



PROPERTY PROFILE



Travis Olsen

Vice President

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Date: 02/11/2026
Property: 428 W STOCKER ST, GLENDALE,
CA 91202-2370
APN: 5636-001-021
County: LOS ANGELES

Subject Property Location

Property Address 428 W STOCKER ST
City, State & Zip GLENDALE, CA 91202-2370
County LOS ANGELES COUNTY
Mailing Address 2025 BROADVIEW DR, GLENDALE, CA 91208-1265
Census Tract 3012.04
Thomas Bros Pg-Grid

Report Date: 02/11/2026
Order ID: R209211021
Property Use Apartment house (5+ units)
Parcel Number 5636-001-021
Latitude 34.162866
Longitude -118.263291

Legal Description Details Lot Number: 28 Tract No: 726 Brief Description: TRACT # 726 LOT 28

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	GERALD ISABELLE P
Vesting	

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built	1954	Living Area (SF)	14,164
	Bathrooms/Partial	18	Garage Type/Parking Spaces		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	24,166/.55
	Construction Type	Wood	Units	18	Fireplace	
	Exterior Walls		Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Multi-Family	View		Elevator	
	Land Use	Apartment house (5+ units)			Zoning	GLR4YY

Assessment & Taxes

	Assessment Year	2025	Tax Year	2025	Tax Exemption	
	Total Assessed Value	\$2,121,358	Tax Amount	\$24,922.62	Tax Rate Area	4-045
	Land Value	\$2,028,324	Tax Account ID			
	Improvement Value	\$93,034	Tax Status	No Delinquency Found		
	Improvement Ratio	4.39%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights

No details available

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Property Address 428 W STOCKER ST
City, State & Zip GLENDALE, CA 91202-2370
County LOS ANGELES COUNTY
Mailing Address 2025 BROADVIEW DR, GLENDALE, CA 91208-1265

Report Date: 02/11/2026
Order ID: R209211022

Property Use Apartment house (5+ units)
Parcel Number 5636-001-021

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	05/19/2022	Release	Release of Mortgage		22-0544932	ISABELLE P GERALD	
2	05/06/2022	Mortgage	Commercial Loan	\$250,000	22-0494636	GERALD, ISABELLE P	
3	05/29/2015	Mortgage	Commercial Loan	\$3,500,000	15-0631162	GERALD, ISABELLE P	
4	01/27/2014	Assignment	Assignment of Mortgage		14-0087978	GERALD	
5	06/08/2007	Mortgage	Commercial Loan	\$2,900,000	07-1393377	GERALD, ISABELLE P	
6	06/08/2007	Deed	Intra-family Transfer or Dissolution		07-1393376	GERALD, ISABELLE P	GERALD, ISABELLE P
7	06/08/2007	Deed	Intra-family Transfer or Dissolution		07-1393375	GERALD, ISABELLE P	GERALD, MICHAEL A
8	11/14/1991	Deed					

Transaction History Legend

 Transfer	 Mortgage	 Mortgage Assignment
 Foreclosure Activity	 Mortgage Release	

Transaction Details

Mortgage Release

	Transaction ID	1	Recorder Doc Number	22-0544932	Loan Amount	
	Effective Date	05/19/2022	Document Type	Release	Origination Doc #	15-0631162
	Borrower(s) Name	ISABELLE P GERALD	Document Description	Release of Mortgage	Origination Recording Date	05/29/2015
	Current Lender	JPMORGAN CHASE BANK NA	Recording Date	05/19/2022	Original Lender	NOT PROVIDED

Mortgage

	Transaction ID	2	Recorder Doc Number	22-0494636	Recorder Book/Page	
	Mortgage Date	04/22/2022	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$250,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	05/06/2022	1st Periodic Cap Rate	
	Origination Lender Name	JPMORGAN CHASE BANK NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	GERALD, ISABELLE P	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (2)

Mortgage					
	Transaction ID	3	Recorder Doc Number	15-0631162	Recorder Book/Page
	Mortgage Date	05/11/2015	Document Type	Mortgage	Rate Change Freq
	Loan Amount	\$3,500,000	Document Description	Commercial Loan	1st Periodic Floor Rate
	Loan Type	Commercial Loan	Recording Date	05/29/2015	1st Periodic Cap Rate
	Origination Lender Name	JPMORGAN CHASE BANK NA	Origination Interest Rate		Lifetime Cap Rate
	Origination Lender Type	Bank	First Rate Change Date		Change Index
	Type Financing	Variable	Maturity Date		IO Period
	Borrower 1	GERALD, ISABELLE P	Balloon Rider		Prepayment Penalty Rider
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term
	Additional Borrowers		Adj Rate Rider		Adj Rate Index
Vesting					
Mortgage Assignment					
	Transaction ID	4	Recorder Doc Number	14-0087978	Original Loan Amount
	Effective Date		Document Type	Assignment	Origination Doc #
	Borrower(s) Name	GERALD	Document Description	Assignment of Mortgage	Origination Recording Date
			Recording Date	01/27/2014	Original Lender
	Assignor Name	FANNLE MAE		Assignee Name	CITIBANK, N.A. A NATIONAL BANKING ASSOCIATION
WELLS FARGO BANK, NATIONAL ASSOCIATION					
Mortgage					
	Transaction ID	5	Recorder Doc Number	07-1393377	Recorder Book/Page
	Mortgage Date	06/06/2007	Document Type	Mortgage	Rate Change Freq
	Loan Amount	\$2,900,000	Document Description	Commercial Loan	1st Periodic Floor Rate
	Loan Type	Commercial Loan	Recording Date	06/08/2007	1st Periodic Cap Rate
	Origination Lender Name	CITIBANK NA	Origination Interest Rate		Lifetime Cap Rate
	Origination Lender Type	Bank	First Rate Change Date		Change Index
	Type Financing		Maturity Date	07/01/2022	IO Period
	Borrower 1	GERALD, ISABELLE P	Balloon Rider		Prepayment Penalty Rider
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term
	Additional Borrowers		Adj Rate Rider		Adj Rate Index
Vesting					
Transfer					
	Transaction ID	6	Recorder Doc Number	07-1393376	Partial Interest Transferred
	Transfer Date	06/06/2007	Document Type	Deed	Type of Transaction
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed
	Recorder Book/Page		Recording Date	06/08/2007	Property Use
	Buyer 1	GERALD, ISABELLE P	Buyer 1 Entity	Single woman	Buyer Vesting
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address
	Seller 1	GERALD, ISABELLE P	Seller 1 Entity		Seller Mailing Address
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township
	Legal Recorder's Map Ref	MB15 PG186&187	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer
	Legal Brief Description/ Unit/ Phase/ Tract	/// 726		Title Company Name	LAWYERS TITLE COMPANY

Transaction Details (cont.) (3)
Transfer

	Transaction ID	7	Recorder Doc Number	07-1393375	Partial Interest Transferred	
	Transfer Date	04/25/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	2
	Recorder Book/Page		Recording Date	06/08/2007	Property Use	
	Buyer 1	GERALD, ISABELLE P	Buyer 1 Entity	Individual	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	1223 GENEVA ST, GLENDALE, CA 91207-1430
	Seller 1	GERALD, MICHAEL A	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref	MB15 PG186&187	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			/// 726	Title Company Name	NONE AVAILABLE

Transfer

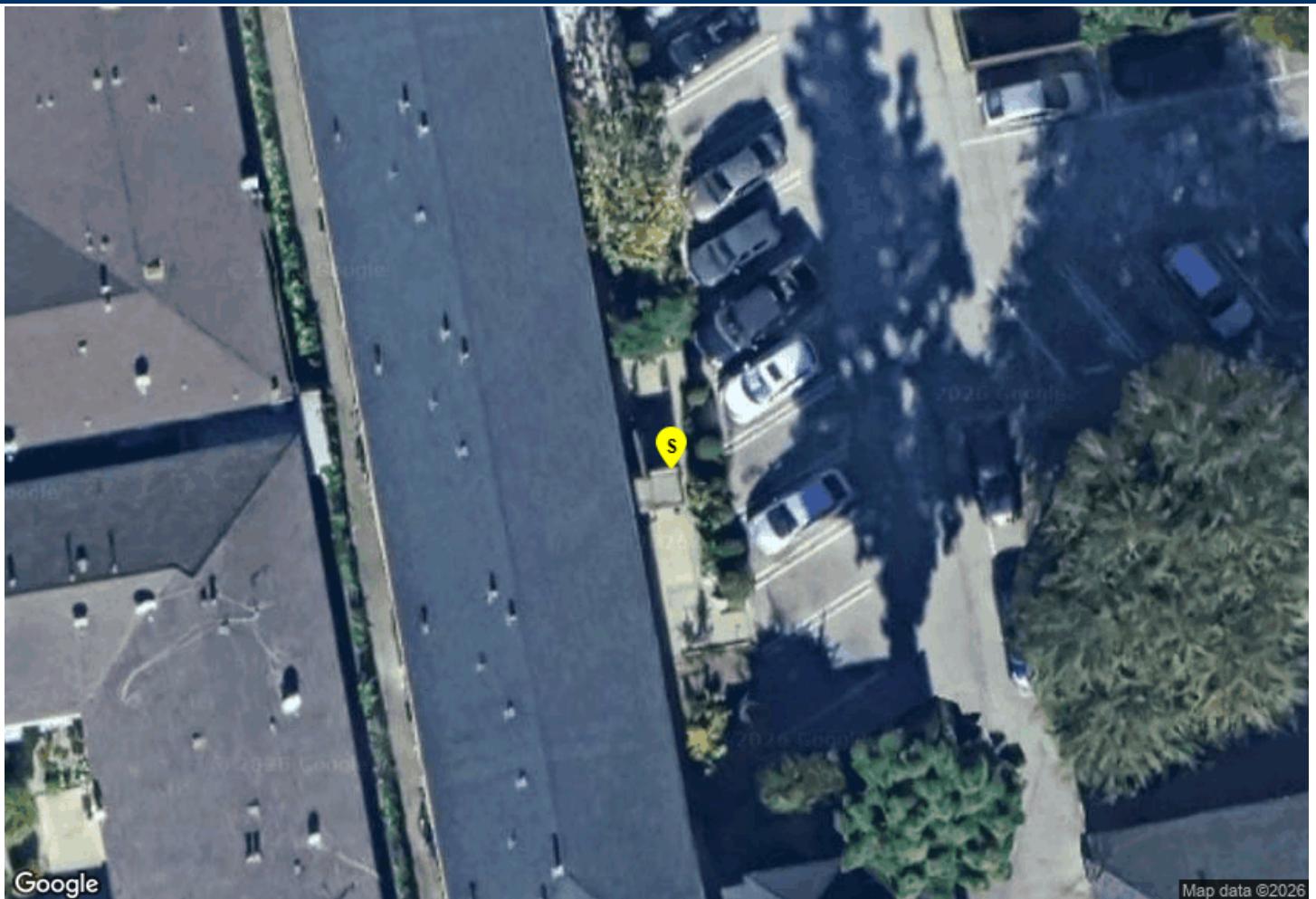
	Transaction ID	8	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	11/14/1991	Property Use	Apartment house (5+ units)
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			TRACT # 726 LOT 28 // 726	Title Company Name	

Subject Property Location

Property Address 428 W STOCKER ST
City, State & Zip GLENDALE, CA 91202-2370
County LOS ANGELES COUNTY
Mailing Address 2025 BROADVIEW DR, GLENDALE, CA 91208-1265
Owner Name GERALD ISABELLE P

Report Date: 02/11/2026
Order ID: R209211023

Property Use Apartment house (5+ units)
Parcel Number 5636-001-021



Subject

Subject Property Location

Property Address 428 W STOCKER ST
City, State & Zip GLENDALE, CA 91202-2370
County LOS ANGELES COUNTY
Mailing Address 2025 BROADVIEW DR, GLENDALE, CA 91208-1265

Report Date: 02/11/2026
Order ID: R209211024

Property Use Apartment house (5+ units)
Parcel Number 5636-001-021

Subject Property

Address	428 W STOCKER ST, GLENDALE, CA 91202			APN	5636-001-021
Owner	GERALD ISABELLE P			Lot Size (SF/AC)	24,166/.55
Bedrooms	0	Year Built	1954	Living Area (SF)	14,164
Bathrooms/Partial	18	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #1

Address	432 W STOCKER ST, GLENDALE, CA 91202			APN	5636-001-001
Owner	ONE HS LLC			Lot Size (SF/AC)	23,741/.55
Bedrooms	33	Year Built	1962	Living Area (SF)	19,168
Bathrooms/Partial	29	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #2

Address	420 W STOCKER ST, GLENDALE, CA 91202			APN	5636-001-020
Owner	GERALD ISABELLE P			Lot Size (SF/AC)	24,187/.56
Bedrooms	4	Year Built	1953	Living Area (SF)	8,510
Bathrooms/Partial	2	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #3

Address	440 W STOCKER ST, GLENDALE, CA 91202			APN	5636-001-002
Owner	TIARCH PROPERTIES LLC			Lot Size (SF/AC)	23,758/.55
Bedrooms	2	Year Built	1946	Living Area (SF)	8,336
Bathrooms/Partial	1	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #4

Address	416 W STOCKER ST, GLENDALE, CA 91202			APN	5636-001-019
Owner	WEST STOCKER STREET LLC			Lot Size (SF/AC)	23,864/.55
Bedrooms	0	Year Built	1949	Living Area (SF)	8,897
Bathrooms/Partial	20	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #5

Address	429 PALM DR APT 4, GLENDALE, CA 91202			APN	5636-001-055
Owner	MARDIROSIAN ARIN (CO-TR); MARDIROSIAN BOGOHIZIAN TRUST			Lot Size (SF/AC)	6,913/.16
Bedrooms	2	Year Built	2003	Living Area (SF)	1,059
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #6

Address	429 PALM DR APT 1, GLENDALE, CA 91202			APN	5636-001-052
Owner	SENANE NAYERA			Lot Size (SF/AC)	6,913/.16
Bedrooms	3	Year Built	2003	Living Area (SF)	1,245
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #7

Address	429 PALM DR APT 3, GLENDALE, CA 91202			APN	5636-001-054
Owner	ARANI SHAYA K			Lot Size (SF/AC)	6,913/.16
Bedrooms	2	Year Built	2003	Living Area (SF)	1,059
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #8

Address	429 PALM DR APT 5, GLENDALE, CA 91202			APN	5636-001-056
Owner	BEGINIAN GEVIK AND HILDA TRS; BEGINIAN FAMILY TRUST			Lot Size (SF/AC)	6,913/.16
Bedrooms	2	Year Built	2003	Living Area (SF)	1,082
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #9

Address	429 PALM DR APT 2, GLENDALE, CA 91202			APN	5636-001-053
Owner	DAVOODIAN, TINA; THE DAVOODIAN TRUST,			Lot Size (SF/AC)	6,913/.16
Bedrooms	2	Year Built	2003	Living Area (SF)	1,082
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #10

Address	425 PALM DR APT 4, GLENDALE, CA 91202			APN	5636-001-044
Owner	RUBEN GAREN			Lot Size (SF/AC)	6,946/.16
Bedrooms	2	Year Built	1989	Living Area (SF)	824
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #11

Address	425 PALM DR APT 1, GLENDALE, CA 91202			APN	5636-001-041
Owner	KEVORKIAN SIRANOUSH; SIRANOUSH H KEVORKIAN TRUST			Lot Size (SF/AC)	6,946/.16
Bedrooms	2	Year Built	1989	Living Area (SF)	1,180
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #12

Address	425 PALM DR APT 3, GLENDALE, CA 91202			APN	5636-001-043
Owner	MANWANI LACHHMAN W (CO-TR); LACHHMAN MANWANI TRUST			Lot Size (SF/AC)	6,946/.16
Bedrooms	2	Year Built	1989	Living Area (SF)	1,180
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #13

Address	425 PALM DR APT 5, GLENDALE, CA 91202			APN	5636-001-045
Owner	SARKESIAN ARMOND; MELKONIAN ADRINEH			Lot Size (SF/AC)	6,946/.16
Bedrooms	2	Year Built	1989	Living Area (SF)	1,180
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #14

Address	425 PALM DR APT 6, GLENDALE, CA 91202			APN	5636-001-046
Owner	REYES, EDWIN MACTAL; REYES, MARILOU DONA			Lot Size (SF/AC)	6,946/.16
Bedrooms	2	Year Built	1989	Living Area (SF)	864
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Nearby Neighbor #15

Address	425 PALM DR APT 2, GLENDALE, CA 91202			APN	5636-001-042
Owner	SHAHMIRZAYANS VALERINA			Lot Size (SF/AC)	6,946/.16
Bedrooms	2	Year Built	1989	Living Area (SF)	824
Bathrooms/Partial	3	Garage Type/Parking Spaces		Phones	

Subject Property Location

Property Address 428 W STOCKER ST
 City, State & Zip GLENDALE, CA 91202-2370
 County LOS ANGELES COUNTY

Report Date: 02/11/2026
 Order ID: R209211025

Parcel Number 5636-001-021



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