

## 2819 Boulder St, Los Angeles, CA 90033-3113, Los Angeles County

### MULTIPLE BUILDING PROPERTY SUMMARY

	Beds <b>4</b>	Bldg Sq Ft <b>2,122</b>	Lot Sq Ft <b>5,844</b>	MLS Sale Price <b>\$435,000</b>
	Baths <b>3</b>	Yr Built <b>1927</b>	Type <b>TRIPLEX</b>	MLS Sale Date <b>08/13/2015</b>

### OWNER INFORMATION

Owner Name	<b>Muraida Laura C</b>	Tax Billing Zip	<b>90033</b>
Tax Billing Address	<b>2819 Boulder St</b>	Tax Billing Zip+4	<b>3113</b>
Tax Billing City & State	<b>Los Angeles, CA</b>	Owner Occupied	<b>Yes</b>

### LOCATION INFORMATION

Zoning	<b>LARD1.5</b>	Flood Zone Code	<b>X</b>
School District	<b>Los Angeles</b>	Flood Zone Panel	<b>06037C1637F</b>
Census Tract	<b>2037.20</b>	Flood Zone Date	<b>09/26/2008</b>
Subdivision	<b>Forest Heights Tr</b>		

### TAX INFORMATION

APN	<b>5178-010-026</b>	Block #	<b>D</b>
% Improved	<b>31%</b>	Lot #	<b>5</b>
Tax Area	<b>4</b>		
Legal Description	<b>FOREST HEIGHTS TRACT LOT 5</b>		

### ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	<b>\$470,857</b>	<b>\$461,625</b>	<b>\$452,574</b>
Assessed Value - Land	<b>\$324,729</b>	<b>\$318,362</b>	<b>\$312,120</b>
Assessed Value - Improved	<b>\$146,128</b>	<b>\$143,263</b>	<b>\$140,454</b>
YOY Assessed Change (%)	<b>2%</b>	<b>2%</b>	
YOY Assessed Change (\$)	<b>\$9,232</b>	<b>\$9,051</b>	
Tax Year	Total Tax	Change (\$)	Change (%)
2018	<b>\$5,717</b>		
2019	<b>\$5,795</b>	<b>\$78</b>	<b>1.36%</b>
2020	<b>\$6,025</b>	<b>\$230</b>	<b>3.97%</b>
Special Assessment	Tax Amount		
Safe Clean Water83	<b>\$80.97</b>		
City Lt Maint 21	<b>\$47.76</b>		
La Stormwater 21	<b>\$32.97</b>		
Flood Control 62	<b>\$41.36</b>		
Rposd Measure A 83	<b>\$33.95</b>		
Trauma/Emerg Srv86	<b>\$89.97</b>		
Lacity Park Dist21	<b>\$33.69</b>		
Laco Vectr Cntrl80	<b>\$13.09</b>		
Total Of Special Assessments	<b>\$373.76</b>		

### CHARACTERISTICS

County Land Use	<b>Multi-Family 3-Unit</b>	Bedrooms	<b>4</b>
Universal Land Use	<b>Triplex</b>	Total Baths	<b>3</b>
Lot Acres	<b>0.1342</b>	Full Baths	<b>3</b>
Lot Area	<b>5,844</b>	Heat Type	<b>Heated</b>
Building Sq Ft	<b>2,122</b>	Cooling Type	<b>Yes</b>
Stories	<b>MLS: 1</b>	Year Built	<b>1927</b>
Total Units	<b>3</b>	# of Buildings	<b>2</b>

SELL SCORE			
Rating	High	Value As Of	2021-03-13 23:11:09
Sell Score	639		

ESTIMATED VALUE			
Value As Of	03/23/2021		

LISTING INFORMATION			
MLS Listing Number	MB15112205	MLS Orig. List Price	\$435,000
MLS Status	Closed	Closing Date	08/13/2015
MLS Status Change Date	08/13/2015	Closing Price	\$435,000
MLS Listing Date	05/26/2015	MLS Listing Agent	M43900-Veronica Madrigal
MLS Current List Price	\$435,000	MLS Listing Broker	L.A. R.E. NETWORK ERA

MLS Listing #	Y703255	2707612
MLS Status	Expired	Closed
MLS Listing Date	06/14/2007	06/12/1998
MLS Listing Price	\$549,999	\$149,900
MLS Orig Listing Price	\$549,999	\$149,900
MLS Close Date		06/12/1998
MLS Listing Close Price		\$125,000
MLS Listing Expiration Date	12/14/2007	

LAST MARKET SALE & SALES HISTORY			
Recording Date	08/13/2015	Sale Type	Full
Sale Date	Tax: 06/05/2015 MLS: 08/13/2015	Deed Type	Grant Deed
Sale Price	\$435,000	Owner Name	Muraida Laura C
Price Per Square Feet	\$205.00	Seller	Vaca Dionisio & Maria
Document Number	991402		

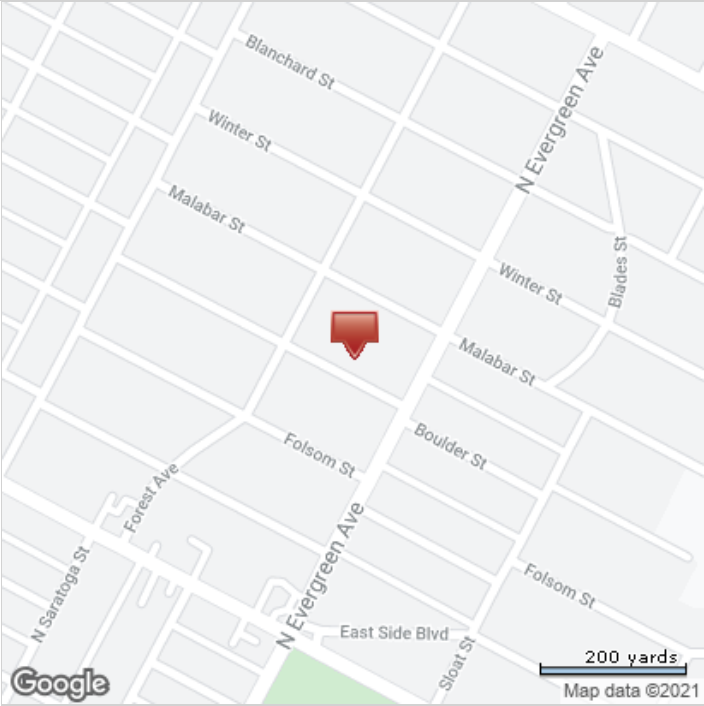
Recording Date	08/13/2015	11/12/1999	08/18/1998	06/12/1998	07/31/1997
Sale Date	06/05/2015	11/05/1999	07/01/1998	05/20/1998	
Sale Price	\$435,000	\$229,000		\$125,000	\$106,897
Buyer Name	Muraida Laura C	Vaca Dionisio & Maria	Cabrera Maria D	Larios Adolfo & Cecilia	Home Svgs Of America Fsb
Seller Name	Vaca Dionisio & Maria	Larios Adolfo;Cecilia	Diaz Carolina S	Home Svgs Of America Fsb	Serrano Reconveyance Co (Te)
Document Number	991402	2117022	1459347	1001039	1168921
Document Type	Grant Deed	Grant Deed	Grant Deed	Corporation Grant Deed	Trustee Deed

Recording Date		01/31/1989
Sale Date		01/1989
Sale Price		\$156,000
Buyer Name		Lopez Rosalinda
Seller Name		Pemontoya Refugio
Document Number		165131
Document Type		Grant Deed

MORTGAGE HISTORY					
Mortgage Date	08/14/2019	08/13/2015	05/31/2005	04/17/2003	04/27/2001
Mortgage Amt	\$450,000	\$427,121	\$290,000	\$237,000	\$229,655
Mortgage Lender	Quicken Lns Inc	Pacific Union Fin'l	Mit Lending	Washington Mutual Bk Fa	Chase Manhattan Mtg
Mortgage Code	Conventional	Fha	Conventional	Conventional	Fha

Mortgage Date	11/12/1999	06/12/1998	01/31/1989
Mortgage Amt	\$227,127	\$134,000	\$124,800
Mortgage Lender	Guild Mtg Co	Argus Grp	Home Svgs/America

PROPERTY MAP



\*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS

County Land Use	Multi-Family 3-Unit	Bedrooms	2
Universal Land Use	Triplex	Total Baths	1
Lot Acres	0.1342	Heat Type	Heated
Lot Area	5,844	Cooling Type	Yes
Building Sq Ft	850	Year Built	1927
Total Units	1		

BUILDING 2 OF 2

CHARACTERISTICS

County Land Use	Multi-Family 3-Unit	Total Units	2
Universal Land Use	Triplex	Bedrooms	2
Lot Acres	0.1342	Total Baths	2
Lot Area	5,844	Cooling Type	Yes
Building Sq Ft	1,272	Year Built	1920