CA 90241	\$590,000	1951	3	2	1216		

### Comparable Sales

A.	6286-020-005	10921 Hasty AVE , Downey, CA 90241	\$570,000	1952	3	2	1375	03/27/2019	0.13 mi
B.	6287-022-012	9518 La Villa ST , Downey, CA 90241	\$540,000	1950	2	1	1151	02/22/2019	0.15 mi
C.	8020-018-016	10737 Cecilia ST , Downey, CA 90241	\$505,000	1950	3	1	1047	05/16/2019	0.56 mi
D.	6254-028-007	11027 Lakewood BLVD , Downey, CA 90241	\$650,000	1937	2	1	1208	04/08/2019	0.65 mi
E.	8020-009-023	10842 Pluton ST , Norwalk, CA 90650	\$494,000	1952	3	1	1214	02/14/2019	0.77 mi
F.	8021-011-004	10613 Foix AVE , Norwalk, CA 90650	\$500,000	1976	3	2	1256	05/07/2019	0.78 mi
G.	6285-006-002	9040 Baysinger ST , Downey, CA 90241	\$765,000	1950	3	1	1063	04/24/2019	0.78 mi
H.	6283-009-032	12109 Eastbrook AVE , Downey, CA 90242	\$509,000	1952	3	1	1171	06/12/2019	0.85 mi
I.	6256-001-007	9039 Buckles ST , Downey, CA 90241	\$625,000	1939	3	2	1259	02/15/2019	0.85 mi
J.	8019-005-001	10802 Crossdale AVE , Downey, CA 90241	\$485,000	1951	3	1	1085	06/04/2019	0.91 mi
K.	6252-005-019	10416 Bellder DR , Downey, CA 90241	\$560,000	1949	2	2	1358	03/20/2019	0.98 mi

**Comparable Statistics**

	<u>Average</u> :	<u>Low</u> :	<u>High</u> :
<b>Sale Price:</b>	\$563,909	\$485,000	\$765,000
<b>Loan Amount:</b>	\$485,001	\$400,000	\$726,525
<b>Bedrooms:</b>	3	2	3
<b>Bathrooms:</b>	1	1	2
<b>Sq. Ft.:</b>	1199	1047	1375
<b>Sale \$ / Sq. Ft.*:</b>	\$470	\$463	\$556

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

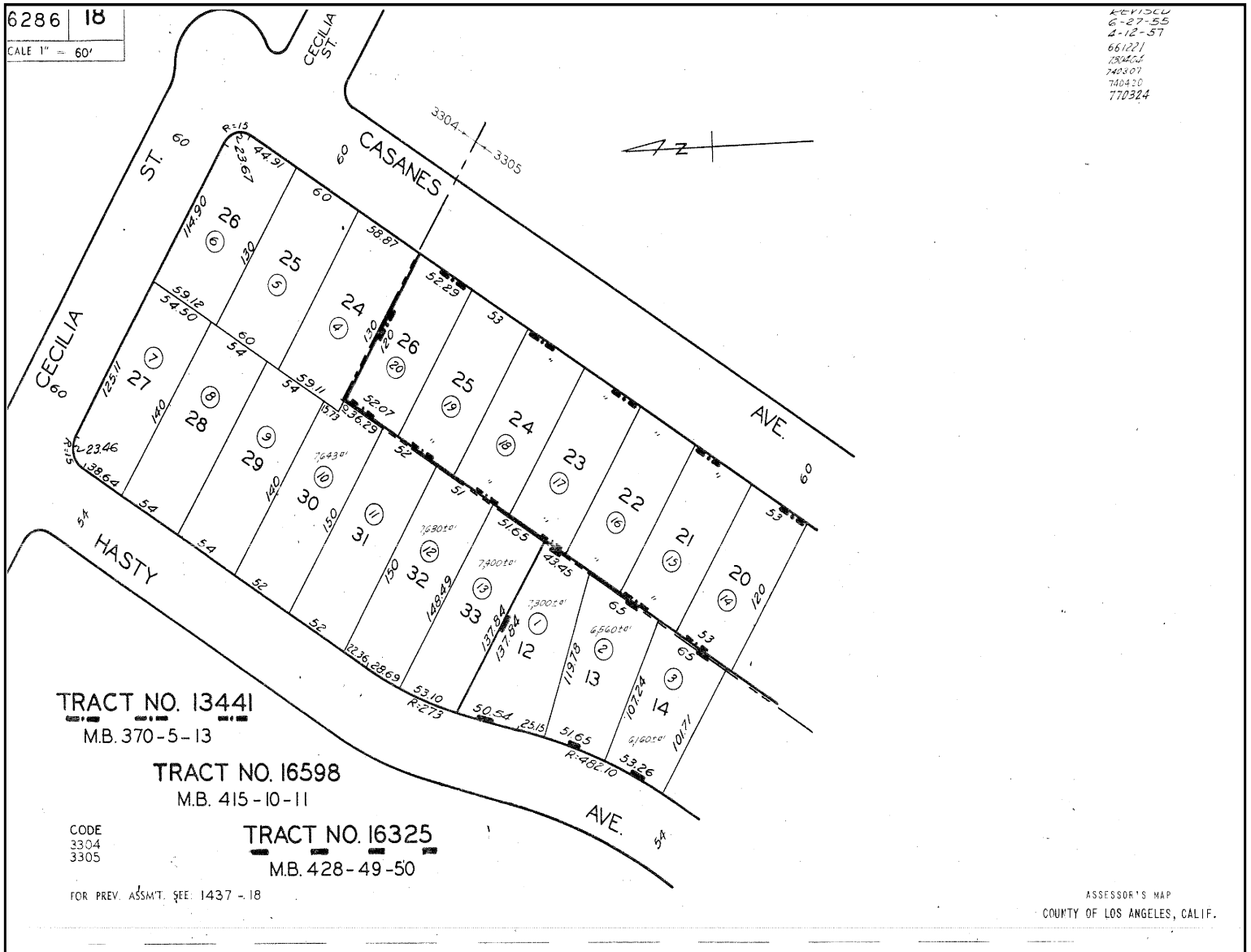


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Tax Map

10812 Hasty Ave, Downey, CA 90241







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myFirstAm® Neighbors

10812 Hasty Ave, Downey, CA 90241

<b>Address:</b>	10818 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Jaimes Samuel
<b>APN:</b>	6286-018-010	<b>Sale Amount:</b>	\$440,000
<b>Beds / Baths:</b>	4 / 3	<b>Square Feet:</b>	1,603
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	03/07/2013
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.181

<b>Address:</b>	10806 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Lara Carlos I Lara Elena
<b>APN:</b>	6286-018-008	<b>Sale Amount:</b>	\$217,500
<b>Beds / Baths:</b>	5 / 2	<b>Square Feet:</b>	1,760
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	05/12/2000
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.178

<b>Address:</b>	10822 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Rutt Delores N Delores N Rutt Trust
<b>APN:</b>	6286-018-011	<b>Sale Amount:</b>	
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,264
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.179

<b>Address:</b>	10802 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Rios Uriel
<b>APN:</b>	6286-018-007	<b>Sale Amount:</b>	\$190,000
<b>Beds / Baths:</b>	4 / 2	<b>Square Feet:</b>	1,779
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	12/06/2013
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.17

<b>Address:</b>	10811 Casanes Ave, Downey, CA 90241	<b>Owner(s):</b>	Rodarte Carlos A Galicia Maria E
<b>APN:</b>	6286-018-004	<b>Sale Amount:</b>	\$336,000
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,306
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	04/02/2012
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.166

<b>Address:</b>	10805 Casanes Ave, Downey, CA 90241	<b>Owner(s):</b>	Montenegro Joel Joel Montenegro Trust
<b>APN:</b>	6286-018-005	<b>Sale Amount:</b>	
<b>Beds / Baths:</b>	4 / 2	<b>Square Feet:</b>	1,713
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.182

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<b>Address:</b>	10815 Casanes Ave, Downey, CA 90241	<b>Owner(s):</b>	Kim Ki Tae Kim Eun K
<b>APN:</b>	6286-018-020	<b>Sale Amount:</b>	\$202,500
<b>Beds / Baths:</b>	4 / 3	<b>Square Feet:</b>	2,050
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	02/14/1989
		<b>Year Built:</b>	1950
		<b>Lot Size:</b>	.15

<b>Address:</b>	10828 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Rutt Delores N Delores N Rutt Trust
<b>APN:</b>	6286-018-012	<b>Sale Amount:</b>	
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,432
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.173

<b>Address:</b>	10801 Casanes Ave, Downey, CA 90241	<b>Owner(s):</b>	Breeden Alan
<b>APN:</b>	6286-018-006	<b>Sale Amount:</b>	\$235,000
<b>Beds / Baths:</b>	5 / 2	<b>Square Feet:</b>	1,920
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	07/10/1997
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.176

<b>Address:</b>	10819 Casanes Ave, Downey, CA 90241	<b>Owner(s):</b>	Martinez Andrew Raymond Sipaque Jacqueline
<b>APN:</b>	6286-018-019	<b>Sale Amount:</b>	\$615,000
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,677
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	10/22/2018
		<b>Year Built:</b>	1950
		<b>Lot Size:</b>	.145

<b>Address:</b>	10813 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Camarillo Alvin Armendariz Susan
<b>APN:</b>	6286-021-008	<b>Sale Amount:</b>	\$400,000
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,480
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	10/11/2011
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.177

<b>Address:</b>	10819 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Gonzales Richard Gonzales Ana G
<b>APN:</b>	6286-021-007	<b>Sale Amount:</b>	\$420,000
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,878
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	07/01/2009
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.178

<b>Address:</b>	10807 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Smith Nancy M Winningham Robert Charles
<b>APN:</b>	6286-021-009	<b>Sale Amount:</b>	
<b>Beds / Baths:</b>	5 / 2	<b>Square Feet:</b>	1,712
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	
		<b>Year Built:</b>	1951
		<b>Lot Size:</b>	.171

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<b>Address:</b>	10834 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Ramos Aime
<b>APN:</b>	6286-018-013	<b>Sale Amount:</b>	\$564,000
<b>APN:</b>	6286-018-013	<b>Sale Date:</b>	09/01/2015
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,442
<b>Beds / Baths:</b>	3 / 2	<b>Year Built:</b>	1954
<b>Use Code:</b>	SFR	<b># Units:</b>	1
<b>Use Code:</b>	SFR	<b>Lot Size:</b>	.161

<b>Address:</b>	10823 Casanes Ave, Downey, CA 90241	<b>Owner(s):</b>	Davilas James Davilas Demitra Davilas Georgia
<b>APN:</b>	6286-018-018	<b>Sale Amount:</b>	\$158,500
<b>APN:</b>	6286-018-018	<b>Sale Date:</b>	01/27/1997
<b>Beds / Baths:</b>	3 / 1	<b>Square Feet:</b>	1,269
<b>Beds / Baths:</b>	3 / 1	<b>Year Built:</b>	1950
<b>Use Code:</b>	SFR	<b># Units:</b>	1
<b>Use Code:</b>	SFR	<b>Lot Size:</b>	.146

<b>Address:</b>	10825 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Erdelyi Jozsef A Erdelyi Margaret B
<b>APN:</b>	6286-021-006	<b>Sale Amount:</b>	\$92,000
<b>APN:</b>	6286-021-006	<b>Sale Date:</b>	
<b>Beds / Baths:</b>	4 / 3	<b>Square Feet:</b>	2,216
<b>Beds / Baths:</b>	4 / 3	<b>Year Built:</b>	1951
<b>Use Code:</b>	SFR	<b># Units:</b>	1
<b>Use Code:</b>	SFR	<b>Lot Size:</b>	.181

<b>Address:</b>	10803 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Swaton Joanne B Swaton Family Trust
<b>APN:</b>	6286-021-010	<b>Sale Amount:</b>	
<b>APN:</b>	6286-021-010	<b>Sale Date:</b>	
<b>Beds / Baths:</b>	4 / 2	<b>Square Feet:</b>	1,956
<b>Beds / Baths:</b>	4 / 2	<b>Year Built:</b>	1951
<b>Use Code:</b>	SFR	<b># Units:</b>	1
<b>Use Code:</b>	SFR	<b>Lot Size:</b>	.194

<b>Address:</b>	10829 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Andrade Dora M Dora M Andrade Trust
<b>APN:</b>	6286-021-005	<b>Sale Amount:</b>	\$345,000
<b>APN:</b>	6286-021-005	<b>Sale Date:</b>	02/21/2012
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,264
<b>Beds / Baths:</b>	3 / 2	<b>Year Built:</b>	1951
<b>Use Code:</b>	SFR	<b># Units:</b>	1
<b>Use Code:</b>	SFR	<b>Lot Size:</b>	.178

<b>Address:</b>	10840 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Ojeda Lino E Ojeda Cynthia M
<b>APN:</b>	6286-018-001	<b>Sale Amount:</b>	\$380,000
<b>APN:</b>	6286-018-001	<b>Sale Date:</b>	02/28/2011
<b>Beds / Baths:</b>	2 / 2	<b>Square Feet:</b>	1,281
<b>Beds / Baths:</b>	2 / 2	<b>Year Built:</b>	1952
<b>Use Code:</b>	SFR	<b># Units:</b>	1
<b>Use Code:</b>	SFR	<b>Lot Size:</b>	.179

<b>Address:</b>	10829 Casanes Ave, Downey, CA 90241	<b>Owner(s):</b>	Leonard David
<b>APN:</b>	6286-018-017	<b>Sale Amount:</b>	\$22,000
<b>APN:</b>	6286-018-017	<b>Sale Date:</b>	
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	1,761
<b>Beds / Baths:</b>	3 / 2	<b>Year Built:</b>	1950
<b>Use Code:</b>	SFR	<b># Units:</b>	1
<b>Use Code:</b>	SFR	<b>Lot Size:</b>	.139

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<b>Address:</b>	9403 Cecilia St, Downey, CA 90241	<b>Owner(s):</b>	Macomber Peter S Macomber Andra
<b>APN:</b>	6286-015-008	<b>Sale Amount:</b>	<b>Sale Date:</b> 02/13/2008
<b>Beds / Baths:</b>	4 / 2	<b>Square Feet:</b> 1,544	<b>Year Built:</b> 1951
<b>Use Code:</b>	SFR	<b># Units:</b> 1	<b>Lot Size:</b> .173

<b>Address:</b>	9409 Cecilia St, Downey, CA 90241	<b>Owner(s):</b>	Zuniga Jose Zuniga Maribel
<b>APN:</b>	6286-015-007	<b>Sale Amount:</b> \$430,000	<b>Sale Date:</b> 03/10/2009
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b> 1,744	<b>Year Built:</b> 1951
<b>Use Code:</b>	SFR	<b># Units:</b> 1	<b>Lot Size:</b> .175

<b>Address:</b>	9369 Cecilia St, Downey, CA 90241	<b>Owner(s):</b>	Huerta David A Huerta Rosie D
<b>APN:</b>	6286-015-009	<b>Sale Amount:</b> \$395,000	<b>Sale Date:</b> 05/30/2009
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b> 1,591	<b>Year Built:</b> 1951
<b>Use Code:</b>	SFR	<b># Units:</b> 1	<b>Lot Size:</b> .173

<b>Address:</b>	9413 Cecilia St, Downey, CA 90241	<b>Owner(s):</b>	Sanchez Rick D & Susan F
<b>APN:</b>	6286-015-006	<b>Sale Amount:</b> \$40,500	<b>Sale Date:</b>
<b>Beds / Baths:</b>	4 / 3	<b>Square Feet:</b> 2,030	<b>Year Built:</b> 1951
<b>Use Code:</b>	SFR	<b># Units:</b> 1	<b>Lot Size:</b> .171

<b>Address:</b>	10835 Hasty Ave, Downey, CA 90241	<b>Owner(s):</b>	Qiao Renli Yan Weihong
<b>APN:</b>	6286-021-004	<b>Sale Amount:</b> \$633,000	<b>Sale Date:</b> 05/24/2019
<b>Beds / Baths:</b>	5 / 2	<b>Square Feet:</b> 2,030	<b>Year Built:</b> 1951
<b>Use Code:</b>	SFR	<b># Units:</b> 1	<b>Lot Size:</b> .172