



MLS Beds <b>3</b>	MLS Full Baths <b>2</b>	MLS Half Baths <b>1</b>	MLS List Price <b>\$825,000</b>	Sale Date <b>03/19/2018</b>
MLS Sq Ft <b>1,560</b>	Lot Sq Ft <b>73,880</b>	MLS Yr Built <b>1979</b>	Type <b>CONDO</b>	

**OWNER INFORMATION**

Owner Name	<b>Chiang Scott</b>	Tax Billing City & State	<b>Arcadia, CA</b>
Owner Name 2	<b>Lee Victoria C</b>	Tax Billing Zip	<b>91007</b>
Mail Owner Name	<b>Scott Chiang</b>	Tax Billing Zip+4	<b>3455</b>
Tax Billing Address	<b>642 W Huntington Dr #6</b>	Owner Occupied	<b>Yes</b>

**COMMUNITY INSIGHTS**

Median Home Value	<b>\$763,645</b>	School District	<b>ARCADIA UNIFIED</b>
Median Home Value Rating	<b>10 / 10</b>	Family Friendly Score	<b>36 / 100</b>
Total Crime Risk Score (for the neighborhood, relative to the nation)	<b>26 / 100</b>	Walkable Score	<b>84 / 100</b>
Total Incidents (1 yr)	<b>143</b>	Q1 Home Price Forecast	<b>\$771,104</b>
Standardized Test Rank	<b>93 / 100</b>	Last 2 Yr Home Appreciation	<b>22%</b>

**LOCATION INFORMATION**

Zip Code	<b>91007</b>	School District	<b>Arcadia</b>
Carrier Route	<b>C035</b>	Comm College District Code	<b>Pasadena</b>
Zoning	<b>ARR3*</b>	Census Tract	<b>4307.23</b>
Tract Number	<b>35519</b>	Within 250 Feet of Multiple Flood Zone	<b>No</b>

**TAX INFORMATION**

APN	<b>5778-001-110</b>	Lot	<b>1</b>
% Improved	<b>39%</b>	Water Tax Dist	<b>Upper San Gabriel Va</b>
Tax Area	<b>1906</b>		
Legal Description	<b>TR=35519 CONDOMINIUM UNIT 6</b>		

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total	<b>\$656,184</b>	<b>\$643,318</b>	<b>\$630,705</b>
Assessed Value - Land	<b>\$400,820</b>	<b>\$392,961</b>	<b>\$385,256</b>
Assessed Value - Improved	<b>\$255,364</b>	<b>\$250,357</b>	<b>\$245,449</b>
YOY Assessed Change (\$)	<b>\$12,866</b>	<b>\$12,613</b>	
YOY Assessed Change (%)	<b>2%</b>	<b>2%</b>	

Tax Year	Total Tax	Change (\$)	Change (%)
2020	<b>\$7,249</b>		
2021	<b>\$7,339</b>	<b>\$91</b>	<b>1.25%</b>
2022	<b>\$7,476</b>	<b>\$136</b>	<b>1.85%</b>

Special Assessment	Tax Amount
ArcadiaIldno.186	<b>\$16.13</b>
Sgvmosquito&Vcd80	<b>\$14.76</b>
Safe Clean Water83	<b>\$44.94</b>
Cntysandist1556	<b>\$125.25</b>
Flood Control 62	<b>\$20.89</b>
Usgvmwdchg86	<b>\$10.00</b>
Ausdmeasurea80	<b>\$288.00</b>
Rposd Measure A 83	<b>\$26.52</b>
Mwdstandby#1586	<b>\$9.26</b>
Trauma/Emerg Srv86	<b>\$78.00</b>
Total Of Special Assessments	<b>\$633.75</b>

**CHARACTERISTICS**

County Land Use	<b>Condominium</b>	Quality	<b>Good</b>
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Universal Land Use	<b>Condominium</b>
Lot Acres	<b>1.6961</b>
Lot Area	<b>73,880</b>
Style	<b>Contemporary</b>
Building Sq Ft	<b>1,560</b>
Stories	<b>2</b>
Total Units	<b>1</b>
Total Rooms	<b>5</b>
Bedrooms	<b>3</b>
Total Baths	<b>3</b>
MLS Total Baths	<b>3</b>
Full Baths	<b>Tax: 3 MLS: 2</b>
Half Baths	<b>MLS: 1</b>
Fireplaces	<b>1</b>
Condition	<b>Good</b>

Water	<b>Public</b>
Sewer	<b>Public Service</b>
Heat Type	<b>Central</b>
Cooling Type	<b>Central</b>
Garage Type	<b>Built-In</b>
Parking Type	<b>Built-In Garage</b>
Parking Spaces	<b>2</b>
Roof Material	<b>Wood Shake</b>
Construction Type	<b>Frame</b>
Exterior	<b>Stucco</b>
Year Built	<b>1979</b>
Effective Year Built	<b>1979</b>
Equipment	<b>Range Oven, Dishwasher, Dispos</b>
Building Type	<b>Type Unknown</b>
# of Buildings	<b>1</b>

<b>SELL SCORE</b>			
Rating	<b>N/A</b>	Value As Of	<b>N/A</b>
Sell Score	<b>N/A</b>		

<b>ESTIMATED VALUE</b>			
RealAVM™	<b>\$787,200</b>	Confidence Score	<b>87</b>
RealAVM™ Range	<b>\$720,300 - \$854,000</b>	Forecast Standard Deviation	<b>8</b>
Value As Of	<b>11/13/2023</b>		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

<b>RENTAL TRENDS</b>			
Estimated Value	<b>3754</b>	Cap Rate	<b>2.9%</b>
Estimated Value High	<b>4216</b>	Forecast Standard Deviation (FSD)	<b>0.12</b>
Estimated Value Low	<b>3292</b>		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

<b>LISTING INFORMATION</b>			
MLS Listing Number	<a href="#">TR23217938</a>	MLS Original List Price	<b>\$825,000</b>
MLS Status	<b>Active</b>	MLS Listing Agent	<b>Trkevillo-Kevin Lo</b>
MLS Area	<b>605 - ARCADIA</b>	MLS Listing Broker	<b>A + REALTY &amp; MORTGAGE</b>
MLS Status Change Date	<b>11/29/2023</b>	MLS Source	<b>CRM</b>
MLS Current List Price	<b>\$825,000</b>		

MLS Listing #	<b>P1-11743</b>	<b>A407360</b>
MLS Status	<b>Closed</b>	<b>Closed</b>
MLS Listing Date	<b>10/22/2022</b>	<b>11/12/2004</b>
MLS Listing Price	<b>\$3,100</b>	<b>\$469,000</b>
MLS Orig Listing Price	<b>\$3,100</b>	
MLS Close Date	<b>11/16/2022</b>	<b>12/23/2004</b>
MLS Listing Close Price	<b>\$3,100</b>	<b>\$469,000</b>
MLS Source	<b>CRM</b>	

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	<b>04/19/2018</b>	Sale Type	<b>Full</b>
Sale Date	<b>03/19/2018</b>	Deed Type	<b>Grant Deed</b>
Sale Price	<b>\$600,000</b>	Owner Name	<b>Chiang Scott</b>
Price Per Square Feet	<b>\$384.62</b>	Owner Name 2	<b>Lee Victoria C</b>
Document Number	<a href="#">378406</a>	Seller	<b>Ybarra Charles H</b>

Recording Date	<b>04/19/2018</b>	<b>12/17/2004</b>	<b>04/27/1998</b>	<b>06/27/1997</b>	<b>05/30/1986</b>
Sale Date	<b>03/19/2018</b>	<b>12/03/2004</b>	<b>04/16/1998</b>		<b>04/1986</b>
Sale Price	<b>\$600,000</b>	<b>\$469,000</b>		<b>\$185,500</b>	<b>\$170,000</b>
Nominal			<b>Y</b>		

Buyer Name	Chiang Scott	Ybarra Charles H	Monson Clare J & O M Trust	Monson C J & Oretha M	Past Peter M J Nadia
Seller Name	Ybarra Charles H	Monson C J & O M Trust	Monson C J & Oretha M	Schuhmacher Shirley T	Fisher Maxine D
Document Number	378406	3266740	694718	962445	677334
Document Type	Grant Deed	Grant Deed	Deed	Grant Deed	Grant Deed

Recording Date 01/17/1986  
Sale Date 01/1986  
Sale Price \$137,000

Nominal  
Buyer Name Schuhmacher Shirley T  
Seller Name Bautista Richard A  
Document Number 64168  
Document Type Grant Deed

MORTGAGE HISTORY					
Mortgage Date	10/14/2020	03/17/2020	09/11/2019	03/05/2019	04/19/2018
Mortgage Amount	\$492,000	\$496,000	\$499,000	\$504,000	\$510,000
Mortgage Lender	Aaa Cap Inv Inc	Aaa Cap Inv Inc	Aaa Cap Inv Inc	Aaa Cap Inv Inc	Aaa Cap Inv Inc
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date 12/17/2004 06/27/1997 11/03/1993  
Mortgage Amount \$375,200 \$30,000 \$100,000  
Mortgage Lender Washington Mutual Bk Fa Bank Of America Directors Mtg Ln  
Mortgage Code Conventional Conventional Conventional

**PROPERTY MAP**

55 yards  
Map data ©2023 Google

200 yards  
Map data ©2023

\*Lot Dimensions are Estimated