



Real Estate Reports

Property:
9211 Elizabeth Ave
South Gate, CA 90280
APN: 6209-012-002

Data deemed reliable, but not guaranteed.
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A photograph of a classical building with columns and a balcony, partially obscured by a blue gradient bar.

Property Details

Perez, Jeannine
9211 Elizabeth Ave, South Gate, CA 90280

APN: 6209-012-002
Los Angeles County

Owner Information

Primary Owner: **PEREZ, JEANNINE**

Secondary Owner:

Mail Address: **9211 ELIZABETH AVE
SOUTH GATE CA 90280**

Site Address: **9211 ELIZABETH AVE
SOUTH GATE CA 90280**

Assessor Parcel Number: **6209-012-002**

Census Tract: **5358.03**

Housing Tract Number: **5248**

Lot Number: **693**

Legal description: **Lot: 693 Tract No: 5248 Abbreviated Description: LOT:693 TR#:5248 TRACT # 5248 LOT 693**

Sale Information

Sale Date: **10/27/2017**

Document #: **17-1234124**

Sale Amount: **\$420,000**

Seller: **TRINITY
REDEVELOPMENT
INC**

Sale Type:

Cost/SF: **\$294**

Assessment & Tax Information

Assessed Value: **\$205,252**

Land Value: **\$122,758**

Imp. Value: **\$82,494**

Homeowner H
Exemption:

% Improvement: **40.19%**

Tax Amount: **\$2,775.38**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **0-664**

Tax Account ID:

Property Characteristics

Bedrooms: **4**

Year Built: **1929**

Pool:

Bathrooms: **1**

Square Feet: **1,427 SF**

Lot Size: **4,197 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: **SGR3YY**



Transaction History

Perez, Jeannine
9211 Elizabeth Ave, South Gate, CA 90280

APN: 6209-012-002
Los Angeles County

Mortgage Record

Recording Date: **10/27/2017** Document #: **17-1234127 BK-PG -**
Loan Amount: **\$12,371** Loan Type: **FHA**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **GUILD MORTGAGE CO**
Lender Type: **Mortgage Company**
Borrowers Name: **PEREZ, JEANNINE**
Vesting:

Mortgage Record

Recording Date: **10/27/2017** Document #: **17-1234126 BK-PG -**
Loan Amount: **\$14,700** Loan Type: **Negative Amortization**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **GUILD MORTGAGE CO**
Lender Type: **Mortgage Company**
Borrowers Name: **PEREZ, JEANNINE**
Vesting:

Mortgage Record

Recording Date: **10/27/2017** Document #: **17-1234125 BK-PG -**
Loan Amount: **\$412,392** Loan Type: **FHA**
TD Due Date: **11/01/2047** Type of Financing:
Interest Rate:
Lender Name: **GUILD MORTGAGE CO**
Lender Type: **Mortgage Company**
Borrowers Name: **PEREZ, JEANNINE**
Vesting:

Prior Transfer

Recording Date: **10/27/2017** Document #: **17-1234124 BK-PG -**
Price: **\$420,000** Document Type: **Grant Deed**
First TD: **\$412,392** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: **17-1234125** Interest Rate:
Lender Name: **GUILD MORTGAGE CO**
Buyer Name: **PEREZ, JEANNINE**
Buyer Vesting:
Seller Name: **TRINITY REDEVELOPMENT INC**

Legal description: **Lot: 693 Tract No: 5248 Map Ref: MB56 PG41**

City/Muni/Twp: **SOUTH GATE**

Mortgage Release

Recording Date: **10/27/2017**

Loan Amount: **\$338,000**

Original Lender: **DURANT ENTERPRISES INC**

Borrowers Name: **TRINITY REDEVELOPMENT INC.**

Origination Recording Date: **06/02/2017**

Current Lender: **DONALD DURANT**

Document #: **17-1234123 BK-PG -**

Document Type: **Substitution Of Trustee And Full Reconveyance**

Origination Doc #: **17-0609388 BK-PG -**

Effective Date: **09/18/2017**

Mortgage Record

Recording Date: **06/02/2017**

Loan Amount: **\$338,000**

TD Due Date:

Interest Rate:

Lender Name: **DURANT ENTERPRISES INC**

Lender Type: **Other**

Borrowers Name: **TRINITY REDEVELOPMENT INC**

Vesting:

Document #: **17-0609388 BK-PG -**

Loan Type: **Unknown Loan Type**

Type of Financing:

Mortgage Release

Recording Date: **05/30/2017**

Loan Amount: **N/A**

Original Lender: **NOT PROVIDED**

Borrowers Name: **EDWIN G HURTADO AND ELMA HURTADO HUSBAND AND WIFE AS JOINT TENANTS**

Origination Recording Date: **04/19/2007**

Current Lender: **T.D. SERVICE COMPANY, AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTED TRUSTEE**

Document #: **17-0595169 BK-PG -**

Document Type: **Release Of Mortgage**

Origination Doc #: **07-0935204 BK-PG -**

Effective Date: **05/24/2017**

Foreclosure Record

Recording Date: **05/30/2017**

Document Type: **Notice Of Rescission**

Original Foreclosure Document: **17-0164532**

Legal description:

Document #: **17-0590704 BK-PG -**

Prior Transfer

Recording Date: **05/10/2017**

Price: **\$335,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **TRINITY REDEVELOPMENT INC**

Buyer Vesting:

Seller Name: **HURTADO, EDWIN G; HURTADO, ELMA; HURTADO, ELMA L**

Legal description: **Lot: 693 Tract No: 5248 Map Ref: MB56 PG41**

City/Muni/Twp: **SOUTH GATE**

Document #: **17-0520104 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Sales Price Rounded From Tax**

Interest Rate:

Foreclosure Record

Recording Date: **02/09/2017**
Document Type: **Notice Of Default**
Beneficiary Name:
Trustor Names: **HURTADO, EDWIN G; HURTADO, ELMA**
Trustee Name: **LAW OFFICES OF LES ZIEVE**
Mailing Address: **30 CORPORATE PARK# 450, IRVINE, CA 92606-**
Trustee Phone #: **714-848-7920**
TS#: **16-42140**
Loan Date: **04/19/2007**
Contact Name: **NEW PENN FINANCIAL LLC**
Attention: **LAW OFFICES OF LES ZIEVE**
Mailing Address: **30 CORPORATE PARK# 450, IRVINE, CA 92606-**
Legal description:

Document #: **17-0164532 BK-PG -**
Case Number: **16-42140**
Loan Doc #: **07-0935204**
Loan Amount: **\$400,000**

Mortgage Assignment

Recording Date: **06/24/2015**
Loan Amount: **\$400,000**
Original Lender: **BAYROCK MORTGAGE CORP**
Borrowers Name: **HURTADO,EDWIN G;HURTADO,ELMA**
Origination Recording Date: **04/19/2007**
Assignor Name: **BAYROCK MORTGAGE CORPORATION;MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**

Document #: **15-0754627 BK-PG -**
Document Type: **Assignment Of Mortgage**
Origination Doc #: **07-0935204 BK-PG -**
Effective Date: **05/05/2015**
Assignee Name: **THE BANK OF NEW YORK;THE BANK OF NEW YORK MELLON;THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST2007-OA8 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA8**

Mortgage Record

Recording Date: **04/19/2007**
Loan Amount: **\$400,000**
TD Due Date: **04/01/2037**
Interest Rate: **1.50%**
Lender Name: **BAYROCK MORTGAGE CORP**
Lender Type: **Mortgage Company**
Borrowers Name: **HURTADO, EDWIN G; HURTADO, ELMA**
Vesting: **Joint Tenants**

Document #: **07-0935204 BK-PG -**
Loan Type: **Negative Amortization**
Type of Financing: **Fixed To Adjustable**

Fixed Step:
Adjustable Rate Index: **Twelve Month Average**
Rate Change Frequency: **Monthly**
Int Rate not <:
Maximum Interest Rate: **9.95%**
Prepayment Penalty Rider: **No**

Change Index: **3.57%**
First Change Date: **05/01/2007**
Int Rate not >:
Interest Only Period: **Yes**
Prepayment Penalty Term:

Mortgage Release

Recording Date: **04/17/2007**
Document #: **07-0920677 BK-PG -**

Loan Amount: **\$340,000** Document Type: **Release Of Mortgage**
Original Lender: **WESCOM CU** Origination Doc #: **06-1737601 BK-PG -**
Borrowers Name: **EDWIN G HURTADO**
Origination Recording Date: **08/07/2006** Effective Date:
Current Lender: **WESCOM CENTRAL CREDIT UNION, AS TRUSTEE**

Mortgage Release

Recording Date: **03/20/2007** Document #: **07-0632196 BK-PG -**
Loan Amount: **\$20,000** Document Type: **Release Of Mortgage**
Original Lender: **BANK OF AMERICA NT&SA** Origination Doc #: **98-2297944 BK-PG -**
Borrowers Name: **ROBERT D NORVELL**
Origination Recording Date: **12/18/1998** Effective Date:
Current Lender: **PRLAP INC. AS SUCCESSOR BY MERGER WITH EQUITABLE DEED COMPANY, AS TRUSTEE**

Mortgage Release

Recording Date: **08/25/2006** Document #: **06-1902530 BK-PG -**
Loan Amount: **\$326,000** Document Type: **Release Of Mortgage**
Original Lender: **WORLD SAVINGS BANK FSB** Origination Doc #: **05-1585367 BK-PG -**
Borrowers Name: **EDWIN G HURTADO**
Origination Recording Date: **07/06/2005** Effective Date:
Current Lender: **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO AS TRUSTEE**

Mortgage Record

Recording Date: **08/07/2006** Document #: **06-1737601 BK-PG -**
Loan Amount: **\$340,000** Loan Type: **Unknown Loan Type**
TD Due Date: **09/01/2036** Type of Financing:
Interest Rate:
Lender Name: **WESCOM CU**
Lender Type: **Credit Union**
Borrowers Name: **HURTADO, EDWIN G; HURTADO, ELMA**
Vesting: **Joint Tenants**

Mortgage Release

Recording Date: **07/27/2005** Document #: **05-1778461 BK-PG -**
Loan Amount: **\$276,000** Document Type: **Release Of Mortgage**
Original Lender: **WORLD SAVINGS BANK FSB** Origination Doc #: **04-2857495 BK-PG -**
Borrowers Name: **EDWIN HURTADO**
Origination Recording Date: **11/04/2004** Effective Date:
Current Lender: **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO AS TRUSTEE**

Mortgage Record

Recording Date: **07/06/2005** Document #: **05-1585367 BK-PG -**
Loan Amount: **\$326,000** Loan Type: **Non Purchase Money (Misc)**
TD Due Date: **08/01/2035** Type of Financing: **Fixed To Adjustable**
Interest Rate:
Lender Name: **WORLD SAVINGS BANK FSB**
Lender Type: **Bank**

Borrowers Name: **HURTADO, EDWIN G; HURTADO, ELMA**

Vesting: **Joint Tenants**

Prior Transfer

Recording Date: **07/06/2005**

Price: **N/A**

First TD: **\$326,000**

Mortgage Doc #: **05-1585367**

Lender Name: **WORLD SAVINGS BANK FSB**

Buyer Name: **HURTADO, EDWIN G; HURTADO, ELMA**

Buyer Vesting: **Joint Tenants**

Seller Name: **HURTADO, EDWIN; HURTADO, ELMA**

Legal description: **Lot: 693 Tract No: 5248 Map Ref: MB56 PG41**

City/Muni/Twp: **SOUTH GATE**

Document #: **05-1585366 BK-PG -**

Document Type: **Intra-family Transfer Or
Dissolution**

Type of Sale: **Non-Arms Length Transfer**

Interest Rate:

Mortgage Record

Recording Date: **11/04/2004**

Loan Amount: **\$276,000**

TD Due Date: **11/15/2034**

Interest Rate:

Lender Name: **WORLD SAVINGS BANK FSB**

Lender Type: **Bank**

Borrowers Name: **HURTADO, EDWIN; HURTADO, ELMA**

Vesting:

Document #: **04-2857495 BK-PG -**

Loan Type: **Stand Alone First**

Type of Financing: **Fixed To Adjustable**

Mortgage Record

Recording Date: **06/03/2004**

Loan Amount: **\$55,900**

TD Due Date:

Interest Rate:

Lender Name: **EQUITY 1 LENDERS GROUP**

Lender Type: **Lending Institution**

Borrowers Name: **HURTADO, EDWIN; HURTADO, ELMA**

Vesting: **Joint Tenants**

Document #: **04-1424504 BK-PG -**

Loan Type: **Credit Line**

Type of Financing: **Variable**

Mortgage Record

Recording Date: **07/15/2002**

Loan Amount: **\$192,765**

TD Due Date:

Interest Rate:

Lender Name: **TRAVELERS BANK & TRUST FSB**

Lender Type: **Bank**

Borrowers Name: **HURTADO, EDWIN; HURTADO, ELMA**

Vesting: **Joint Tenants**

Document #: **02-1629468 BK-PG -**

Loan Type:

Type of Financing:

Prior Transfer

Recording Date: **07/15/2002**

Price: **N/A**

First TD: **\$192,765**

Mortgage Doc #: **02-1629468**

Lender Name: **TRAVELERS BANK & TRUST FSB**

Buyer Name: **HURTADO, EDWIN; HURTADO, ELMA**

Buyer Vesting: **Joint Tenants**

Seller Name: **HURTADO, JOSE RENE; HURTADO, GLORIA**

Legal description: **Lot: 693 Tract No: 5248 Map Ref: MB56 PG41**

City/Muni/Twp: **SOUTH GATE**

Document #: **02-1629467 BK-PG -**

Document Type: **Intra-family Transfer Or
Dissolution**

Type of Sale: **Non-Arms Length Transfer**

Interest Rate:

Mortgage Record

Recording Date: **05/01/2001**

Loan Amount: **\$152,670**

TD Due Date: **05/01/2031**

Interest Rate:

Lender Name: **NATIONAL PACIFIC MTG**

Lender Type: **Mortgage Company**

Borrowers Name: **HURTADO, EDWIN; HURTADO, ELMA**

Vesting:

Document #: **01-0741224 BK-PG -**

Loan Type: **FHA**

Type of Financing:

Mortgage Record

Recording Date: **04/14/2000**

Loan Amount: **\$153,732**

TD Due Date: **05/01/2030**

Interest Rate:

Lender Name: **DBA FIRST BANK MTG**

Lender Type: **Mortgage Company**

Borrowers Name: **HURTADO, EDWIN; HURTADO, ELMA**

Vesting: **Joint Tenants**

Document #: **00-0563817 BK-PG -**

Loan Type: **FHA**

Type of Financing:

Prior Transfer

Recording Date: **04/14/2000**

Price: **\$155,000**

First TD: **\$153,732**

Mortgage Doc #: **00-0563817**

Lender Name: **DBA FIRST BANK MTG**

Buyer Name: **HURTADO, EDWIN; HURTADO, ELMA**

Buyer Vesting: **Joint Tenants**

Seller Name: **FAMILY TRUST, NORVELL, ROBERT AND VIVIAN TRS NORVELL**

Legal description:

Abbreviated Description: **TRACT # 5248 LOT 693**

City/Muni/Twp: **SOUTH GATE**

Document #: **00-0563816 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Full-Computed From Transfer Tax**

Interest Rate:

Mortgage Record

Recording Date: **12/29/1998**

Document #: **98-2358609 BK-PG -**

Loan Amount: **\$100,000**
TD Due Date:
Interest Rate:
Lender Name: **KAISER CREEK LTD PARTNERSHIP**
Lender Type: **Other**
Borrowers Name: **NORVELL, ROBERT D; NORVELL, VIVIAN A**
Vesting: **Living Trust**

Loan Type: **Unknown Loan Type**
Type of Financing:

Mortgage Record

Recording Date: **12/18/1998**
Loan Amount: **\$20,000**
TD Due Date:
Interest Rate:
Lender Name: **BANK OF AMERICA NT&SA**
Lender Type: **Bank**
Borrowers Name: **NORVELL, ROBERT D; NORVELL, VIVIAN A**
Vesting: **Living Trust**

Document #: **98-2297944 BK-PG -**
Loan Type: **Credit Line**
Type of Financing: **Variable**



Comparables

Perez, Jeannine
9211 Elizabeth Ave, South Gate, CA 90280

APN: 6209-012-002
Los Angeles County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		10/27/2017	\$420,000	\$294	1,427	/4/1	1929	4,197 SF		
1	8941 SAN GABRIEL AVE	02/08/2018	\$400,000	\$297	1,346	/3/1	1939	5,984 SF		.37 Mi.
2	8921 ELIZABETH AVE	02/02/2018	\$460,000	\$467	983	/2/1	1941	6,656 SF		.19 Mi.
3	9534 SAN CARLOS AVE	12/29/2017	\$420,000	\$371	1,132	/4/3	1927	4,210 SF		.34 Mi.
4	8983 STATE ST	12/19/2017	\$288,500	\$298	968	/2/1	1927	6,314 SF		.24 Mi.
5	8943 MADISON AVE	12/13/2017	\$359,000	\$264	1,356	/3/1	1928	6,161 SF		.33 Mi.
6	8943 MADISON AVE	12/13/2017	\$332,000	\$244	1,356	/3/1	1928	6,161 SF		.33 Mi.
7	9312 SAN GABRIEL AVE	12/05/2017	\$365,000	\$467	780	/2/1	1925	4,839 SF		.36 Mi.
8	3355 MISSOURI AVE	11/15/2017	\$405,000	\$457	885	/3/1	1937	3,587 SF		.28 Mi.
9	8921 ELIZABETH AVE	10/25/2017	\$290,000	\$295	983	/2/1	1941	6,656 SF		.19 Mi.
10	9633 DEARBORN AVE	09/19/2017	\$435,000	\$312	1,392	/3/2	1965	4,176 SF		.29 Mi.
11	8963 SAN ANTONIO AVE	07/26/2017	\$360,000	\$259	1,387	/3/1	1939	5,992 SF	Yes	.23 Mi.
12	3173 KANSAS AVE	06/26/2017	\$328,000	\$329	996	/3/1	1944	5,395 SF		.37 Mi.
13	8977 CALIFORNIA AVE	06/20/2017	\$360,000	\$314	1,146	/2/1	1929	6,395 SF		.15 Mi.
14	9605 SAN GABRIEL AVE	06/15/2017	\$385,000	\$266	1,444	/3/2	1982	4,974 SF		.39 Mi.
15	8939 VICTORIA AVE	06/01/2017	\$470,000	\$581	808	/2/1	1925	5,992 SF		.19 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		10/27/2017	\$420,000	\$294	1,427	/4/1	1929	4,197 SF		
1	8941 SAN GABRIEL AVE SOUTH GATE, CA 90280-3121	02/08/2018	\$400,000	\$297	1,346	/3/1	1939	5,984 SF		.37 Mi.
APN: 6210-012-016 Document #: 18-0132850 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:204 Tract No:3722 MapRef:MB 40 PG 54 Abbreviated Description:NORTH40FT S80FT LOT204 City/Muni/Twp:SOUTHGATE										
Buyer Name: RODRIGUEZ DAVILA, EVELYN TRINIDAD, AMBROSIO DAVILA										
Seller Name: RODRIGUEZ, RENE JAIMEZ RODRIGUEZ, GUADALUPE										
2	8921 ELIZABETH AVE SOUTH GATE, CA 90280-3017	02/02/2018	\$460,000	\$467	983	/2/1	1941	6,656 SF		.19 Mi.
APN: 6210-023-020 Document #: 18-0113933 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:98 Tract No:3477 MapRef:MB 38 PG 11&12 Abbreviated Description:SOUTH40FT LOT98 City/Muni/Twp:SOUTH GATE										
Buyer Name: HERRERA, EDUARDO										
Seller Name: ZAMORA, IRMA I										
3	9534 SAN CARLOS AVE SOUTH GATE, CA 90280-4710	12/29/2017	\$420,000	\$371	1,132	/4/3	1927	4,210 SF		.34 Mi.
APN: 6203-016-015 Document #: 17-1522496 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:45 Tract No:4707 MapRef:MB 52 PG 14 City/Muni/Twp:SOUTH GATE										
Buyer Name: GAYTAN, YAIDRO CALDERON, BRIAN										
Seller Name: RIVAS, JOSE SANTOS										
4	8983 STATE ST SOUTH GATE, CA 90280-2925	12/19/2017	\$288,500	\$298	968	/2/1	1927	6,314 SF		.24 Mi.
APN: 6204-003-005 Document #: 17-1466075 Document Type: Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:192 Tract No:3477 MapRef:MB38 PG11&12										
Buyer Name: MORGAN PICKS TWO LLC										
Seller Name: JUAREZ, MATEO										
5	8943 MADISON AVE SOUTH GATE, CA 90280-2908	12/13/2017	\$359,000	\$264	1,356	/3/1	1928	6,161 SF		.33 Mi.
APN: 6204-004-013 Document #: 17-1448867 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:213-212 Tract No:3477 MapRef:MB38 PG11&12 City/Muni/Twp:SOUTH GATE										
Buyer Name: SHOUMER, JOSHUA										
Seller Name: STOCKPILE PROPERTY VENTURES LLC										
6	8943 MADISON AVE SOUTH GATE, CA 90280-2908	12/13/2017	\$332,000	\$244	1,356	/3/1	1928	6,161 SF		.33 Mi.
APN: 6204-004-013 Document #: 17-1448866 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:213-212 Tract No:3477 MapRef:MB38 PG11&12 City/Muni/Twp:SOUTH GATE										

Buyer Name: STOCKPILE PROPERTY VENTURES LLC

Seller Name: VALOFF, SHARON

7	9312 SAN GABRIEL AVE SOUTH GATE, CA 90280-4720	12/05/2017	\$365,000	\$467	780	/2/1	1925	4,839 SF	.36 Mi.
APN: 6203-002-011 Document #: 17-1403326 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:849 Tract No:5280 MapRef:MB57 PG99 City/Muni/Twp:SOUTH GATE									
Buyer Name: CARMONA, FIDEL CARMONA, SERGIO R									
Seller Name: MAGANA, JUAN MAGANA, JANNET									
8	3355 MISSOURI AVE SOUTH GATE, CA 90280-4322	11/15/2017	\$405,000	\$457	885	/3/1	1937	3,587 SF	.28 Mi.
APN: 6209-011-019 Document #: 17-1314351 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:740&741 Tract No:5248 MapRef:MB56 PG41 City/Muni/Twp:SOUTH GATE									
Buyer Name: FROUSAKIS JR, ANGELO									
Seller Name: 5 STAR DISCOUNT HOUIES LLC									
9	8921 ELIZABETH AVE SOUTH GATE, CA 90280-3017	10/25/2017	\$290,000	\$295	983	/2/1	1941	6,656 SF	.19 Mi.
APN: 6210-023-020 Document #: 17-1227476 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:98 Tract No:3477 MapRef:MB38 PG11&12 City/Muni/Twp:SOUTH GATE									
Buyer Name: ZAMORA, IRMA I									
Seller Name: AGUIRRE, ANTONIO AGUIRRE, RITA									
10	9633 DEARBORN AVE SOUTH GATE, CA 90280-4409	09/19/2017	\$435,000	\$312	1,392	/3/2	1965	4,176 SF	.29 Mi.
APN: 6209-005-017 Document #: 17-1065832 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:1675 Tract No:5487 MapRef:MB59 PG5 City/Muni/Twp:SOUTH GATE									
Buyer Name: RANGEL, RAFAEL RANGEL, MARIA ESTHER									
Seller Name: DIAZ, LUIS DIAZ, IRIS									
11	8963 SAN ANTONIO AVE SOUTH GATE, CA 90280-3021	07/26/2017	\$360,000	\$259	1,387	/3/1	1939	5,992 SF	Yes .23 Mi.
APN: 6210-016-032 Document #: 17-0840288 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:274 Tract No:3722 MapRef:MB40 PG54 City/Muni/Twp:SOUTH GATE									
Buyer Name: RP FINANCIAL									
Seller Name: THE SECRETARY OF HOUSING & URBAN DEVELOP									
12	3173 KANSAS AVE SOUTH GATE, CA 90280-4138	06/26/2017	\$328,000	\$329	996	/3/1	1944	5,395 SF	.37 Mi.
APN: 6206-015-003 Document #: 17-0706364 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:3 Tract No:11956 MapRef:MB256 PG17 City/Muni/Twp:SOUTH GATE									

Buyer Name: ARMERO, CARLOS M

Seller Name: MEDINA, FIDENCIO MEDINA, MARTHA

13 **8977 CALIFORNIA AVE** **06/20/2017** **\$360,000** **\$314** **1,146** **/2/1** **1929** **6,395 SF** **.15 Mi.**
SOUTH GATE, CA 90280-3013

APN: 6210-019-007 Document #: 17-0677892 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:21 Tract No:3477 MapRef:MB38 PG11&12 City/Muni/Twp:SOUTH GATE

Buyer Name: CARRANZA, JOSE CARRANZA, MARELYN

Seller Name: GUTIERREZ, MARIO VEGA GUTIERREZ, ISELA

14 **9605 SAN GABRIEL AVE** **06/15/2017** **\$385,000** **\$266** **1,444** **/3/2** **1982** **4,974 SF** **.39 Mi.**
SOUTH GATE, CA 90280-4725

APN: 6203-016-031 Document #: 17-0661731 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:799 Tract No:5280 MapRef:MB57 PG99 City/Muni/Twp:SOUTH GATE

Buyer Name: HUERTA DE CARRANZA, ERNESTA M NAVARRO, MAURICIO ANDRES

Seller Name: GUDINO, SANDRA SANDRA GUDINO REVOCABLE LIVING TRUST

15 **8939 VICTORIA AVE** **06/01/2017** **\$470,000** **\$581** **808** **/2/1** **1925** **5,992 SF** **.19 Mi.**
SOUTH GATE, CA 90280-2929

APN: 6210-024-016 Document #: 17-0603684 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:132 Tract No:3477 MapRef:MB38 PG11&12 City/Muni/Twp:SOUTH GATE

Buyer Name: SARABIA JR, LEONARDO SARABIA, ROSENTARIE A

Seller Name: BRECKENRIDGE PROPERTY FUND 2016 LLC

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **5,992 SF**

Median # of Baths: **1**

Median Living Area: **1,132 SF**

Median Year Built: **1937**

Price Range - 2 Yrs: **\$288,500 To \$470,000**

Age Range: **36 Years To 93 Years**

Median Value: **\$365,000**

Median Age: **81 Years**



Assessor Map

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

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

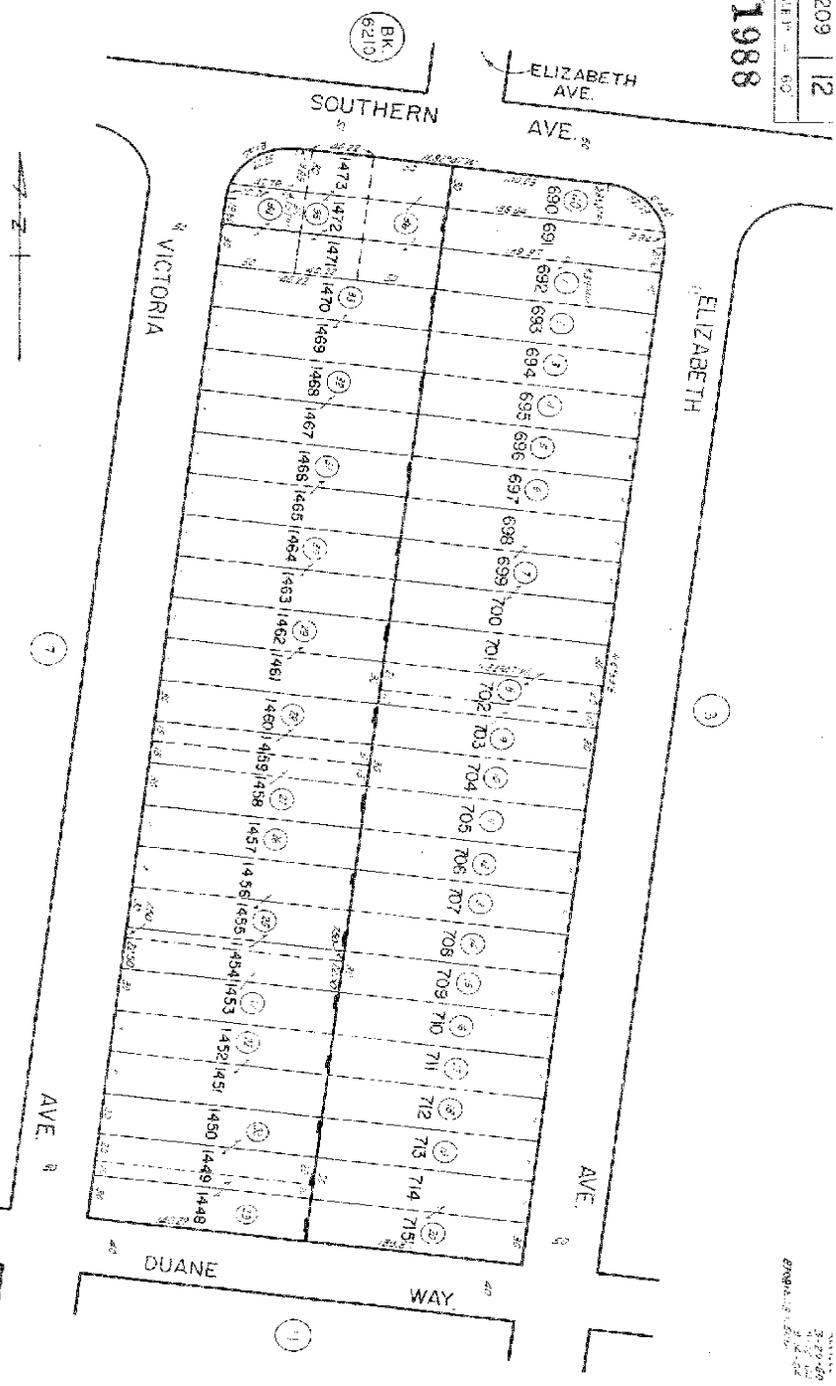
6209 12
SCALE 1" = 60'
1988

203 P. 2nd EDITION SEE
2009 17

TRACT NO. 5487
M.B. 59-5

TRACT NO. 5248
M.B. 56-41

ASSASSIN & ASS
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