



# Real Estate Reports

**Property:**  
**1017 Edanruth Ave**  
**La Puente, CA 91746**  
**APN: 8464-024-016**

Data deemed reliable, but not guaranteed.  
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## Property Details

Avery Charles E  
1017 Edanruth Ave, La Puente, CA 91746

APN: 8464-024-016  
Los Angeles County

### Owner Information

Primary Owner: **AVERY CHARLES E**

Secondary Owner:

Mail Address: **1017 EDANRUTH AVE  
LA PUENTE CA 91746**

Site Address: **1017 EDANRUTH AVE  
LA PUENTE CA 91746**

Assessor Parcel Number: **8464-024-016**

Census Tract: **4069.01**

Housing Tract Number: **22048**

Lot Number: **43**

Legal description: **Lot: 43 Tract No: 22048 Abbreviated Description: LOT:43 TR#:22048 TRACT # 22048 LOT 43**

### Latest Arm's Length Sale Information

Sale Date: **12/08/2004**

Document #: **04-3164503**

Sale Amount: **N/A**

Seller: **AVERY, MARIE BELL;  
AVERY, CHARLES E**

Sale Type:

Cost/SF: **N/A**

### Assessment & Tax Information

Assessed Value: **\$56,866**

Land Value: **\$13,816**

Imp. Value: **\$43,050**

Homeowner H  
Exemption:

% Improvement: **75.7%**

Tax Amount: **\$1,171.01**

Tax Status: **Delinquent: 2019**

Tax Year: **2019**

Tax Rate Area: **2-224**

Tax Account ID:

### Property Characteristics

Bedrooms: **3**

Year Built: **1957**

Pool:

Bathrooms: **2**

Square Feet: **1,445 SF**

Lot Size: **6,382 SF**

Partial Baths:

Number of Units: **1**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style:

Owner  
Exclusions:

Use Code: **Single Family Residential**

Zoning: **LCA16000\***



## Transaction History

Avery Charles E  
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### Mortgage Assignment

Recording Date: **08/09/2019**  
Loan Amount: **\$235,000**  
Original Lender: **GMAC MORTGAGE LLC**  
Borrowers Name: **AVERY, CHARLES E**  
Origination Recording Date: **12/07/2006**  
Assignor Name: **GMAC MORTGAGE CORPORATION; GMAC MORTGAGE LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**

Document #: **19-0799732 BK-PG -**  
Document Type: **Assignment Of Mortgage**  
Origination Doc #: **06-2717111 BK-PG -**  
Effective Date: **07/30/2019**  
Assignee Name: **PHH MORTGAGE CORPORATION**

### Mortgage Release

Recording Date: **03/05/2007**  
Loan Amount: **\$175,000**  
Original Lender: **LIME FINANCIAL SERVICES LTD**  
Borrowers Name: **CHARLES E AVERY**  
Origination Recording Date: **12/08/2004**  
Current Lender: **FIDELITY NATIONAL TITLE INSURANCE COMPANY AS TRUSTEE**

Document #: **07-0463892 BK-PG -**  
Document Type: **Release Of Mortgage**  
Origination Doc #: **04-3164504 BK-PG -**  
Effective Date:

### Mortgage Record

Recording Date: **12/07/2006**  
Loan Amount: **\$235,000**  
TD Due Date: **01/01/2037**  
Interest Rate: **6.50%**  
Lender Name: **GMAC MORTGAGE LLC**  
Lender Type: **Mortgage Company**  
Borrowers Name: **AVERY, CHARLES E**  
Vesting:

Fixed Step: **Rate Starts As FIXED.**  
Adjustable Rate Index: **1 Year Libor**  
Rate Change Frequency: **Annually**  
Int Rate not <: **2.37%**  
Maximum Interest Rate: **11.5%**  
Prepayment Penalty Rider: **No**

Document #: **06-2717111 BK-PG -**  
Loan Type: **Unknown Loan Type**  
Type of Financing: **ARM**  
Change Index: **2.37%**  
First Change Date: **01/01/2012**  
Int Rate not >: **11.5%**  
Interest Only Period:  
Prepayment Penalty Term:

### Mortgage Record

Recording Date: **12/08/2004**  
Loan Amount: **\$175,000**  
TD Due Date: **12/01/2034**  
Interest Rate: **5.70%**

Document #: **04-3164504 BK-PG -**  
Loan Type: **Unknown Loan Type**  
Type of Financing: **Fixed To Adjustable**

Lender Name: **LIME FINANCIAL SERVICES LTD**  
Lender Type: **Subprime Lender**  
Borrowers Name: **AVERY, CHARLES E**  
Vesting:  
Fixed Step:  
Adjustable Rate Index: **Libor** Change Index: **5.45%**  
Rate Change Frequency: **Semi-Annual** First Change Date:  
Int Rate not <: Int Rate not >:  
Maximum Interest Rate: Interest Only Period:  
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

## Prior Transfer

Recording Date: **12/08/2004** Document #: **04-3164503 BK-PG -**  
Price: **N/A** Document Type: **Affidavit Of Death Of Joint  
Tenant**  
First TD: **N/A** Type of Sale: **Non-Arms Length Transfer**  
Mortgage Doc #: Interest Rate:  
Lender Name:  
Buyer Name: **AVERY, CHARLES E**  
Buyer Vesting:  
Seller Name: **AVERY, MARIE BELL; AVERY, CHARLES E; AVERY, MARIE B**  
Legal description: **Lot: 43 Tract No: 22048 Map Ref: MB593 PG22-24**



## Comparables

Avery Charles E  
1017 Edanruth Ave, La Puente, CA 91746

APN: 8464-024-016  
Los Angeles County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		<b>12/08/2004</b>	<b>N/A</b>	<b>N/A</b>	<b>1,445</b>	<b>/3/2</b>	<b>1957</b>	<b>6,382 SF</b>		
1	14235 BLACKWOOD ST	01/24/2020	\$448,500	\$425	1,054	/3/2	1956	7,109 SF		.38 Mi.
2	1307 ARDILLA AVE	01/13/2020	\$522,000	\$411	1,269	/4/2	1956	6,169 SF		.23 Mi.
3	14053 JOYCEDALE ST	12/24/2019	\$440,000	\$289	1,520	/4/3	1956	6,283 SF		.23 Mi.
4	1043 SANDIA AVE	12/12/2019	\$330,500	\$315	1,048	/3/2	1958	6,220 SF		.37 Mi.
5	14235 BLACKWOOD ST	12/09/2019	\$428,500	\$406	1,054	/3/2	1956	7,109 SF		.38 Mi.
6	14214 FAIRGROVE AVE	11/27/2019	\$370,000	\$355	1,040	/3/2	1957	6,013 SF		.28 Mi.
7	1336 WILLOW AVE	11/20/2019	\$460,000	\$325	1,412	/3/2	1957	7,194 SF		.33 Mi.
8	1326 ARDILLA AVE	11/05/2019	\$490,000	\$390	1,254	/3/2	1956	7,497 SF		.26 Mi.
9	13932 DANCER ST	10/18/2019	\$519,000	\$454	1,141	/3/2	1957	6,150 SF		.17 Mi.
10	13728 BESS ST	09/24/2019	\$490,000	\$393	1,246	/4/2	1954	6,353 SF		.33 Mi.
11	806 WILLOW AVE	09/11/2019	\$465,000	\$349	1,332	/3/2	1956	6,357 SF		.37 Mi.
12	1120 SANDSPRINGS DR	08/30/2019	\$465,000	\$445	1,044	/3/2	1958	5,993 SF		.35 Mi.
13	1102 EDANRUTH AVE	08/30/2019	\$520,000	\$323	1,605	/4/2	1957	6,113 SF		.06 Mi.
14	848 MEEKER AVE	08/27/2019	\$515,000	\$366	1,407	/3/2	1956	5,861 SF		.39 Mi.
15	1108 ARDILLA AVE	07/24/2019	\$519,000	\$369	1,405	/3/2	1957	6,050 SF		.07 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		12/08/2004	N/A	N/A	1,445	/3/2	1957	6,382 SF		
1	<b>14235 BLACKWOOD ST LA PUENTE, CA 91746-1703</b>	01/24/2020	\$448,500	\$425	1,054	/3/2	1956	7,109 SF		.38 Mi.
APN: 8465-020-007 Document #: 20-0091954 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:20 Tract No:21751 MapRef:MB 604 PG 100 City/Muni/Twp:UNINCORPORATED										
Buyer Name: TIAN, XIN LIU, WENJUN										
Seller Name: LEE, JAY I										
2	<b>1307 ARDILLA AVE LA PUENTE, CA 91746-1127</b>	01/13/2020	\$522,000	\$411	1,269	/4/2	1956	6,169 SF		.23 Mi.
APN: 8464-022-006 Document #: 20-0044440 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:179 Tract No:22048 MapRef:MB 593 PG 22-24 City/Muni/Twp:UNINCORPORATED										
Buyer Name: REYES, RODOLFO D MEDINA PINEDA, MARISOL										
Seller Name: CASILLAS, LUCILLE M LUCILLE M CUSILLAS REVOCABLE TRUST										
3	<b>14053 JOYCEDALE ST LA PUENTE, CA 91746-1750</b>	12/24/2019	\$440,000	\$289	1,520	/4/3	1956	6,283 SF		.23 Mi.
APN: 8464-027-008 Document #: 19-1437343 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:129 Tract No:22048 MapRef:MB 593 PG 22-24 City/Muni/Twp:UNINCORPORATED										
Buyer Name: GUTIERREZ, ANGELA FERNANDEZ, RUBEN										
Seller Name: RAMOS, ERLINDA JUAN DE RAMOS, FIDES G J DE										
4	<b>1043 SANDIA AVE LA PUENTE, CA 91746-1721</b>	12/12/2019	\$330,500	\$315	1,048	/3/2	1958	6,220 SF		.37 Mi.
APN: 8465-020-021 Document #: 19-1388458 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:60 Tract No:24198 MapRef:MB 629 PG 80-82 City/Muni/Twp:UNINCORPORATED										
Buyer Name: NRI PORTFOLIOS LLC										
Seller Name: KELLER, JAMES B THE KELLER FAMILY TRUST										
5	<b>14235 BLACKWOOD ST LA PUENTE, CA 91746-1703</b>	12/09/2019	\$428,500	\$406	1,054	/3/2	1956	7,109 SF		.38 Mi.
APN: 8465-020-007 Document #: 19-1362749 Document Type:Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:20 Tract No:21751 MapRef:MB 604 PG 100 City/Muni/Twp:LA PUENTE										
Buyer Name: LEE, JAY L										
Seller Name: CASTANON, MARTHA G										
6	<b>14214 FAIRGROVE AVE LA PUENTE, CA 91746-1710</b>	11/27/2019	\$370,000	\$355	1,040	/3/2	1957	6,013 SF		.28 Mi.
APN: 8465-017-009 Document #: 19-1310864 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:33 Tract No:21516 MapRef:MB 610 PG 13&14 City/Muni/Twp:LA PUENTE										

Buyer Name: BRECKENRIDGE PROPERTY FUND 2016 LLC

Seller Name: MELGAR, ALEJANDRO

**7 1336 WILLOW AVE** **11/20/2019** **\$460,000** **\$325** **1,412** **/3/2** **1957** **7,194 SF** **.33 Mi.**  
**LA PUENTE, CA 91746-1753**

APN: 8465-010-014 Document #: 19-1270728 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Subdivision:TRACT NO 22049 MapRef:MB 594 PG 43-45 City/Muni/Twp:UNINCORPORATED

Buyer Name: CHI, RICHIE SANG CHAU, RACHEL

Seller Name: KISSEL, LILLIAN LILLIAN KISSEL 2013 LIVING TRUST

**8 1326 ARDILLA AVE** **11/05/2019** **\$490,000** **\$390** **1,254** **/3/2** **1956** **7,497 SF** **.26 Mi.**  
**LA PUENTE, CA 91746-1126**

APN: 8464-025-025 Document #: 19-1193094 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:171 Subdivision:TRACT 22048 MapRef:MB 593 PG 22-24 City/Muni/Twp:UNINCORPORATED

Buyer Name: MAST, JAMES B MAST, SCHANELLE HEREDIA

Seller Name: EDWARD L & HELEN F CARR TRUST CARR, EDWARD L

**9 13932 DANCER ST** **10/18/2019** **\$519,000** **\$454** **1,141** **/3/2** **1957** **6,150 SF** **.17 Mi.**  
**LA PUENTE, CA 91746-1622**

APN: 8464-019-019 Document #: 19-1113952 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:25 Subdivision:TRACT NO 20949 MapRef:MB 573 PG 36&37 City/Muni/Twp:UNINCORPORATED

Buyer Name: NGUYEN, AARON LE, THAM

Seller Name: WANG, BEN

**10 13728 BESS ST** **09/24/2019** **\$490,000** **\$393** **1,246** **/4/2** **1954** **6,353 SF** **.33 Mi.**  
**LA PUENTE, CA 91746-1302**

APN: 8560-004-028 Document #: 19-0999787 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:64 Subdivision:TRACT NO 18123 MapRef:MB 507 PG 22-24 City/Muni/Twp:LA PUENTE

Buyer Name: RUIZ, IVAN RUIZ, ALFREDO

Seller Name: CARREON JR, JUAN DE DIOS CARREON, ROSARIO

**11 806 WILLOW AVE** **09/11/2019** **\$465,000** **\$349** **1,332** **/3/2** **1956** **6,357 SF** **.37 Mi.**  
**LA PUENTE, CA 91746-2143**

APN: 8202-001-025 Document #: 19-0938553 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:494 Subdivision:TRACT 20008 MapRef:MB 585 PG 15-23 City/Muni/Twp:LA PUENTE

Buyer Name: ZHANG, YUNDONG HUANG, YUEYUN

Seller Name: BRAGA, JOHN MARTIN BRAGA, TOSHIKO

**12 1120 SANDSPRINGS DR** **08/30/2019** **\$465,000** **\$445** **1,044** **/3/2** **1958** **5,993 SF** **.35 Mi.**  
**LA PUENTE, CA 91746-1725**

APN: 8465-021-004 Document #: 19-0888898 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:38 Subdivision:TRACT 24198 MapRef:MB 629 PG 80-82 City/Muni/Twp:UNINCORPORATED

Buyer Name: CUEVAS, JAMES MARVIN CUEVAS, STEPHANIE J

Seller Name: HERNANDEZ, JOSE HERNANDEZ, JUANITA

**13 1102 EDANRUTH AVE** **08/30/2019** **\$520,000** **\$323** **1,605** **/4/2** **1957** **6,113 SF** **.06 Mi.**  
**LA PUENTE, CA 91746-1662**

APN: 8464-029-006 Document #: 19-0888298 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:58 Subdivision:TRACT 22048 MapRef:MB 593 PG 22-24 City/Muni/Twp:UNINCORPORATED

Buyer Name: CHEN, RUICAN LI, RUHAO

Seller Name: FULLER, HOWARD D JORDAN, JOYCE M

**14 848 MEEKER AVE** **08/27/2019** **\$515,000** **\$366** **1,407** **/3/2** **1956** **5,861 SF** **.39 Mi.**  
**LA PUENTE, CA 91746-2110**

APN: 8202-003-026 Document #: 19-0862291 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:387 Tract No:20008 MapRef:MB 585 PG 15-23 City/Muni/Twp:LA PUENTE

Buyer Name: HONG, ROBERT HONG, KATHERINEE

Seller Name: ESPITIA, EILEEN THE CORRINNE ANDERSON LIVING TRUST OF A

**15 1108 ARDILLA AVE** **07/24/2019** **\$519,000** **\$369** **1,405** **/3/2** **1957** **6,050 SF** **.07 Mi.**  
**LA PUENTE, CA 91746-1607**

APN: 8464-024-005 Document #: 19-0725128 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:32 Tract No:22048 MapRef:MB 593 PG 22-24 City/Muni/Twp:UNINCORPORATED

Buyer Name: PENG, WENYONG HUANG, MINGHAI

Seller Name: KOLLAY, MONICA ESTATE OF GLORIA PELAEZ

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **6,220 SF**

Median # of Baths: **2**

Median Living Area: **1,254 SF**

Median Year Built: **1956**

Price Range - 2 Yrs: **\$330,500 To \$522,000**

Age Range: **62 Years To 66 Years**

Median Value: **\$465,000**

Median Age: **64 Years**

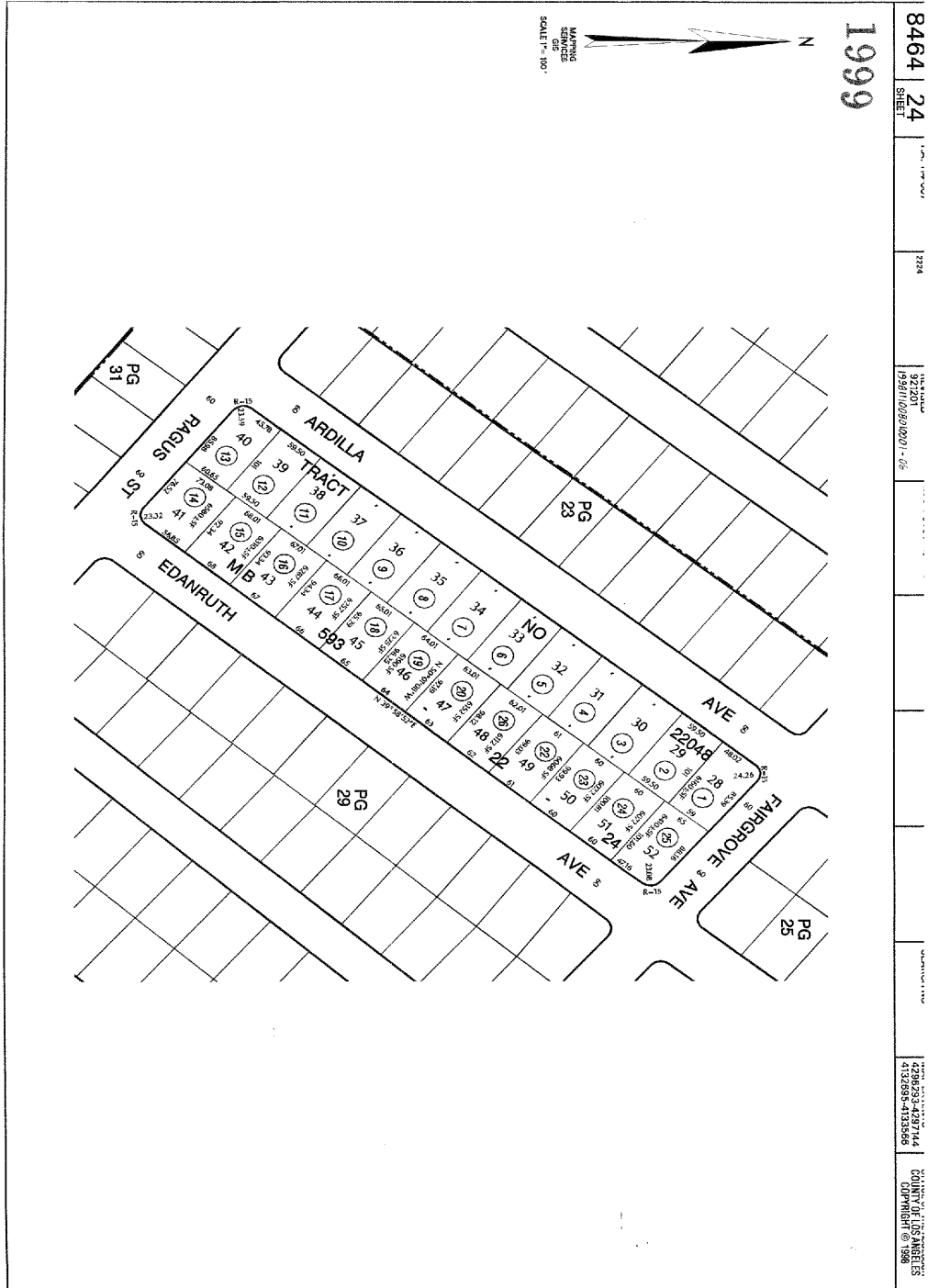




# Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)





**Avery Charles E**  
 1017 Edanruth Ave, La Puente, CA 91746

**APN: 8464-024-016**  
 Los Angeles County

**AVERY CHARLES E**  
**1017 EDANRUTH AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-016  
 Bedrooms: 3  
 Square Feet: 1,445 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 6,382 SF  
 Garage:

**HILL FAUNE T**  
**1023 EDANRUTH AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-017  
 Bedrooms: 4  
 Square Feet: 1,793 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 6,274 SF  
 Garage:

**ENRIQUEZ SANTIAGO JR**  
**1011 EDANRUTH AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-015  
 Bedrooms: 3  
 Square Feet: 1,445 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 6,317 SF  
 Garage:

**OROZCO GLORIA; OROZCO JESSE**  
**1014 ARDILLA AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-011  
 Bedrooms: 5  
 Square Feet: 2,014 SF  
 Year Built: 1957

Bathrooms: 3  
 Lot Size: 6,031 SF  
 Garage:

**KWOK, CHI WAN EVAN; CHUNG, KWOK HO**  
**1020 ARDILLA AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-010  
 Bedrooms: 3  
 Square Feet: 1,415 SF  
 Year Built: 1956

Bathrooms: 2  
 Lot Size: 6,037 SF  
 Garage:

**BARRERA STEVEN P & CYNTHIA**  
**1008 ARDILLA AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-012  
 Bedrooms: 3  
 Square Feet: 1,405 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 5,971 SF  
 Garage:

**NARANJO FABIAN**  
**1031 EDANRUTH AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-018  
 Bedrooms: 3  
 Square Feet: 1,764 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 6,185 SF  
 Garage:

**LOPEZ ALBERT A & MIGUEL A**  
**1026 ARDILLA AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-009  
 Bedrooms: 3  
 Square Feet: 1,414 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 6,037 SF  
 Garage:

**CONTRERAS JAIME P; BECERRA SOCORRO**  
**1003 EDANRUTH AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-014  
 Bedrooms: 3  
 Square Feet: 1,445 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 6,850 SF  
 Garage:

**GONZALEZ JESUS**  
**1016 EDANRUTH AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-029-010  
 Bedrooms: 3  
 Square Feet: 1,405 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 6,136 SF  
 Garage:

**DUTERTE MICHAEL L**  
**1010 EDANRUTH AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-029-011  
 Bedrooms: 4  
 Square Feet: 1,753 SF  
 Year Built: 1957

Bathrooms: 3  
 Lot Size: 6,052 SF  
 Garage:

**CAUSILLAS ISABEL**  
**1022 EDANRUTH AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-029-009  
 Bedrooms: 3  
 Square Feet: 1,414 SF  
 Year Built: 1957

Bathrooms: 2  
 Lot Size: 6,143 SF  
 Garage:

**CYPRIAN ELMER B & JOY M**  
**14033 RAGUS ST**  
**LA PUENTE CA 91746**  
 APN: 8464-024-013  
 Bedrooms: 3

Bathrooms: 2

**GUERRERO CYNTHIA Y**  
**1032 ARDILLA AVE**  
**LA PUENTE CA 91746**  
 APN: 8464-024-008  
 Bedrooms: 3

Bathrooms: 2

Square Feet: 1,405 SF  
Year Built: 1957

Lot Size: 5,959 SF  
Garage:

Square Feet: 1,405 SF  
Year Built: 1957

Lot Size: 6,036 SF  
Garage:

SOTO, ELMA LYDIA; ELMA LYDIA SOTO TRUST,  
**1037 EDANRUTH AVE**  
**LA PUENTE CA 91746**

APN: 8464-024-019

Bedrooms: 3

Square Feet: 1,405 SF  
Year Built: 1957

Bathrooms: 2

Lot Size: 6,228 SF  
Garage: