



First American

*my*FirstAm®

Combined Report

8839 Lookout Mountain Ave, Los Angeles, CA 90046

Property Address:

**8839 Lookout Mountain Ave
Los Angeles, CA 90046**



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Property Profile

8839 Lookout Mountain Ave, Los Angeles, CA 90046

Property Information

Owner(s):	8839 Lookout Llc	Mailing Address:	19999 Ruston Rd, Woodland Hills, CA 91364
Owner Phone:	Unknown	Property Address:	8839 Lookout Mountain Ave, Los Angeles, CA 90046
Vesting Type:	Corporation / Company	Alt. APN:	
County:	Los Angeles	APN:	5563-028-006
Map Coord:	33-D2	Census Tract:	194300
Lot#:	244	Block:	
Subdivision:	Lookout Mountain Park Street #2	Tract:	
Legal:	Lookout Mountain Park Lot 244		

Property Characteristics

Use:	Sfr	Year Built / Eff. :	1931 / 1937	Sq. Ft. :	1345
Zoning:	LAR1	Lot Size Ac / Sq Ft:	0.68 / 2965	# of Units:	1
Bedrooms:	3	Bathrooms:	1	Fireplace:	
# Rooms:	6	Quality:	Good	Heating:	Wall
Pool:		Air:		Style:	Conventional
Stories:	2	Improvements:		Parking / #:	On Site / 1
Gross Area:	1345	Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	03/17/2011 / 04/22/2011	*/Sq. Ft.:	\$223.05	2nd Mtg.:	
Sale Price:	\$300,000	1st Loan:		Prior Sale Amt:	
Doc No.:	584582	Loan Type:		Prior Sale Date:	
Doc Type:	Deed	Transfer Date:	04/22/2011	Prior Doc No.:	
Seller:	Douglas Trust	Lender:		Prior Doc Type:	

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

Tax Information

Imp Value:	\$222,942	Exemption Type:	
Land Value:	\$520,203	Tax Year / Area:	2018 / 0-067
Total Value:	\$743,145	Tax Value:	
Total Tax Amt:	\$9,119.87	Improved:	30%



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myFirstAm® Transaction History

8839 Lookout Mountain Ave, Los Angeles, CA 90046

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:	8839 Lookout Llc	Seller:	Douglas Trust
Transaction Date:	03/17/2011	Sale Price:	\$300,000
Recording Date:	04/22/2011	Sale Price Type:	Full Value
Recorded Doc #:	584582	Title Company:	Fidelity National Title
Document Type:	Deed Transfer	Vesting Type:	Company

History Record # 2 : SALE/TRANSFER

Buyer:	Douglas,S Tr	Seller:	Douglas S Tr
Transaction Date:	05/15/2002	Sale Price:	
Recording Date:	05/22/2002	Sale Price Type:	
Recorded Doc #:	1184021	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	



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Comparable Sales

8839 Lookout Mountain Ave, Los Angeles, CA 90046

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
5563-028-006	8839 Lookout Mountain Ave, Los Angeles, CA 90046	\$300,000	1931	3	1	1345		

Comparable Sales

A.	5563-028-029	8821 Lookout Mountain AVE , Los Angeles, CA 90046	\$1,100,000	1956	2	1	1280	06/20/2019	0.02 mi
B.	5564-023-015	2150 Ridgemont DR , Los Angeles, CA 90046	\$1,260,000	1958	2	2	1190	04/16/2019	0.25 mi
C.	5562-013-015	8552 Appian WAY , Los Angeles, CA 90046	\$1,625,000	1957	2	2	1259	06/06/2019	0.31 mi
D.	5564-010-024	8732 Skyline DR , Los Angeles, CA 90046	\$1,256,000	1958	2	2	1365	03/07/2019	0.50 mi
E.	5556-014-022	8503 Cole Crest DR , Los Angeles, CA 90046	\$910,000	1960	2	2	1152	05/31/2019	0.59 mi
F.	5556-014-024	8501 Cole Crest DR , Los Angeles, CA 90046	\$1,396,000	1961	2	2	1152	02/22/2019	0.60 mi
G.	5556-012-033	8455 Brier DR , Los Angeles, CA 90046	\$1,050,000	1963	2	2	1226	05/31/2019	0.61 mi
H.	5567-026-024	8358 Ridpath DR , Los Angeles, CA 90046	\$1,150,000	1939	2	2	1156	03/20/2019	0.68 mi
I.	5564-024-022	9038 Wonderland Park AVE , Los Angeles, CA 90046	\$3,260,000	1958	2	2	1280	02/08/2019	0.71 mi
J.	5556-018-012	8404 Kirkwood DR , Los Angeles, CA 90046	\$1,295,500	1953	2	2	1196	04/02/2019	0.74 mi
K.	5556-004-022	8148 Mannix DR , Los Angeles, CA 90046	\$2,850,000	1937	3	2	1325	04/24/2019	0.88 mi
L.	5556-005-003	8130 Gould AVE , Los Angeles, CA 90046	\$1,088,000	1962	2	2	1290	03/01/2019	0.97 mi

Comparable Statistics**Average :****Low :****High :**

Sale Price:	\$1,520,042	\$910,000	\$3,260,000
Loan Amount:	\$963,092	\$726,525	\$1,300,000
Bedrooms:	2	2	3
Bathrooms:	2	1	2
Sq. Ft.:	1239	1152	1365
Sale \$ / Sq. Ft.*:	\$1,227	\$790	\$2,388

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

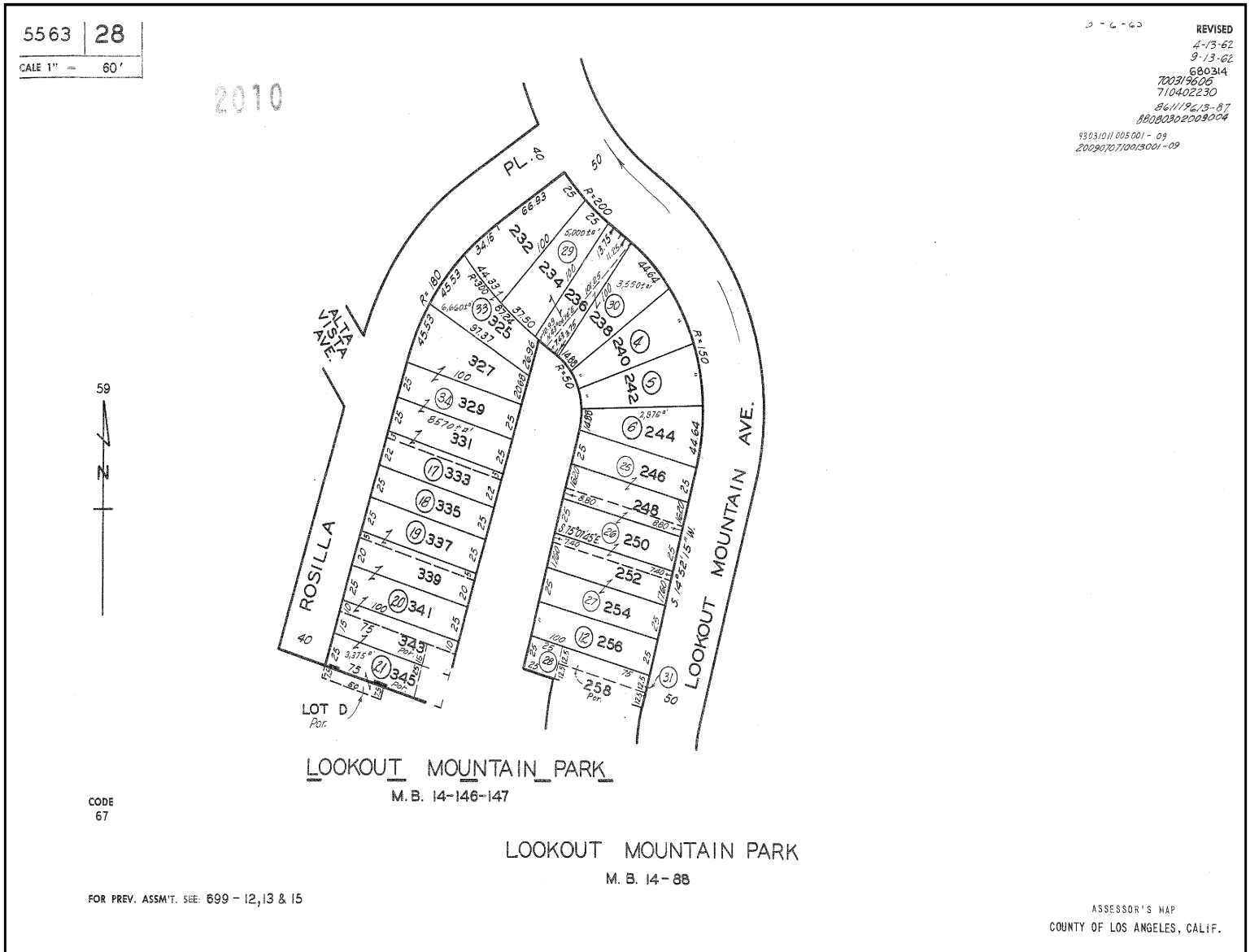


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Tax Map

8839 Lookout Mountain Ave, Los Angeles, CA 90046





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myFirstAm® Neighbors

8839 Lookout Mountain Ave, Los Angeles, CA 90046

Address:	8841 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Hu Gloria Liberty Andrew R
APN:	5563-028-025	Sale Amount:	\$675,500
Beds / Baths:	2 / 2	Square Feet:	1,172
Use Code:	SFR	# Units:	1
		Sale Date:	03/21/2011
		Year Built:	1961
		Lot Size:	.95

Address:	8831 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Rivera Rodriguez Roberto J McGrew Katherine A
APN:	5563-028-004	Sale Amount:	\$1,049,000
Beds / Baths:	2 / 2	Square Feet:	1,544
Use Code:	SFR	# Units:	1
		Sale Date:	08/04/2017
		Year Built:	1930
		Lot Size:	.68

Address:	8845 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Massie Graeme K Massie Trumbore
APN:	5563-028-026	Sale Amount:	\$800,000
Beds / Baths:	2 / 1	Square Feet:	1,017
Use Code:	SFR	# Units:	1
		Sale Date:	12/26/2014
		Year Built:	1962
		Lot Size:	.95

Address:	8827 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Tanenbaum James M James M Tanenbaum Trust
APN:	5563-028-030	Sale Amount:	\$1,000
Beds / Baths:	3 / 2	Square Feet:	1,022
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1937
		Lot Size:	.81

Address:	2358 Sunset Plaza Dr, Los Angeles, CA 90069	Owner(s):	Taplitz Daniel Brindle Iona
APN:	5563-029-001	Sale Amount:	\$575,000
Beds / Baths:	2 / 2	Square Feet:	1,436
Use Code:	SFR	# Units:	1
		Sale Date:	09/16/1998
		Year Built:	1935
		Lot Size:	.227

Address:	8849 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Friedenberg Paul M Cusumano Cher
APN:	5563-028-027	Sale Amount:	\$656,000
Beds / Baths:	2 / 1	Square Feet:	1,017
Use Code:	SFR	# Units:	1
		Sale Date:	05/08/2009
		Year Built:	1962
		Lot Size:	.98

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Address:	8821 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Woodhead Charlotte
APN:	5563-028-029	Sale Amount:	\$1,100,000
Beds / Baths:	2 / 1	Square Feet:	1,280
Use Code:	SFR	# Units:	1
		Sale Date:	06/06/2019
		Year Built:	1956
		Lot Size:	.116

Address:	8840 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Pocha Madhusudan
APN:	5563-025-016	Sale Amount:	\$1,345,000
Beds / Baths:	2 / 2	Square Feet:	1,543
Use Code:	SFR	# Units:	1
		Sale Date:	02/26/2016
		Year Built:	1958
		Lot Size:	.218

Address:	8836 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Khaitan Anurag
APN:	5563-025-015	Sale Amount:	\$1,040,000
Beds / Baths:	2 / 3	Square Feet:	1,531
Use Code:	SFR	# Units:	1
		Sale Date:	05/18/2016
		Year Built:	1962
		Lot Size:	.73

Address:	8848 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Roche Paudric Stemp Suzanne
APN:	5563-026-002	Sale Amount:	\$730,000
Beds / Baths:	4 / 3	Square Feet:	2,484
Use Code:	SFR	# Units:	1
		Sale Date:	04/08/2013
		Year Built:	1950
		Lot Size:	.115

Address:	2028 Rosilla Pl, Los Angeles, CA 90046	Owner(s):	Tuttle Trevor Tuttle Molly
APN:	5563-028-034	Sale Amount:	\$755,000
Beds / Baths:	3 / 2	Square Feet:	1,432
Use Code:	SFR	# Units:	1
		Sale Date:	03/02/2011
		Year Built:	1933
		Lot Size:	.1971

Address:	8834 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Seireeni Richard Kim Elaine G
APN:	5563-025-014	Sale Amount:	\$175,000
Beds / Baths:	3 / 4	Square Feet:	1,476
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1962
		Lot Size:	.73

Address:	8819 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Jones Duncan Jones Rodene
APN:	5563-028-033	Sale Amount:	\$1,519,500
Beds / Baths:	2 / 4	Square Feet:	2,062
Use Code:	SFR	# Units:	1
		Sale Date:	06/13/2014
		Year Built:	1935
		Lot Size:	.152

Continued on next page...

Address:	2026 Rosilla Pl, Los Angeles, CA 90046	Owner(s):	Santa Maria Carmen Masters Pamela A
APN:	5563-028-017	Sale Amount:	Sale Date:
Beds / Baths:	1 / 1	Square Feet:	480
Use Code:	SFR	# Units:	1
		Year Built:	1958
		Lot Size:	.51

Address:	8830 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Kovac Deborah Ann The Deborah Ann Kovac Living Trust
APN:	5563-025-013	Sale Amount:	\$240,000
Beds / Baths:	2 / 1	Square Feet:	812
Use Code:	RESIDENTIAL (NEC)	# Units:	
		Year Built:	1951
		Lot Size:	.145

Address:	2024 Rosilla Pl, Los Angeles, CA 90046	Owner(s):	Bhutia Kalsang Tshering & Azeb
APN:	5563-028-018	Sale Amount:	Sale Date:
Beds / Baths:	1 / 1	Square Feet:	468
Use Code:	SFR	# Units:	1
		Year Built:	1958
		Lot Size:	.57

Address:	8854 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Tenhouten Warren Tenhouten Maria
APN:	5563-026-020	Sale Amount:	Sale Date:
Beds / Baths:	2 / 2	Square Feet:	1,843
Use Code:	SFR	# Units:	1
		Year Built:	1948
		Lot Size:	.209

Address:	8826 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Graty Simon Lane Maureen
APN:	5563-025-012	Sale Amount:	\$495,000
Beds / Baths:	2 / 3	Square Feet:	1,903
Use Code:	DUPLEX	# Units:	1
		Year Built:	1939
		Lot Size:	.145

Address:	2020 Rosilla Pl, Los Angeles, CA 90046	Owner(s):	Resendiz Antonio Mazzotte Lisa
APN:	5563-028-019	Sale Amount:	\$640,000
Beds / Baths:	2 / 1	Square Feet:	768
Use Code:	SFR	# Units:	1
		Year Built:	1948
		Lot Size:	.69

Address:	8820 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Stoughton Warner V Charmillot Stoughton Anne
APN:	5563-025-011	Sale Amount:	\$615,000
Beds / Baths:	2 / 3	Square Feet:	1,489
Use Code:	SFR	# Units:	1
		Year Built:	1934
		Lot Size:	.141

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Address:	2018 Rosilla Pl, Los Angeles, CA 90046	Owner(s):	Gasser Albert Brennan Catherine A		
APN:	5563-028-020	Sale Amount:	\$170,000	Sale Date:	06/02/1992
Beds / Baths:	3 / 2	Square Feet:	1,274	Year Built:	1940
Use Code:	SFR	# Units:	1	Lot Size:	.126

Address:	8860 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Vergara Daniel		
APN:	5563-026-006	Sale Amount:	\$490,000	Sale Date:	10/24/2003
Beds / Baths:	3 / 3	Square Feet:	1,946	Year Built:	1931
Use Code:	SFR	# Units:	1	Lot Size:	.44

Address:	2350 Sunset Plaza Dr, Los Angeles, CA 90069	Owner(s):	Carradine Carolyn C And C Carradine Trust		
APN:	5563-029-012	Sale Amount:		Sale Date:	
Beds / Baths:	3 / 2	Square Feet:	1,431	Year Built:	1933
Use Code:	SFR	# Units:	1	Lot Size:	.209

Address:	2360 Sunset Plaza Dr, Los Angeles, CA 90069	Owner(s):	Benton Susan Susan Benton Trust		
APN:	5563-029-010	Sale Amount:		Sale Date:	
Beds / Baths:	3 / 2	Square Feet:	2,143	Year Built:	1932
Use Code:	SFR	# Units:	1	Lot Size:	.243

Address:	8817 Lookout Mountain Ave, Los Angeles, CA 90046	Owner(s):	Salat Eric Jr Ammerman Salat Family Trust		
APN:	5563-022-010	Sale Amount:	\$800,000	Sale Date:	11/10/2009
Beds / Baths:	2 / 2	Square Feet:	1,689	Year Built:	1926
Use Code:	SFR	# Units:	1	Lot Size:	.112