
Property Profile

Cover Page

Subject Property:

**Site Address**

17506 MAIDSTONE AVE ,
ARTESIA, CA, 90701

**Mail Address**

,
, ,

Prepared By:

**Dennis Murphy**

Dennis Murphy, Cpa

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E: dmmurphy@ix.netcom.com



Document Contents

- Property Overview Page
- Property History Page
- Property Comparables
- Neighborhood Demographics
- Public Schools Report
- Private Schools Report
- Crime Report
- Cyberhomes.com Content

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Property Overview

17506 MAIDSTONE AVE, ARTESIA, CA, 90701- 3820

Owner and Geographic Information



Primary Owner: EMVEST MORTGAGE FUND LLC,	Secondary Owner:		
Mail Address:			
Site Address:	17506 MAIDSTONE AVE ARTESIA CA 90701		
APN : 7035-018-006	Lot Number : 28	Census Tract : 5548.02	Page Grid : 736-G7
Housing Tract Number:	21282	Phone:	
Legal Description : Lot: 28 Tract No: 21282 Abbreviated Description: CITY:REGION/CLUSTER: 10/10108 TRACT # 21282 LOT 28 City/Muni/Twp: REGION/CLUSTER: 10/10108			

Property Details



Bedrooms : 3	Year Built : 1955	Square Feet : 1,155 SF
Bathrooms : 2	Garage :	Lot Size : 5,759 SF
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : ATA10000*	Pool :	Use Code : Single Family Residential

Sale & Loan



Transfer Date : 03/19/2008	Seller : MIDDEL, RICHARD P	
Transfer Value : \$549,236	Document # : 08-0470664	Cost/Sq Feet : \$475
First Loan Amt : N/A	Lender :	

Assessment & Taxes



Assessed Value : \$47,178	Percent Improvement : 62.02%	Homeowner Exemption : H
Land Value : \$17,916	Tax Amount : \$974.21	Tax Rate Area : 1-968
Improvement Value : \$29,262	2006	Tax Account ID :
Market Improvement Value :	Market Land Value :	Market Value :

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Property History

17506 MAIDSTONE AVE, ARTESIA, CA, 90701- 3820

Prior Transfer

Recording Date	03/19/2008	Document #	08-0470664 BK-PG -
Price	\$549,236	Document Type	Trustee's Deed
First TD	N/A	Type of Sale	Full Amount on Deed
Mortgage Doc #		Interest Rate	
Lender Name		Buyer Vesting	N/A
Buyer Name	EMVEST MORTGAGE FUND LLC,	Seller Name	MIDDEL, RICHARD P
Legal Description : Lot: 28 Tract No: 21282 Map Ref: MB578 PG12&13			

Mortgage Record

Recording Date	10/02/2006	Document #	06-2195436 BK-PG -
Loan Amount:	\$25,000	Loan Type	Unknown
TD Due Date		Type of Financing	
Lender Name	CHRISTOS D KARNAKIS	Buyer Vesting	N/A
Lender Type	Private Party	Vesting	
Borrowers Name	MIDDEL,RICHARD P		

Mortgage Record

Recording Date	05/10/2006	Document #	06-1033547 BK-PG -
Loan Amount:	\$448,000	Loan Type	Unknown
TD Due Date		Type of Financing	
Lender Name	EMVEST MORTGAGE FUND LLC	Buyer Vesting	N/A
Lender Type	*N	Vesting	
Borrowers Name	MIDDEL,RICHARD P		

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Mortgage Record

Recording Date	10/27/2005	Document #	05-2588854 BK-PG -
Loan Amount:	\$48,500	Loan Type	Credit Line (Revolving)
TD Due Date		Type of Financing	
Lender Name	SEA VIEW INVESTMENTS	Buyer Vesting	N/A
Lender Type	Other	Vesting	
Borrowers Name	MIDDEL,RICHARD P		

Mortgage Record

Recording Date	12/06/2004	Document #	04-3142488 BK-PG -
Loan Amount:	\$318,500	Loan Type	Unknown
TD Due Date	12/01/2034 IR:10.65%	Type of Financing	ADJ
Lender Name	OPTION ONE MORTGAGE CORP	Buyer Vesting	N/A
Lender Type	*X	Vesting	
Borrowers Name	MIDDEL,RICHARD P		

Mortgage Record

Recording Date	12/14/2001	Document #	01-2396600 BK-PG -
Loan Amount:	\$233,100	Loan Type	Unknown
TD Due Date	01/01/2032 IR:9.95%	Type of Financing	ADJ
Lender Name	OPTION ONE MTG CORP	Buyer Vesting	N/A
Lender Type	Mortgage company	Vesting	
Borrowers Name	MIDDEL,RICHARD P		

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Prior Transfer

Recording Date	04/20/2001	Document #	01-0667910 BK-PG -
Price	N/A	Document Type	Intrafamily Transfer or Dissolution
First TD	\$164,800	Type of Sale	Non-Arms Length Transfer
Mortgage Doc #	<u>01-0667911</u>	Interest Rate	9%
Lender Name	NEW CENTURY MTG CORP	Buyer Vesting	N/A
Buyer Name	MIDDEL, RICHARD P	Seller Name	MIDDEL, DICK PETER; THE MIDDEL REVOCABLE TRUST,
Legal Description : Lot: 28 Tract No: 21282 Map Ref: MB578 PG12&13 City/Muni/Twp: ARTESIA			

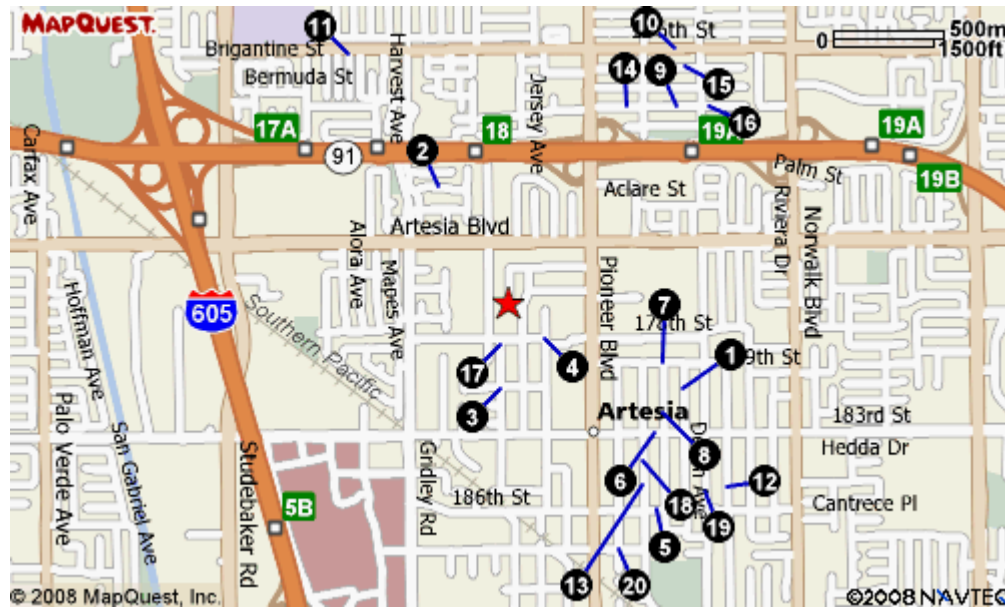
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Comparable Sales Data

17506 MAIDSTONE AVE, ARTESIA, CA, 90701- 3820



**EMVEST MORTGAGE FUND LLC,
17506 MAIDSTONE AVE, ARTESIA 90701-3820
APN: 7035-018-006 LOS ANGELES COUNTY**

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	18015 DEVLIN AVE	09/30/2008	\$400,000	\$260	1,538	4/2	1950	4,600 SF		.54Mi.
Site Address		ARTESIA, CA 90701-4203		APN		7033-023-019				
Doc Type		Grant Deed		Document #		08-1752412				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		PAUDEL, PRATIMA ; PAUDEL, MIN K		Seller Name		ESCAMILLA, ROSA MARIA				
Loan Amount		\$392,850		Lender Name		CITIMORTGAGE INC				
Legal: Lot : 68 Tract No : 6830 MapRef : MB76 PG52 City/Muni/Twp : ARTESIA										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	11447 HART ST	09/17/2008	\$450,000	\$285	1,574	/4/2	1972	7,349 SF	Yes	.30Mi.
Site Address		ARTESIA, CA 90701-2632		APN		7035-002-032				
Doc Type		Grant Deed		Document #		08-1671933				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		CHENG, SOKLIN ; CHAY, BONA		Seller Name		CRUZ, TIRSO R ; CRUZ, MARISSA G				
Loan Amount		\$330,000		Lender Name		CLARION MORTGAGE CAPITAL INC				
Legal: Lot : 20 Tract No : 28598 MapRef : MB816 PG63&64 City/Muni/Twp : ARTESIA										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	18015 ROSETON AVE	08/29/2008	\$405,000	\$289	1,400	/3/2	1954	5,868 SF		.33Mi.
Site Address		ARTESIA, CA 90701-3940		APN		7035-010-001				
Doc Type		Grant Deed		Document #		08-1566382				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		SHAH, BHAVESH K		Seller Name		DEL CID, SETH				
Loan Amount		\$324,000		Lender Name		PROVIDENT FUNDING ASSOCIATES LP				
Legal: Lot : 41 Tract No : 20005 MapRef : MB523 PG46&47 City/Muni/Twp : ARTESIA										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	17821 ALBURTIS AVE	08/12/2008	\$427,000	\$544	784	/2/1	1947	6,996 SF		.20Mi.
Site Address		ARTESIA, CA 90701-3918		APN		7035-013-016				
Doc Type		Grant Deed		Document #		08-1445268				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		MASSON, BALVINDER K ; MASSON, JAI D; MASSON, KEWAL K; MASSON, MANJIT K		Seller Name		HARTMANN, MARIA AGUIAR ; DILGER, ALBERTINA M; DE AGUIAR, OSVALDO; MANA, MARIA MANUELA; RODRIGUEZ, MARIA AMELIA				
Loan Amount		N/A		Lender Name						
Legal: Lot : 16 Block : B Tract No : 7154 MapRef : MB82 PG85 City/Muni/Twp : ARTESIA										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5	11917 186TH ST	07/28/2008	\$420,000	\$318	1,320	/4/2	1925	5,367 SF		.72Mi.
Site Address		ARTESIA, CA 90701-5709		APN		7040-014-018				
Doc Type		Grant Deed		Document #		08-1340257				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		SANDHU, JIMMY ; KAUR, GURMIT		Seller Name		ROJAS, LESLEY ; GARCIA, NATALIE; BARCELOS, MARGARIDA; BARCELOS, FRANCISCO; GONCALVES, JOSE GABRIEL; GONCALVES, IDALINA				
Loan Amount		\$336,000		Lender Name		REUNION MORTGAGE INC				
Legal: Lot : 389 Tract No : 7932 MapRef : MB91 PG91-93 City/Muni/Twp : ARTESIA										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6	11919 183RD ST	07/17/2008	\$290,000	\$506	572	/3/1	1947	3,798 SF		.56Mi.
Site Address		ARTESIA, CA 90701-5703		APN		7033-022-028				
Doc Type		Grant Deed		Document #		08-1275105				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		KARKI, TRISHA K ; KARKITHETRI, DON B		Seller Name		TOLEDO, TERESINA C ; LOPES, MARIA C ; TOLEDO, TEREZINHA C ; ORMONDE, ANA F ; DOCANTO, MANUEL L B				
Loan Amount		\$230,000		Lender Name		BANK OF AMERICA NA				
Legal: Lot : 47 Tract No : 6830 MapRef : MB76 PG52 Abbreviated Description : NORTH100 FT LOT47 City/Muni/Twp : ARTESIA										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7	17905 SEINE AVE	06/10/2008	\$450,000	\$487	924	/3/2	1955	5,750 SF		.46Mi.
Site Address		ARTESIA, CA 90701-4225		APN		7033-021-021				
Doc Type		Grant Deed		Document #		08-1019867				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		CARDOSO, ERCILIO M ; THE 2003 CARDOSO FAMILY TRUST		Seller Name		GARCIA, RONALD S				
Loan Amount		\$360,000		Lender Name		THE NAVARRO LIVING TRUST				
Legal: Lot : 13&14 Block : C Tract No : 5967 MapRef : MB64 PG19&20 City/Muni/Twp : ARTESIA										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8	18118 SEINE AVE	06/05/2008	\$400,000	\$316	1,262	/3/2	1959	4,600 SF		.55Mi.
Site Address		ARTESIA, CA 90701-4230		APN		7033-023-013				
Doc Type		Grant Deed		Document #		08-0991425				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		CHENG, YU CHING ; CHENG, LI YA		Seller Name		TSAI, ROBERT S ; TSAI, JUDY M; THE TSAI FAMILY TRUST				
Loan Amount		\$270,000		Lender Name		HSBC MORTGAGE CORPORATION USA				
Legal: Lot : 61 Tract No : 6830 MapRef : MB76 PG52 City/Muni/Twp : ARTESIA										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9	11959 168TH ST	05/19/2008	\$248,000	\$430	576	/2/1	1955	2,675 SF		.63Mi.
Site Address		ARTESIA, CA 90701-1803		APN		7011-018-047				
Doc Type		Grant Deed		Document #		08-0884396				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		CASTORENA, ANTONIO ; CASTORENA, EVA L		Seller Name		LOPEZ, OSBALDO T				
Loan Amount		\$244,168		Lender Name		BANKERSWEST FUNDING CORP				
Legal: Lot : 55 Block : 6 Subdivision : PETROLEUM GARDENS MapRef : RS13 PG13 City/Muni/Twp : ARTESIA										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
10	11956 166TH ST	04/08/2008	\$410,000	\$301	1,360	/4/2	1974	5,449 SF		.72Mi.
Site Address		ARTESIA, CA 90701-1816		APN		7011-016-065				
Doc Type		Grant Deed		Document #		08-0601395				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		CASTANEDA, ALBERTO		Seller Name		ROJAS, JOSE JORGE				
Loan Amount		\$328,000		Lender Name		BANK OF AMERICA NA				
Legal: Lot : 23&24 Block : 2 Subdivision : PETROLEUM GARDENS MapRef : RS13 PG13 City/Muni/Twp : ARTESIA										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
11	16625 GRAYSTONE AVE	03/17/2008	\$210,000	\$460	456	//	1966	1,573 SF		.70Mi.
Site Address		ARTESIA, CA 90703-1614		APN		7016-019-016				
Doc Type		Grant Deed		Document #		08-0449996				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		GONZALEZ, SALVADOR P		Seller Name		AT & INI LLC				
Loan Amount		\$200,000		Lender Name		AT & INI LLC				
Legal: Lot : 137 Subdivision : RANCHO LOS COYOTES TRACT										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
12	18511 GRAYLAND AVE	02/13/2008	\$550,000	\$335	1,639	/4/2	1953	7,379 SF		.80Mi.
Site Address		ARTESIA, CA 90701-5740		APN		7040-008-011				
Doc Type		Grant Deed		Document #		08-0259857				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		JUMANI, ZAFARULLAH ; JUMANI, EHSANA Z		Seller Name		JOHNSTONE, RANDOLPH				
Loan Amount		\$495,000		Lender Name		EQUIFIRST CORP				
Legal: Lot : 208&210 Tract No : 7932 MapRef : MB91 PG91-93 Abbreviated Description : NORTH20 FT LOT208 City/Muni/Twp : ARTESIA										

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
13	18501 CLARKDALE AVE	01/18/2008	\$590,000	\$392	1,504	/4/2	1917	8,246 SF		.65Mi.
Site Address		ARTESIA, CA 90701-5723		APN		7040-016-008				
Doc Type		Grant Deed		Document #		08-0105576				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		PETERSON, MICAH ; LOURENCO, DENA		Seller Name		LOURENCO, DAVID D				
Loan Amount		\$417,000		Lender Name		COUNTRYWIDE BANK FSB				
Legal: Lot : 7 Block : 1 Subdivision : TOWN OF ARTESIA MapRef : MB8 PG126 City/Muni/Twp : ARTESIA										

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
	14 11866 168TH ST	12/13/2007	\$294,000	\$351	836	/2/1	1971	2,675 SF		.51Mi.
	Site Address	ARTESIA, CA 90701-1802		APN	7011-004-021					
	Doc Type	Grant Deed		Document #	07-2739338					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	RIDGWAY, STONEY MICHAEL		Seller Name	US BANK NA ; MASTR ASSET BACKED SECURITIES TRUST 2006					
	Loan Amount	\$282,240		Lender Name	COUNTRYWIDE HOME LOANS INC					
	Legal:	Lot : 31	Block : 7	Subdivision : PETROLEUM GARDENS	MapRef : MB13 PG13	City/Muni/Twp : ARTESIA				

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
	15 11972 ARKANSAS ST	12/07/2007	\$300,000	\$342	875	/2/1	1962	4,064 SF		.70Mi.
	Site Address	ARTESIA, CA 90701-1826		APN	7011-017-063					
	Doc Type	Grant Deed		Document #	07-2688038					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	GAMEZ, ABUNDIO		Seller Name	BEJINEZ, MARIA R					
	Loan Amount	\$300,000		Lender Name	JPMORGAN CHASE BANK NA					
	Legal:	Lot : 30&29	Block : 4	Subdivision : PETROLEUM GARDENS	MapRef : MB13 PG13	Abbreviated Description : E2 LOT29 City/Muni/Twp : ARTESIA				

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
	16 12021 168TH ST	11/05/2007	\$290,000	\$377	768	/2/1	1946	5,349 SF		.70Mi.
	Site Address	ARTESIA, CA 90701-1805		APN	7011-023-031					
	Doc Type	Grant Deed		Document #	07-2480284					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	RAMIREZ, DAVID		Seller Name	HART, JAMES M ; HART, CLEO M; JAMES & CLEO HART TRUST					
	Loan Amount	\$275,500		Lender Name	INDYMAC BANK FSB					
	Legal:	Lot : 32&33	Block : 13	Subdivision : PETROLEUM GARDENS #2	MapRef : MB13	PG17 City/Muni/Twp : ARTESIA				

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
	17 17828 ROSETON AVE	10/22/2007	\$565,000	\$364	1,550	/3/2	1948	8,276 SF		.20Mi.
	Site Address	ARTESIA, CA 90701-3937		APN	7035-013-034					
	Doc Type	Grant Deed		Document #	07-2388974					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	CHIU, TIM ; CHIU, JENNE		Seller Name	YANG, YUNG TEH ; YANG, MU PING CHAO					
	Loan Amount	N/A		Lender Name						
	Legal:	Subdivision : THE RANCHO LOS COYOTES		Sec/Twnship/Range : W2 POR W2NW4SE4NE4						
		S36T03SR12W		City/Muni/Twp : ARTESIA						

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
	18 18408 CLARKDALE AVE	10/02/2007	\$490,000	\$510	960	/3/1	1923	6,957 SF		.61Mi.
	Site Address	ARTESIA, CA 90701-5722		APN	7040-013-038					
	Doc Type	Grant Deed		Document #	07-2258056					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	HERNANDEZ, RAUL		Seller Name	HARB, MAJED G					
	Loan Amount	\$392,000		Lender Name	WASHINGTON MUTUAL BANK FA					
	Legal:	Lot : A&37	Tract No : 7932&5140	MapRef : MB91 PG91	Abbreviated Description : SOUTH53.50 FT					
		LOT37		City/Muni/Twp : ARTESIA						

<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
	19 18527 ELAINE AVE	09/21/2007	\$440,000	\$585	752	/2/1	1945	4,508 SF		.76Mi.
	Site Address	ARTESIA, CA 90701-5735		APN	7040-010-025					
	Doc Type	Grant Deed		Document #	07-2183149					
	Price Code	F		Land Use	Single Family Residential					
	Buyer Name	PANDEY, AKARAJ ; PANDEY, NEERA		Seller Name	LIM, DAE K ; LIM, DAE KYUN					
	Loan Amount	\$352,000		Lender Name	AMERICAN STERLING BANK					
	Legal:	Lot : 293&294	Tract No : 7932	MapRef : MB91 PG91-93	Abbreviated Description : NORTH55 FT					
		LOTS293&294		City/Muni/Twp : ARTESIA						

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<input checked="" type="checkbox"/>	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
20	18702 ARLINE AVE	09/19/2007	\$580,000	\$348	1,664	/3/2	1964	5,297 SF		.79Mi.
Site Address		ARTESIA, CA 90701-5813		APN		7040-022-026				
Doc Type		Grant Deed		Document #		07-2156034				
Price Code		F		Land Use		Single Family Residential				
Buyer Name		TANEJA, NARAYAN ; TANEJA, KIRAN		Seller Name		STANSBURY, DELORES M ; THE 1990 LILY E VAN NIEROP FAMILY TRUST				
Loan Amount		\$417,000		Lender Name		WASHINGTON MUTUAL BANK FA				
Legal: Lot : 17 Block : 14 Subdivision : ARTESIA MapRef : MB8 PG126 Abbreviated Description : WESTERLY100 FT LOT17 City/Muni/Twp : ARTESIA										

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Area Sales Analysis

Total Area Sales	20	Median # of Bedrooms	3
Median Lot Size	5,358 SF	Median # of Baths	2
Median Living Area	1,111 SF	Median Year Built	1953
Price Range - 2 Yrs	\$210,000 to \$590,000	Age Range	34 years to 91 years
Median Value	\$415,000	Median Age	55 years

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Summary Comparables

**EMVEST MORTGAGE FUND LLC,
17506 MAIDSTONE AVE, ARTESIA 90701-3820
APN: 7035-018-006 LOS ANGELES COUNTY**

Year Built : 1955 Square Feet : 1,155 SF Lot : 5,759 SF Bld/Area : 1155SF Pool : RM/BR/Bth : /3/2

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1)	18015 DEVLIN AVE	09/30/2008	\$400,000	\$260	1,538	/4/2	1950	4,600		.54Mi.
2)	11447 HART ST	09/17/2008	\$450,000	\$285	1,574	/4/2	1972	7,349	Yes	.30Mi.
3)	18015 ROSETON AVE	08/29/2008	\$405,000	\$289	1,400	/3/2	1954	5,868		.33Mi.
4)	17821 ALBURTIS AVE	08/12/2008	\$427,000	\$544	784	/2/1	1947	6,996		.20Mi.
5)	11917 186TH ST	07/28/2008	\$420,000	\$318	1,320	/4/2	1925	5,367		.72Mi.
6)	11919 183RD ST	07/17/2008	\$290,000	\$506	572	/3/1	1947	3,798		.56Mi.
7)	17905 SEINE AVE	06/10/2008	\$450,000	\$487	924	/3/2	1955	5,750		.46Mi.
8)	18118 SEINE AVE	06/05/2008	\$400,000	\$316	1,262	/3/2	1959	4,600		.55Mi.
9)	11959 168TH ST	05/19/2008	\$248,000	\$430	576	/2/1	1955	2,675		.63Mi.
10)	11956 166TH ST	04/08/2008	\$410,000	\$301	1,360	/4/2	1974	5,449		.72Mi.
11)	16625 GRAYSTONE AVE	03/17/2008	\$210,000	\$460	456	//	1966	1,573		.70Mi.
12)	18511 GRAYLAND AVE	02/13/2008	\$550,000	\$335	1,639	/4/2	1953	7,379		.80Mi.
13)	18501 CLARKDALE AVE	01/18/2008	\$590,000	\$392	1,504	/4/2	1917	8,246		.65Mi.
14)	11866 168TH ST	12/13/2007	\$294,000	\$351	836	/2/1	1971	2,675		.51Mi.
15)	11972 ARKANSAS ST	12/07/2007	\$300,000	\$342	875	/2/1	1962	4,064		.70Mi.
16)	12021 168TH ST	11/05/2007	\$290,000	\$377	768	/2/1	1946	5,349		.70Mi.
17)	17828 ROSETON AVE	10/22/2007	\$565,000	\$364	1,550	/3/2	1948	8,276		.20Mi.
18)	18408 CLARKDALE AVE	10/02/2007	\$490,000	\$510	960	/3/1	1923	6,957		.61Mi.
19)	18527 ELAINE AVE	09/21/2007	\$440,000	\$585	752	/2/1	1945	4,508		.76Mi.
20)	18702 ARLINE AVE	09/19/2007	\$580,000	\$348	1,664	/3/2	1964	5,297		.79Mi.

Area Sales Analysis

Total Area Sales	20	Median # of Bedrooms	3
Median Lot Size	5,358 SF	Median # of Baths	2
Median Living Area	1,111 SF	Median Year Built	1953
Price Range - 2 Yrs	\$210,000 to \$590,000	Age Range	34 years to 91 years
Median Value	\$415,000	Median Age	55 years

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Neighborhood Demographics

17506 MAIDSTONE AVE, ARTESIA, CA, 90701- 3820


Population

Area	2000	2008	2013	Growth Rate	Growth Centile
 ZIP 90701	16,380	17,060	17,549	0.5 %	32.0 %
National	281,421,906	309,299,265	328,770,749	1.2 %	


Household

Area	2000	2008	2013	Household Growth Rate	Average Household Size
 ZIP 90701	4,470	4,581	4,698	0.3 %	3.6
National	105,480,101	116,384,754	123,932,585	1.2 %	2.6


Family

Area	2000	2008	Family Growth Rate
 ZIP 90701	3,625	3,716	0.3 %
National	71,787,347	78,006,259	1.0 %


Age Distribution

Area	0-4	5-9	10-14	15-19	20-24	25-44	45-64	65-84	85+
 ZIP 90701	7.5 %	7.0 %	7.1 %	7.5 %	7.3 %	28.5 %	23.3 %	9.9 %	1.9 %
National	6.9 %	6.5 %	6.7 %	7.1 %	7.0 %	27.4 %	25.8 %	10.7 %	1.9 %


Median Age

Area	2008	Male Ratio	Female Ratio
 ZIP 90701	34.1	50.4 %	49.6 %
National	36.8	49.1 %	50.9 %


Household Income

Area	% <\$25K	% \$25K-50K	% \$50K-100K	% \$100K-150K	% >\$150K
 ZIP 90701	14.3 %	28.8 %	41.0 %	10.1 %	5.8 %
National	21.1 %	24.4 %	34.8 %	11.6 %	8.0 %

Median Household Income

Area	2008	2013	Per Capita Income
 ZIP 90701	\$57,582.00	\$65,745.00	\$19,787.00
National	\$54,749.00	\$64,042.00	\$28,151.00

Household Income Centile

Area	National	State
 ZIP 90701	75.0 %	55.0 %
National		

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Public Schools Report


17506 MAIDSTONE AVE, ARTESIA, CA, 90701- 3820

Public School Statistics

Luther Burbank Elementary School								.14Mi. from subject property
17711 Roseton Ave. Artesia, CA 90701-3837 562-865-6215								
<ul style="list-style-type: none"> • Grade KG - Grade 6 • Student Teacher Ratio: 1:22.9 • Full Time Equivalent Administrators: 23 								
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total	
60	60	78	60	85	74	64	481	
API Score:								
1				5		10		

John H. Niemes Elementary School								.43Mi. from subject property
16715 Jersey Ave. Artesia, CA 90701-1750 562-865-9586								
<ul style="list-style-type: none"> • Grade KG - Grade 6 • Student Teacher Ratio: 1:21.7 • Full Time Equivalent Administrators: 31 								
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total	
76	94	112	89	89	79	89	628	
API Score:								
1				5		10		

Faye Ross Middle School		.51Mi. from subject property
17707 Elaine Ave. Artesia, CA 90701-4018 562-924-8331		
<ul style="list-style-type: none"> • Grade 7 - Grade 8 • Student Teacher Ratio: 1:23.4 • Full Time Equivalent Administrators: 31 		
Grade Membership		
GR - 7	GR - 8	Total
328	327	655
API Score: 		
1	5	10

Richard Gahr High School		.64Mi. from subject property		
11111 Artesia Blvd. Cerritos, CA 90703-2533 562-926-5566				
<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Student Teacher Ratio: 1:23.8 • Full Time Equivalent Administrators: 89 				
Grade Membership				
GR - 9	GR - 10	GR - 11	GR - 12	Total
510	509	483	433	1,935
API Score: 				
1				5
				10

About School Report

Public Schools

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within this district, please contact Student Services office of your assigned district.

API Index

The Academic Performance Index (API) measures academic performance and growth of schools, which includes results of the Stanford 9. The API reports a numeric scale that ranges from 200 to 1000. A school's score or position on the API indicates the level of a school's performance.

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Private Schools Report

17506 MAIDSTONE AVE, ARTESIA, CA, 90701- 3820

Private School Statistics

MONTESSORI HOUSE OF CHILDREN		.63Mi. from subject property						
18523 SO ARLINE ARTESIA, CA 90701- 213-924-3610 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Grade 1 • Nonsectarian • Student Teacher Ratio: 1:8 • Full Time Equivalent Administrators: 3 						
Grade Membership								
PK	KDGN	GR - 1	Total					
50	20	4	74					
OUR LADY OF FATIMA ELEM SCHOOL		.74Mi. from subject property						
18626 S CLARKDALE AVE ARTESIA, CA 90701- 562-865-1621 Gender: Coed		<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:27.54 • Full Time Equivalent Administrators: 11.9 						
Grade Membership								
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
32	36	38	38	35	36	38	41	327
VALLEY CHRISTIAN HIGH SCHOOL		.99Mi. from subject property						
10818 ARTESIA BOULEVARD CERRITOS, CA 90701- 562-865-0281 Gender: Coed		<ul style="list-style-type: none"> • Grade 9 - Grade 12 • Other • Student Teacher Ratio: 1:17.37 • Full Time Equivalent Administrators: 31.5 						
Grade Membership								
GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total			
149	149	151	134	113	547			

BELLFLOWER CHRISTIAN SCHOOL													.99Mi. from subject property
10818 E ARTESIA BLVD CERRITOS, CA 90703- 562-860-0556 Gender: Coed						<ul style="list-style-type: none"> • Kindergarten - Grade 12 • Christian (no specific denomination) • Student Teacher Ratio: 1:17.26 • Full Time Equivalent Administrators: 77.8 							
Grade Membership													
KDGN	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	Total
	1	2	3	4	5	6	7	8	9	10	11	12	
63	68	70	78	76	79	78	134	154	154	161	131	111	1342

VALLEY CHRISTIAN MIDDLE SCHOOL		1.03Mi. from subject property
18100 DUMONT AVE CERRITOS, CA 90703- 562-865-6519 Gender: Coed		<ul style="list-style-type: none"> • Grade 7 - Grade 8 • Calvinist • Student Teacher Ratio: 1:19.71 • Full Time Equivalent Administrators: 14
Grade Membership		
	GR - 7	Total
	137	276

NEW LIFE PRESCHOOL AND KNDGN			1.13Mi. from subject property
18800 NORWALK BLVD ARTESIA, CA 90701- 562-402-2577 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Other • Student Teacher Ratio: 1:21 • Full Time Equivalent Administrators: 2 	
Grade Membership			
PK	KDGN	Total	
143	42	185	

TROUBLE FREE EDUCATIONAL SCHOOL												1.19Mi. from subject property
15706 PIONEER BLVD NORWALK, CA 90650- 562-864-2247 Gender: Coed						<ul style="list-style-type: none"> • Grade 1 - Grade 12 • Nonsectarian • Student Teacher Ratio: 1:24 • Full Time Equivalent Administrators: 2.6 						
Grade Membership												
GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	Total
1	3	4	5	6	7	8	9	10	11	12		
1	2	3	1	3	4	7	7	8	11	14		63

COLLEGE PARK SCHOOL													1.28Mi. from subject property
10950 COLLEGE PLACE CERRITOS, CA 90701- 562-924-7800 Gender: Coed						<ul style="list-style-type: none"> • Kindergarten - Grade 12 • Nonsectarian • Student Teacher Ratio: 1:9.86 • Full Time Equivalent Administrators: 7 							
Grade Membership													
KDGN	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	GR -	Total
	1	2	3	4	5	6	7	8	9	10	11	12	

7	3	4	2	3	4	4	3	6	6	9	10	9	69
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BAPTIST CHRISTIAN SCHOOL		1.35Mi. from subject property							
12226 ALONDRA BLVD NORWALK, CA 90650- 562-926-5541 Gender: Coed		<ul style="list-style-type: none"> • Kindergarten - Grade 8 • Baptist • Student Teacher Ratio: 1:15.27 • Full Time Equivalent Administrators: 11 							
Grade Membership									
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total	
25	29	21	22	16	6	15	22	168	

ST JOHN CREATIVE CARE		1.37Mi. from subject property	
18424 BLOOMFIELD CERRITOS, CA 90703- 213-865-5810 Gender: Coed		<ul style="list-style-type: none"> • Kindergarten - Kindergarten • Evangelical Lutheran Church in America • Student Teacher Ratio: 1:12 • Full Time Equivalent Administrators: 1 	
Grade Membership			
		KDGN	Total
		12	12

WONDERLAND SCHOOL		1.47Mi. from subject property				
10440 EAST ARTESIA BLVD BELLFLOWER, CA 90706- 562-866-4919 Gender: Coed		<ul style="list-style-type: none"> • Kindergarten - Grade 4 • Nonsectarian • Student Teacher Ratio: 1:17.07 • Full Time Equivalent Administrators: 5.6 				
Grade Membership						
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	Total	
34	25	18	10	9	96	

BELLFLOWER CHRISTIAN ELEM SCHOOL		1.54Mi. from subject property					
17408 GRAND AVENUE BELLFLOWER, CA 90706- 562-403-3153 Gender: Coed		<ul style="list-style-type: none"> • Kindergarten - Grade 6 • Calvinist • Student Teacher Ratio: 1:18.88 • Full Time Equivalent Administrators: 27.1 					
Grade Membership							
KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	Total
62	68	70	77	76	80	79	512

NAZARENE CHRISTIAN SCHOOL		1.72Mi. from subject property							
15014 STUDEBAKER ROAD NORWALK, CA 90650- 562-863-1738 Gender: Coed		<ul style="list-style-type: none"> • Prekindergarten - Grade 8 • Other • Student Teacher Ratio: 1:17.08 • Full Time Equivalent Administrators: 16.6 							
Grade Membership									
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
36	52	30	40	32	36	32	20	23	320

PARK MONTESSORI SCHOOL		1.80Mi. from subject property
12350 E. DEL AMO #2800 LAKEWOOD, CA 90715- 562-809-1948 Gender: Coed	<ul style="list-style-type: none"> • Grade Un - Grade Un • Nonsectarian • Student Teacher Ratio: 1:18 • Full Time Equivalent Administrators: 1 	
Grade Membership		
	Total	
	18	

CERRITOS CHRISTIAN SCHOOL		1.88Mi. from subject property				
12061 DEL AMO BOULEVARD CERRITOS, CA 90703- 562-860-8164 Gender: Coed	<ul style="list-style-type: none"> • Prekindergarten - Grade 4 • Assembly of God • Student Teacher Ratio: 1:22.53 • Full Time Equivalent Administrators: 4.8 					
Grade Membership						
PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	Total
60	28	30	24	15	10	167

About School Report

Private Schools
 As private schools are not subject to district boundaries, we list up to 15 of the schools closest to the subject property within a five mile radius of the subject property.

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Crime Report

17506 MAIDSTONE AVE, ARTESIA, CA, 90701- 3820

City Crime Stats

FBI Crime Index for ARTESIA	
Murder :	1
Forcible Rape:	4
Robbery:	33
Aggravated Assault:	80
Burglary:	98
Motor Vehicle Theft:	67
Larceny - Theft:	173
Arson:	7
Total Crimes:	463

FBI Uniform Crime Reports (UCR)

Whenever available, actual crime rates are reported using data obtained from the FBI Uniform Crime Reports. The major sources of the data represented in these reports are the individual local enforcement agencies. There are approximately 16,800 city, county and state law enforcement agencies that contributing to these reports. The data is reported by cities and towns police departments. Unincorporated areas and rural areas that are not under city police departments are reported through other enforcement agencies such as Sheriffs, County Police or State Police departments.

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