



Property Profile



Selected Property

APN #: 7469-022-047
3644 Almeria St

San Pedro
Los Angeles County, CA 90731

Package Highlights

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Brought to you by



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Property Profile

Property Data

Site Address:

3644 Almeria St
San Pedro, CA 90731

Mail Address:

3644 Almeria St
San Pedro, CA 90731

Primary Owner: ZANKI NEVEN & SIMON A

Secondary Owner:

APN: 7469-022-047

Census Tract: 2975.00

Housing Tract
Number: 7117

Legal Description: LOT:10 BLK:3 TR#:7117 TRACT NO 7117 LOT 10
BLK 3

Subdivision:

Property County: Los Angeles County

Property Characteristics

Bedrooms: 8

Year Built: 1954

Square Feet: 4405

Bathrooms: 5

Use Code: Apartment house (5+ units)

Lot Size: 6505 Sqft

Total Rooms:

Number of Units: 5

Garage:

Zoning: LAR1

Amenities:

Number of Stories:

Building Style:

Coords: 33.713373,-118.302468

Sale & Loan Information

Transfer Date: 05/08/2009

Seller: ZANKI, NEVEN

Document: 09-0679264

Transfer Value: \$0.00

Cost/Sq Feet: 0

Title Company: Accommodation

First Loan Amt: \$0.00

Lender:

Assessed & Tax Information

Assessed Value: \$1,143,385.00

Percent Improvement: 0.3172

Homeowner Exemption:

Land Value: \$780,676.00

Tax Amount: \$14,475.80

Tax Rate Area: 0-021

Improvement Value: \$362,709.00

Tax Status: Current

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Sales Comparables

(1) 4034 S Pacific Ave San Pedro CA, 90731 APN: 7467-026-012

Bed/Bath: 0/0	Lot Size: 27267 sq ft (0.63 acres)	Transfer Date: 01/11/2019
Square Feet: 34651	Assessed Value: \$1,536,651.00	Transfer Value: \$12,000,000.00
Year Built: 1963	Proximity: .96 mi	First Loan: \$9,403,125.00
Use Code: Apartment house (5+ units)	Number of Units:	Cost/SQFT: \$346.00
Doc Num: 19-0032338	Owner: HPS BLUFF PLACE LLC	

(2) 925 W 19th St San Pedro CA, 90731 APN: 7462-012-100

Bed/Bath: 0/0	Lot Size: 8986 sq ft (0.21 acres)	Transfer Date: 12/14/2018
Square Feet: 12776	Assessed Value: \$1,398,275.00	Transfer Value: \$589,000.00
Year Built: 1972	Proximity: .97 mi	First Loan: \$578,331.00
Use Code: Apartment house (5+ units)	Number of Units:	Cost/SQFT: \$46.00
Doc Num: 18-1271639	Owner: YOHANA ROSALES	

(3) 2214 S Leland St San Pedro CA, 90731 APN: 7463-001-001

Bed/Bath: 24/17	Lot Size: 10008 sq ft (0.23 acres)	Transfer Date: 11/30/2018
Square Feet: 12720	Assessed Value: \$289,764.00	Transfer Value: \$2,754,500.00
Year Built: 1929	Proximity: .74 mi	First Loan: \$1,580,000.00
Use Code: Apartment house (5+ units)	Number of Units:	Cost/SQFT: \$216.00
Doc Num: 18-1207583	Owner: PD LELAND PROPERTIES LLC	

(4) 3706 Bluff Pl San Pedro CA, 90731 APN: 7467-017-005

Bed/Bath: 4/6	Lot Size: 6041 sq ft (0.14 acres)	Transfer Date: 09/21/2018
Square Feet: 4480	Assessed Value: \$1,066,690.00	Transfer Value: \$900,000.00
Year Built: 1940	Proximity: .93 mi	First Loan: \$0.00
Use Code: Apartment house (5+ units)	Number of Units:	Cost/SQFT: \$200.00
Doc Num: 18-0970351	Owner: BLUFF PLACE HOLDINGS LLC	

(5) 672 W 14th St San Pedro CA, 90731 APN: 7454-025-021

Bed/Bath: 8/7	Lot Size: 9998 sq ft (0.23 acres)	Transfer Date: 05/08/2018
Square Feet: 4741	Assessed Value: \$364,996.00	Transfer Value: \$1,407,000.00
Year Built: 1928	Proximity: 1.41 mi	First Loan: \$1,055,250.00
Use Code: Apartment house (5+ units)	Number of Units:	Cost/SQFT: \$296.00
Doc Num: 18-0451401	Owner: LAWYERSUNITED LLC, ETHAN LUNZ	

(6) 2701 S Peck Ave San Pedro CA, 90731 APN: 7465-016-007

Bed/Bath: 12/9	Lot Size: 9985 sq ft (0.23 acres)	Transfer Date: 04/24/2018
Square Feet: 6582	Assessed Value: \$1,590,771.00	Transfer Value: \$1,850,000.00
Year Built: 1960	Proximity: .74 mi	First Loan: \$250,000.00
Use Code: Apartment house (5+ units)	Number of Units:	Cost/SQFT: \$281.00
Doc Num: 18-0395731	Owner: A K MADAN, MANJU MADAN	

(cont)

Sales Comparables

(7) 641 Shepard St San Pedro CA, 90731 APN: 7467-029-006

Bed/Bath: 8/6	Lot Size: 6500 sq ft (0.15 acres)	Transfer Date: 03/27/2018
Square Feet: 6792	Assessed Value: \$108,286.00	Transfer Value: \$1,325,000.00
Year Built: 1925	Proximity: .80 mi	First Loan: \$0.00
Use Code: Apartment house (5+ units)	Number of Units:	Cost/SQFT: \$195.00
Doc Num: 18-0289199	Owner: JOHN D PARKS	

(8) 1403 S Leland St San Pedro CA, 90731 APN: 7458-022-026

Bed/Bath: 10/10	Lot Size: 5501 sq ft (0.13 acres)	Transfer Date: 03/22/2018
Square Feet: 4834	Assessed Value: \$603,310.00	Transfer Value: \$1,275,000.00
Year Built: 1966	Proximity: 1.24 mi	First Loan: \$0.00
Use Code: Apartment house (5+ units)	Number of Units:	Cost/SQFT: \$263.00
Doc Num: 18-0275254	Owner: PICO APARTMENTS LLC	

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Sales Comp Map

Numbers on markers correspond to number in sales comp listing.

Sales Comps



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Nearby Homeowners

(1) ZANKI NEVEN & SIMON A

3644 Almeria St
San Pedro CA, 90731
Beds: 8 Baths: 5 SQFT: 4405 Year Built: 1954

(2) ACJJ INVESTMENTS LLC

1046 W 37th St
San Pedro CA, 90731
Beds: 13 Baths: 9 SQFT: 6618 Year Built: 1964

(3) MARDESIC MARIA

3663 Almeria St
San Pedro CA, 90731
Beds: 12 Baths: 9 SQFT: 5962 Year Built: 1963

(4) THOMPSON, RICHARD LEE; THOMPSON, CAMILLE HELEN

3642 Almeria St
San Pedro CA, 90731
Beds: 3 Baths: 2 SQFT: 1616 Year Built: 1951

(5) BOIADJIEVA VALENTIN & EUGENIE

3702 Almeria St
San Pedro CA, 90731
Beds: 2 Baths: 2 SQFT: 2080 Year Built: 1952

(6) WECKER ROBERT C AND VIRGINIA TRS; R AND V WECKER TRUST

1036 W 37th St
San Pedro CA, 90731
Beds: 6 Baths: 3 SQFT: 3941 Year Built: 1952

(7) WILDMAN SCOTT F; IRLANDO ARLENE J

1066 W 37th St
San Pedro CA, 90731
Beds: 3 Baths: 2 SQFT: 1142 Year Built: 1952

(8) KUSTER MARGARET M; MARGARET M KUSTER TRUST

3636 Almeria St
San Pedro CA, 90731
Beds: 4 Baths: 2 SQFT: 1497 Year Built: 1953

(9) SCHNEIDER DOREEN M

3643 Almeria St
San Pedro CA, 90731
Beds: 3 Baths: 4 SQFT: 2222 Year Built: 1996

(10) FALL ROBERT E JR

1032 W 37th St
San Pedro CA, 90731
Beds: 6 Baths: 5 SQFT: 3852 Year Built: 1958

(11) REDDICK ROBERT H AND MONA D TRS; ROBERT AHD MONA REDDICK TRUST

3712 Almeria St
San Pedro CA, 90731
Beds: 3 Baths: 2 SQFT: 1705 Year Built: 1931

(12) MURPHY EUGENE R (CO-TR); E R AND M E MURPHY TRUST

1072 W 37th St
San Pedro CA, 90731
Beds: 2 Baths: 1 SQFT: 918 Year Built: 1950

(13) TSENG KUANG C AND YU ING TRS; KUANG C AND YU ING TSENG TRUST

3705 Almeria St
San Pedro CA, 90731
Beds: 3 Baths: 2 SQFT: 1482 Year Built: 1955

(14) WHELPLEY GORDON E; WHELPLEY FAMILY TRUST

3643 S Emily St
San Pedro CA, 90731
Beds: 3 Baths: 2 SQFT: 1845 Year Built: 1952

(cont)

Nearby Homeowners

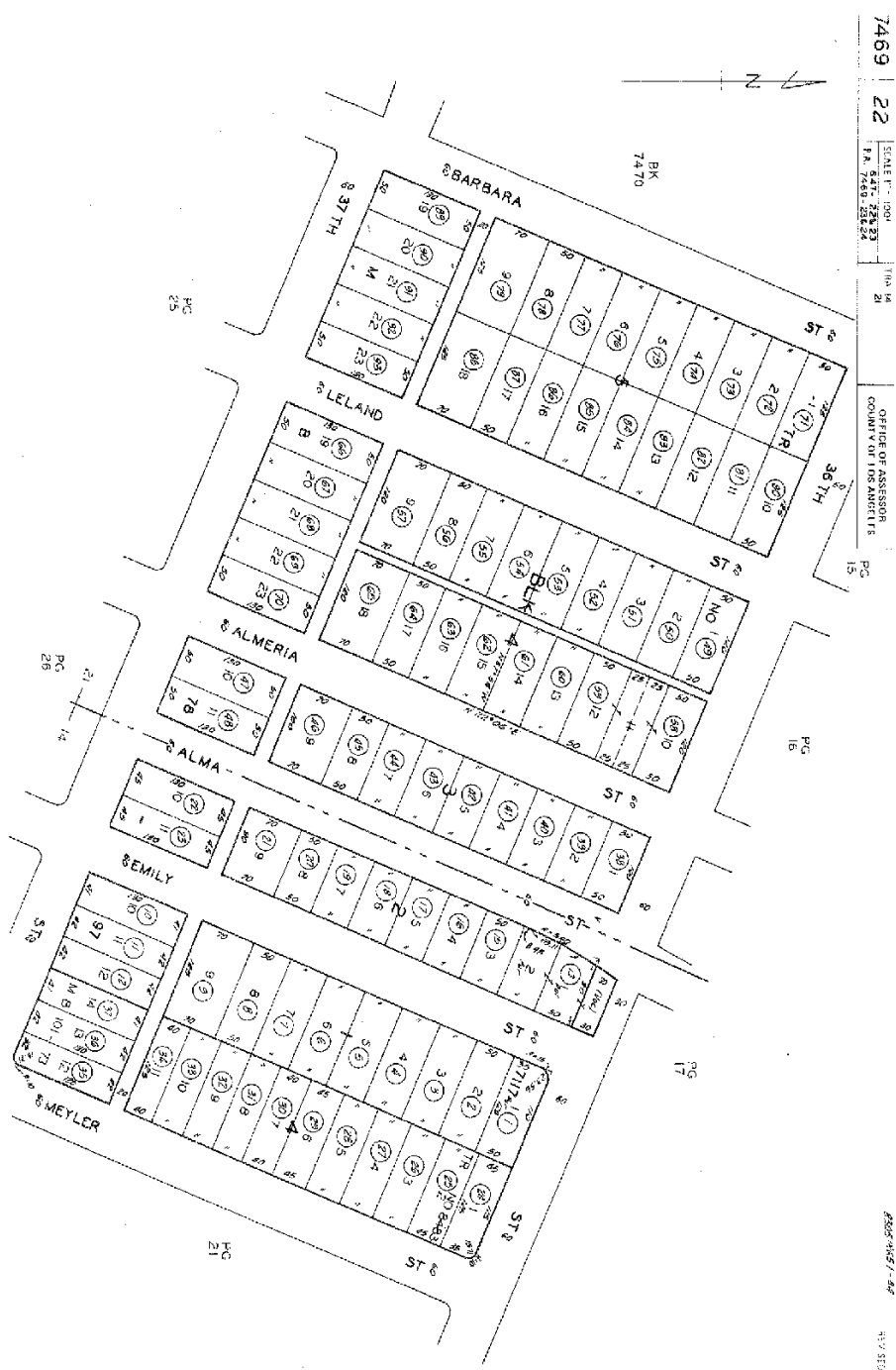
(15) LINDQUIST MARGARET H & BRUCE W

1035 W 37th St
San Pedro CA, 90731

Beds: 2 Baths: 1 SQFT: 990 Year Built: 1951

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Plat Map



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