

# 1424 Rising Glen Rd, Los Angeles, CA 90069-1224, Los Angeles County

## Owner Information

Owner Name:	<b>Drabkin Mark T</b>	Tax Billing Zip:	<b>90069</b>
Owner Name 2:	<b>Parks Katrina</b>	Tax Billing Zip+4:	<b>1224</b>
Tax Billing Address:	<b>1424 Rising Glen Rd</b>	Owner Occupied:	<b>Yes</b>
Tax Billing City & State:	<b>Los Angeles, CA</b>		

## Location Information

Zoning:	<b>LARE15</b>	Subdivision:	<b>17290</b>
Tract Number:	<b>17290</b>	Flood Zone Code:	<b>X</b>
School District:	<b>Los Angeles</b>	Flood Zone Panel:	<b>06037C1585F</b>
Census Tract:	<b>1943.00</b>	Flood Zone Date:	<b>09/26/2008</b>

## Tax Information

APN:	<b>5561-001-015</b>	Tax Area:	<b>67</b>
Exemption(s):	<b>Homeowner</b>	Lot #:	<b>3</b>
% Improved:	<b>20%</b>		
Legal Description:	<b>TRACT # 17290 LOT 3</b>		

## Assessment & Tax

Assessment Year	2015	2014	2013
Assessed Value - Total	\$1,946,758	\$1,908,625	\$1,900,000
Assessed Value - Land	\$1,557,407	\$1,526,900	\$1,520,000
Assessed Value - Improved	\$389,351	\$381,725	\$380,000
YOY Assessed Change (%)	2%	0.45%	
YOY Assessed Change (\$)	\$38,133	\$8,625	

Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$23,500		
2014	\$23,506	\$5	0.02%
2015	\$23,435	-\$70	-0.3%

Special Assessment	Tax Amount
Flood Control 62	\$61.75
Mrca Opnspace #180	\$40.00
Mrca Fire-Os #1 80	\$24.00
La Stormwater 21	\$49.23
County Park Dist21	\$9.12
Lacity Park Dist21	\$24.16
Trauma/Emerg Srv86	\$94.55
La West Mosq Ab 31	\$10.85
Total Of Special Assessments	\$313.66

## Characteristics

County Land Use:	<b>Single Family Resid</b>	Fireplace:	<b>Y</b>
Universal Land Use:	<b>SFR</b>	Fireplaces:	<b>1</b>
Lot Frontage:	<b>74</b>	Heat Type:	<b>Central</b>
Lot Depth:	<b>203</b>	Parking Type:	<b>On Site</b>
Lot Acres:	<b>0.3409</b>	Garage Capacity:	<b>2</b>
Lot Area:	<b>14,849</b>	Roof Material:	<b>Gravel &amp; Rock</b>
Lot Shape:	<b>Irregular</b>	Roof Shape:	<b>Flat</b>
Style:	<b>Contemporary</b>	Interior Wall:	<b>Plaster</b>
Building Sq Ft:	<b>Tax: 2,230 MLS: 4,860</b>	Exterior:	<b>Stucco</b>
Stories:	<b>Tax: 1 MLS: 2</b>	Foundation:	<b>Slab</b>
Total Rooms:	<b>6</b>	Year Built:	<b>Tax: 1957 MLS: 2016</b>
Bedrooms:	<b>Tax: 3 MLS: 4</b>	Effective Year Built:	<b>1958</b>
Total Baths:	<b>Tax: 3 MLS: 5</b>	Other Impvs:	<b>Shed, Wetbar</b>
Full Baths:	<b>Tax: 3 MLS: 4</b>	Equipment:	<b>Range Oven, Dishwasher</b>
Half Baths:	<b>MLS: 1</b>	# of Buildings:	<b>1</b>

## Estimated Value

RealAVM™ (1):	<b>\$6,040,700</b>	Confidence Score (2):	<b>82</b>
RealAVM™ Range:	<b>\$5,376,223 - \$6,705,177</b>	Forecast Standard Deviation (3):	<b>11</b>
Value As Of:	<b>05/27/2016</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 60 - 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.

## Listing Information

MLS Listing Number:	<b>16-101458</b>	MLS Current List Price:	<b>\$7,199,000</b>
MLS Status:	<b>Active</b>	MLS Orig. List Price:	<b>\$7,199,000</b>
MLS Status Change Date:	<b>03/03/2016</b>	MLS Listing Agent:	<b>X98741-Jason Oppenheim</b>
MLS Listing Date:	<b>03/03/2016</b>	MLS Listing Broker :	<b>THE OPPENHEIM GROUP</b>

<b>MLS Listing #</b>	16-101458	12-625849	08-306409	08-296373	08-285393
<b>MLS Status</b>	Active	Sold	Expired	Expired	Expired
<b>MLS Listing Date</b>	03/03/2016	09/21/2012	08/20/2008	07/15/2008	06/03/2008
<b>MLS Listing Price</b>	\$7,199,000	\$1,995,000	\$8,500	\$8,500	\$9,000
<b>MLS Orig Listing Price</b>	\$7,199,000	\$1,995,000	\$8,500	\$9,000	\$9,000
<b>MLS Close Date</b>		11/07/2012			
<b>MLS Listing Close Price</b>		\$1,900,000			
<b>MLS Listing Cancellation Date</b>		09/29/2012	11/20/2008	10/15/2008	09/03/2008
<b>MLS Listing Expiration Date</b>		12/20/2012	11/20/2008	10/15/2008	09/03/2008

<b>MLS Listing #</b>	07-196593	07-153787	04-054252
<b>MLS Status</b>	Sold	Sold	Sold
<b>MLS Listing Date</b>	06/20/2007	01/08/2007	03/17/2004
<b>MLS Listing Price</b>	\$8,900	\$9,000	\$1,150,000
<b>MLS Orig Listing Price</b>	\$9,500	\$10,000	\$1,150,000
<b>MLS Close Date</b>	08/27/2007	05/01/2007	05/03/2004
<b>MLS Listing Close Price</b>	\$7,700	\$9,000	\$1,350,000
<b>MLS Listing Cancellation Date</b>	08/27/2007	05/01/2007	03/26/2004
<b>MLS Listing Expiration Date</b>	09/20/2007	07/03/2007	09/17/2004

## Last Market Sale & Sales History

Recording Date:	<b>11/07/2012</b>	Sale Type:	<b>Full</b>
Sale Date:	<b>11/05/2012</b>	Deed Type:	<b>Grant Deed</b>
Sale Price:	<b>\$1,900,000</b>	Owner Name:	<b>Drabkin Mark T</b>
Price Per Square Feet:	<b>\$852.02</b>	Owner Name 2:	<b>Parks Katrina</b>
Document Number:	<b>1690123</b>	Seller:	<b>Montanari Claudio</b>

<b>Recording Date</b>	11/07/2012	11/07/2012	11/07/2012	04/30/2004	01/23/1995
<b>Sale Date</b>	11/05/2012	11/02/2012	11/02/2012	03/29/2004	
<b>Sale Price</b>	\$1,900,000			\$1,350,000	
<b>Nominal</b>		Y	Y		Y
<b>Buyer Name</b>	Drabkin Mark T	Parks Katrina	Drabkin Mark T	Montanari Claudio	Alberghetti Vittoria
<b>Seller Name</b>	Montanari Claudio	Parks Michael S	Shimizu Miwako	Alberghetti Vitorria Trust	Alberghetti Vittoria;Alberghetti Pa
<b>Document Number</b>	1690123	1690122	1690121	1075457	109355
<b>Document Type</b>	Grant Deed	Quit Claim Deed	Quit Claim Deed	Grant Deed	Quit Claim Deed

<b>Recording Date</b>	06/30/1983
<b>Sale Date</b>	
<b>Sale Price</b>	\$55,000
<b>Nominal</b>	
<b>Buyer Name</b>	Alberghetti Vittoria
<b>Seller Name</b>	Alberghetti Vittoria
<b>Document Number</b>	738650
<b>Document Type</b>	Deed (Reg)

## Mortgage History

<b>Mortgage Date</b>	11/07/2012	04/09/2007	01/05/2007	09/21/2005	04/30/2004
<b>Mortgage Amt</b>	\$1,350,000	\$250,000	\$1,406,250	\$250,000	\$1,000,000
<b>Mortgage Lender</b>	Citibank Na	Washington Mutual Bk	Countrywide Bk	Washington Mutual Bk Fa	Americas Wholesale Lender
<b>Mortgage Code</b>	Conventional	Conventional	Conventional	Conventional	Conventional
<b>Mortgage Date</b>	04/30/2004	06/30/1983			
<b>Mortgage Amt</b>	\$80,000	\$55,000			
<b>Mortgage Lender</b>	Americas Wholesale				

	Lender	
<b>Mortgage Code</b>	Conventional	Conventional

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**Courtesy of John Sweeney, COMBINED LA - WESTSIDE MLS - CLAW**

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## **Property Detail**