



First American

*my*FirstAm®

Combined Report

2921 W 84th St, Inglewood, CA 90305

Property Address:

**2921 W 84th St
Inglewood, CA 90305**



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Property Profile

2921 W 84th St, Inglewood, CA 90305

Property Information

Owner(s):	Gdf Corporation	Mailing Address:	3800 Hampton Rd, Pasadena, CA 91107
Owner Phone:	Unknown	Property Address:	2921 W 84th St, Inglewood, CA 90305
Vesting Type:	Corporation / Company	Alt. APN:	
County:	Los Angeles	APN:	4010-006-006
Map Coord:	57-C1	Census Tract:	600801
Lot#:	181	Block:	
Subdivision:	11156	Tract:	11156
Legal:	Tract # 11156 Lot 181		

Property Characteristics

Use:	Sfr	Year Built / Eff. :	1939 / 1945	Sq. Ft. :	1514
Zoning:	INR1YY	Lot Size Ac / Sq Ft:	0.144 / 6249	# of Units:	1
Bedrooms:	3	Bathrooms:	2	Fireplace:	
# Rooms:	8	Quality:	Good	Heating:	Wall
Pool:		Air:		Style:	Conventional
Stories:	1	Improvements:		Parking / #:	On Site / 1
Gross Area:	1514	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	*/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

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

Tax Information

Imp Value:	\$173,158	Exemption Type:	
Land Value:	\$461,759	Tax Year / Area:	2018 / 4-569
Total Value:	\$634,917	Tax Value:	
Total Tax Amt:	\$8,698.09	Improved:	27%



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myFirstAm® Transaction History

2921 W 84th St, Inglewood, CA 90305

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:	Gdf Corp	Seller:	Tassin Janice T
Transaction Date:	10/18/2007	Sale Price:	
Recording Date:	10/23/2007	Sale Price Type:	
Recorded Doc #:	2401261	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	Company

History Record # 2 : FINANCE

Mortgage Recording Date:	05/09/2006	Mortgage Transfer Type:	Refinance
Mortgage Document #:	1023663	Mortgage Rate Type:	Var
Lender:	National City Bank	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Joint Tenant
Loan Amount:	\$100,000	Mortgage Rate:	
Borrower 1:	Jones Amy	Borrower 2:	Jones Derek
Borrower 3:		Borrower 4:	

History Record # 3 : FINANCE

Mortgage Recording Date:	07/28/2003	Mortgage Transfer Type:	Refinance
Mortgage Document #:	2139091	Mortgage Rate Type:	Fix
Lender:	Abn Amro Mortgage Group Inc	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$200,000	Mortgage Rate:	
Borrower 1:	Tassin Janice T	Borrower 2:	
Borrower 3:		Borrower 4:	

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History Record # 4 : FINANCE

Mortgage Recording Date:	09/01/1995	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0001432437	Mortgage Rate Type:	Fix
Lender:	Cib Mortgage	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$125,000	Mortgage Rate:	
Borrower 1:	Tassin Janice T	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 5 : FINANCE

Mortgage Recording Date:	10/27/1994	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0001952080	Mortgage Rate Type:	Fix
Lender:	Cib Mortgage	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$125,000	Mortgage Rate:	
Borrower 1:	Tassin Janice T	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 6 : SALE/TRANSFER

Buyer:	Tassin,Janice T	Seller:	Tassin,J T
Transaction Date:	10/20/1994	Sale Price:	
Recording Date:	10/27/1994	Sale Price Type:	
Recorded Doc #:	0001952079	Title Company:	Unknown
Document Type:	Deed Transfer	Vesting Type:	

History Record # 7 : SALE/TRANSFER

Buyer:	Jones,Derek	Seller:	Ross-Jones,S E
Transaction Date:	10/20/1994	Sale Price:	
Recording Date:	10/27/1994	Sale Price Type:	
Recorded Doc #:	0001952078	Title Company:	Unknown
Document Type:	Deed Transfer	Vesting Type:	

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History Record # 8 : FINANCE**Mortgage Recording Date:** 01/21/1992**Mortgage Transfer Type:** Refinance**Mortgage Document #:** 0000109088**Mortgage Rate Type:** Var**Lender:** Beneficial California Inc**Mortgage Term:****Document Type** Trust Deed/Mortgage**Vesting Type:****Loan Amount:** \$91,000**Mortgage Rate:****Borrower 1:** Smith Janice T**Borrower 2:****Borrower 3:****Borrower 4:**



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Comparable Sales

2921 W 84th St, Inglewood, CA 90305

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
4010-006-006	2921 W 84th St, Inglewood, CA 90305		1939	3	2	1514		

Comparable Sales

A.	4011-028-018	3115 W 84th ST , Inglewood, CA 90305	\$575,000	1948	2	2	1522	02/12/2019	0.12 mi
B.	4010-024-010	8221 S 3rd AVE , Inglewood, CA 90305	\$630,000	1937	3	2	1643	05/01/2019	0.32 mi
C.	4011-019-013	3317 W 81st ST , Inglewood, CA 90305	\$497,000	1951	2	2	1340	04/12/2019	0.32 mi
D.	4012-008-012	3157 W 79th ST , Los Angeles, CA 90043	\$750,000	1939	3	2	1674	05/14/2019	0.39 mi
E.	4009-030-003	2610 W 78th PL , Inglewood, CA 90305	\$752,000	1925	3	1	1703	04/12/2019	0.40 mi
F.	4026-017-024	9000 Crenshaw BLVD , Inglewood, CA 90305	\$580,000	1965	3	2	1729	05/29/2019	0.44 mi
G.	4009-032-013	2329 W 79th ST , Inglewood, CA 90305	\$656,000	1927	3	1	1368	06/13/2019	0.47 mi
H.	6035-020-010	2118 W 83rd ST , Los Angeles, CA 90047	\$465,000	1927	2	2	1528	03/12/2019	0.52 mi
I.	6036-001-038	8705 Haas AVE , Los Angeles, CA 90047	\$425,000	1936	2	2	1350	01/25/2019	0.53 mi
J.	6036-001-026	8700 Haas AVE , Los Angeles, CA 90047	\$600,000	1936	3	2	1392	04/01/2019	0.55 mi
K.	4012-005-003	7607 8th AVE , Los Angeles, CA 90043	\$532,000	1932	3	2	1678	06/06/2019	0.56 mi
L.	4012-025-001	3502 W 78th PL , Inglewood, CA 90305	\$631,500	1940	3	2	1713	04/23/2019	0.57 mi
M.	4012-025-011	3529 W 79th ST , Inglewood, CA 90305	\$635,000	1940	2	2	1429	05/29/2019	0.61 mi
N.	6035-027-006	2036 W 84th PL , Los Angeles, CA 90047	\$500,000	1930	3	1	1440	05/21/2019	0.61 mi
O.	6036-002-031	8838 Haas AVE , Los Angeles, CA 90047	\$510,000	1946	2	3	1536	03/12/2019	0.63 mi
P.	6035-022-023	2023 W 84th PL , Los Angeles, CA 90047	\$664,000	1927	2	1	1324	05/24/2019	0.64 mi
Q.	6035-011-021	2033 W 82nd ST , Los Angeles, CA 90047	\$590,000	1927	2	1	1343	06/17/2019	0.64 mi

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
4010-006-006	2921 W 84th St, Inglewood, CA 90305		1939	3	2	1514		

Comparable Sales

R.	4011-002-012	7833 West BLVD , Inglewood, CA 90305	\$586,000	1939	3	1	1406	05/15/2019	0.65 mi
S.	6035-011-027	2007 W 82nd ST , Los Angeles, CA 90047	\$525,000	1928	3	2	1530	05/30/2019	0.69 mi
T.	4025-024-090	9027 S Cullen WAY , Inglewood, CA 90305	\$720,000	2006	3	3	1713	05/01/2019	0.73 mi
U.	4009-006-022	2611 W 74th ST , Los Angeles, CA 90043	\$560,000	1924	3	2	1388	02/22/2019	0.74 mi
V.	6035-007-014	1951 W 81st ST , Los Angeles, CA 90047	\$685,000	1927	2	1	1321	05/10/2019	0.75 mi
W.	4009-005-012	3028 W 73rd ST , Los Angeles, CA 90043	\$537,000	1949	2	2	1667	02/28/2019	0.75 mi
X.	6035-002-002	1956 W 79th ST , Los Angeles, CA 90047	\$72,000	1939	2	1	1459	04/12/2019	0.77 mi
Y.	4026-031-013	9223 S Van Ness AVE , Inglewood, CA 90305	\$478,000	1947	2	2	1530	05/21/2019	0.77 mi

Comparable Statistics

	<u>Average</u> :	<u>Low</u> :	<u>High</u> :
Sale Price:	\$566,220	\$72,000	\$752,000
Loan Amount:	\$511,332	\$87,000	\$707,750
Bedrooms:	3	2	3
Bathrooms:	2	1	3
Sq. Ft.:	1509	1321	1729
Sale \$ / Sq. Ft.*:	\$375	\$55	\$435

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

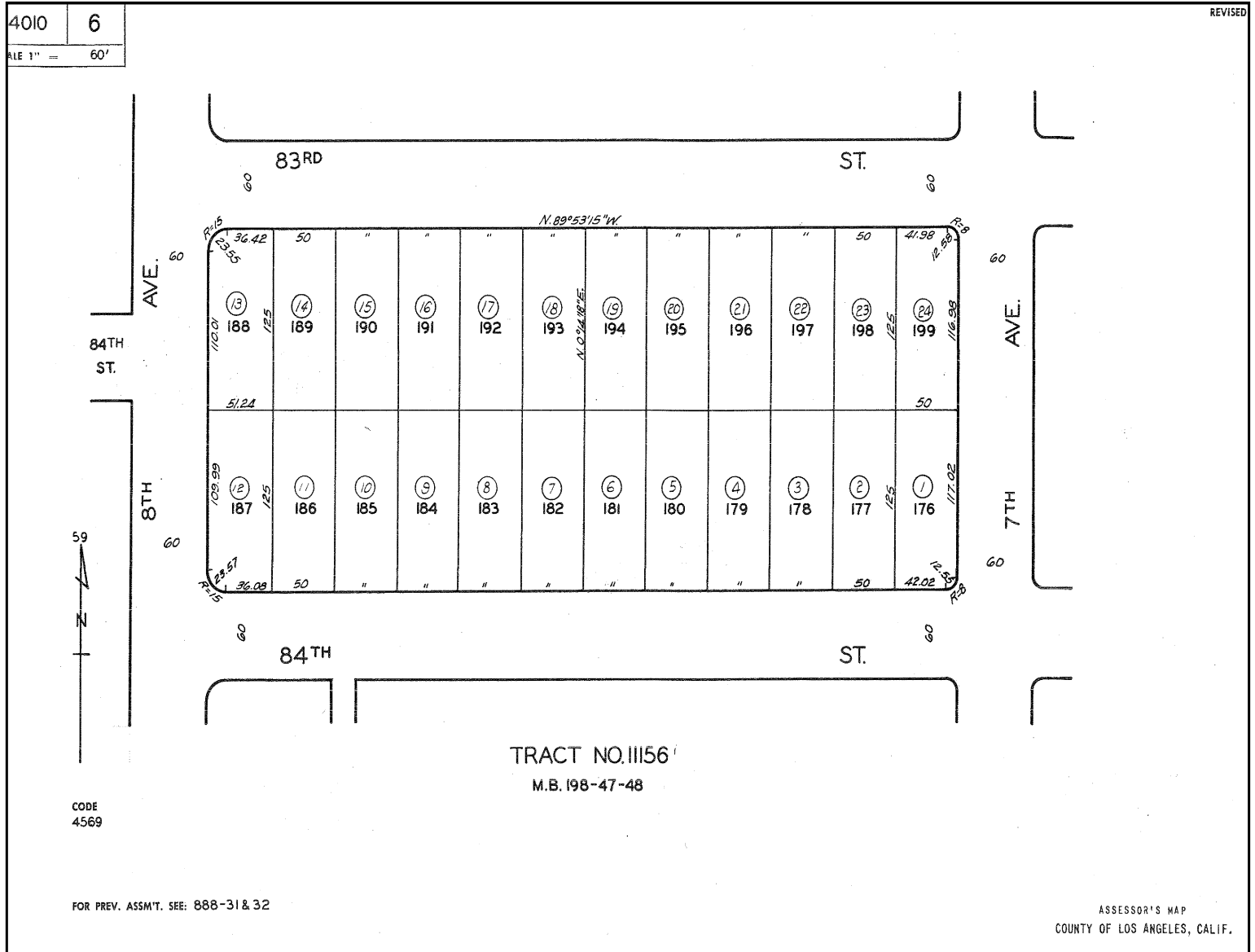


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Tax Map

2921 W 84th St, Inglewood, CA 90305





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myFirstAm® Neighbors

2921 W 84th St, Inglewood, CA 90305

Address:	2915 W 84th St, Inglewood, CA 90305	Owner(s):	Graham Darrell
APN:	4010-006-005	Sale Amount:	
Beds / Baths:	4 / 3	Square Feet:	2,396
Use Code:	SFR	# Units:	1
		Year Built:	1939
		Lot Size:	.144

Address:	3001 W 84th St, Inglewood, CA 90305	Owner(s):	Powell Debra Debra A Powell Trust
APN:	4010-006-007	Sale Amount:	\$32,000
Beds / Baths:	2 / 1	Square Feet:	1,162
Use Code:	SFR	# Units:	1
		Year Built:	1939
		Lot Size:	.144

Address:	2911 W 84th St, Inglewood, CA 90305	Owner(s):	Sanchez Martin
APN:	4010-006-004	Sale Amount:	\$365,000
Beds / Baths:	3 / 1	Square Feet:	1,020
Use Code:	SFR	# Units:	1
		Year Built:	1938
		Lot Size:	.144

Address:	3005 W 84th St, Inglewood, CA 90305	Owner(s):	Oshita Robbin K The Andy And Marion Rooks Trust
APN:	4010-006-008	Sale Amount:	\$69,500
Beds / Baths:	3 / 2	Square Feet:	1,281
Use Code:	SFR	# Units:	1
		Year Built:	1938
		Lot Size:	.144

Address:	2920 W 83rd St, Inglewood, CA 90305	Owner(s):	Alderete Joaquin
APN:	4010-006-019	Sale Amount:	\$237,000
Beds / Baths:	1 / 2	Square Feet:	1,238
Use Code:	SFR	# Units:	1
		Year Built:	1939
		Lot Size:	.144

Address:	3000 W 83rd St, Inglewood, CA 90305	Owner(s):	Williams Nelson N And A Williams Trust
APN:	4010-006-018	Sale Amount:	\$26,000
Beds / Baths:	4 / 2	Square Feet:	1,766
Use Code:	SFR	# Units:	1
		Year Built:	1939
		Lot Size:	.144

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Address:	2916 W 83rd St, Inglewood, CA 90305	Owner(s):	Gladney Edward L Edward Gladney Trust
APN:	4010-006-020	Sale Amount:	\$22,000
Beds / Baths:	3 / 3	Square Feet:	1,584
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1939
		Lot Size:	.144

Address:	2909 W 84th St, Inglewood, CA 90305	Owner(s):	Mcdaniels Rikki
APN:	4010-006-003	Sale Amount:	\$337,000
Beds / Baths:	3 / 2	Square Feet:	1,478
Use Code:	SFR	# Units:	1
		Sale Date:	09/26/2012
		Year Built:	1938
		Lot Size:	.144

Address:	3009 W 84th St, Inglewood, CA 90305	Owner(s):	Wanser Howard G Est Of
APN:	4010-006-009	Sale Amount:	\$37,500
Beds / Baths:	3 / 2	Square Feet:	1,628
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1939
		Lot Size:	.144

Address:	3004 W 83rd St, Inglewood, CA 90305	Owner(s):	Mekonnen Assefa Urga Serkalem
APN:	4010-006-017	Sale Amount:	\$376,500
Beds / Baths:	3 / 2	Square Feet:	1,511
Use Code:	SFR	# Units:	1
		Sale Date:	10/07/2013
		Year Built:	1939
		Lot Size:	.144

Address:	2912 W 83rd St, Inglewood, CA 90305	Owner(s):	Taylor William C Taylor Mary L
APN:	4010-006-021	Sale Amount:	\$165,500
Beds / Baths:	2 / 2	Square Feet:	1,541
Use Code:	SFR	# Units:	1
		Sale Date:	12/07/1990
		Year Built:	1938
		Lot Size:	.144

Address:	2920 W 84th St, Inglewood, CA 90305	Owner(s):	Jiminez Christian Daniel Reynoso Lorena
APN:	4010-007-019	Sale Amount:	\$440,000
Beds / Baths:	2 / 2	Square Feet:	1,480
Use Code:	SFR	# Units:	1
		Sale Date:	07/29/2016
		Year Built:	1938
		Lot Size:	.128

Address:	2916 W 84th St, Inglewood, CA 90305	Owner(s):	Mcadams Mary L Mary L Mcadams Trust
APN:	4010-007-020	Sale Amount:	\$5,500
Beds / Baths:	2 / 1	Square Feet:	1,294
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1939
		Lot Size:	.128

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Address:	3000 W 84th St, Inglewood, CA 90305	Owner(s):	Kudo Mary K
APN:	4010-007-018	Sale Amount:	\$165,000
Beds / Baths:	2 / 1	Square Feet:	1,081
Use Code:	SFR	# Units:	1
		Sale Date:	09/28/1990
		Year Built:	1939
		Lot Size:	.128

Address:	2912 W 84th St, Inglewood, CA 90305	Owner(s):	Mason Haynes Danita Mason Dennis L
APN:	4010-007-021	Sale Amount:	\$115,500
Beds / Baths:	2 / 2	Square Feet:	1,094
Use Code:	SFR	# Units:	1
		Sale Date:	02/26/1988
		Year Built:	1939
		Lot Size:	.128

Address:	3008 W 83rd St, Inglewood, CA 90305	Owner(s):	Smith Eileen B
APN:	4010-006-016	Sale Amount:	\$168,000
Beds / Baths:	3 / 2	Square Feet:	1,762
Use Code:	SFR	# Units:	1
		Sale Date:	08/16/1995
		Year Built:	1938
		Lot Size:	.144

Address:	2908 W 83rd St, Inglewood, CA 90305	Owner(s):	Ellis Asin And Bertha Trs Ellis Family Trust
APN:	4010-006-022	Sale Amount:	\$110,000
Beds / Baths:	2 / 2	Square Feet:	1,542
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1939
		Lot Size:	.144

Address:	2905 W 84th St, Inglewood, CA 90305	Owner(s):	Elmore Jenella Jenella Elmore Trust
APN:	4010-006-002	Sale Amount:	\$19,500
Beds / Baths:	2 / 1	Square Feet:	1,081
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1938
		Lot Size:	.144

Address:	3013 W 84th St, Inglewood, CA 90305	Owner(s):	Navarro Nancy
APN:	4010-006-010	Sale Amount:	\$399,000
Beds / Baths:	4 / 2	Square Feet:	1,543
Use Code:	SFR	# Units:	1
		Sale Date:	09/30/2013
		Year Built:	1939
		Lot Size:	.144

Address:	3004 W 84th St, Inglewood, CA 90305	Owner(s):	Burton Robert E
APN:	4010-007-017	Sale Amount:	
Beds / Baths:	2 / 1	Square Feet:	1,202
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1939
		Lot Size:	.128

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Address:	2908 W 84th St, Inglewood, CA 90305	Owner(s):	Baker Dana H		
APN:	4010-007-022	Sale Amount:	\$220,000	Sale Date:	08/14/2002
Beds / Baths:	2 / 1	Square Feet:	1,078	Year Built:	1938
Use Code:	SFR	# Units:	1	Lot Size:	.128

Address:	3012 W 83rd St, Inglewood, CA 90305	Owner(s):	Burnley Roderick Burnley Trust		
APN:	4010-006-015	Sale Amount:	\$365,000	Sale Date:	04/23/2004
Beds / Baths:	3 / 2	Square Feet:	1,490	Year Built:	1940
Use Code:	SFR	# Units:	1	Lot Size:	.144

Address:	2904 W 83rd St, Inglewood, CA 90305	Owner(s):	Paul Declia Paul Trust		
APN:	4010-006-023	Sale Amount:	\$185,000	Sale Date:	05/17/1991
Beds / Baths:	2 / 2	Square Feet:	1,708	Year Built:	1938
Use Code:	SFR	# Units:	1	Lot Size:	.144

Address:	2901 W 84th St, Inglewood, CA 90305	Owner(s):	Alexander Willie L Alexander Evelyn J		
APN:	4010-006-001	Sale Amount:	\$27,000	Sale Date:	
Beds / Baths:	3 / 3	Square Feet:	1,966	Year Built:	1939
Use Code:	SFR	# Units:	1	Lot Size:	.143

Address:	3017 W 84th St, Inglewood, CA 90305	Owner(s):	Watson Earline L		
APN:	4010-006-011	Sale Amount:		Sale Date:	
Beds / Baths:	2 / 2	Square Feet:	1,422	Year Built:	1939
Use Code:	SFR	# Units:	1	Lot Size:	.143