

TARGET PROPERTY

17300 VANOWEN ST LOS ANGELES, CA 91406-4403 C016

Owner Information

Owner Name:	RABADI AHED J	Vesting Codes:	
Mailing Address:	12456 NEDRA DR GRANADA HILLS CA 91344-1844 C014		
Phone Number:		Pending Record Indicator:	
Owner Occupied Indicator:	N		
Corporate Owner:			

Location Information

Legal Description:	TRACT NO 11896 N 120 FT (MEASURED ON W LINE) (EX OF STS) OF LOT 14 AND N 120 FT (EX OF ST) OF LOT 15		
County:	LOS ANGELES	APN:	2229-008-005
Census Tract / Block:	1320.01	Alternate APN:	
Township-Range-Sect:		Subdivision:	11896
Legal Book - Page:	220-15	Map Reference:	14-E4 /
Legal Lot:	15	Tract #:	11896
Legal Block:		School District:	LOS ANGELES
Market Area:	LKBL	Munic / Township:	
Neighbor Code:			

Owner Transfer Information

Recording / Sale Date:		Sale Price:	
Document #:		Deed Type:	
Instrument #:		1st Mtg Document #:	
Book - Page:			

Last Market Sale Information

Recording / Sale Date:	02/16/2006 / 02/07/2006	1st Mtg Amount / Type:	\$1,020,000.00 / SMALL BUSINESS
Sale Price:	\$1,175,000.00	1st Mtg Int. Rate / Type:	/ ADJUSTABLE INT RATE LOAN
Sale Type:		1st Mtg Term:	
Document #:	358858	1st Mtg Document #:	000000358859
Instrument #:	000000358858	1st Mtg Instrument #:	000000358859
Book - Page:		1st Mtg Book - Page:	
Deed Type:	GRANT DEED	2nd Mtg Amount / Type:	/
Transfer Document #:		2nd Mtg Int. Rate / Type:	/
New Construction:		2nd Mtg Term:	
Multi / Split Sale:		Price per SqFt:	\$723.52
Cash Down Payment:		Stamps Amount:	
Title Company:	STEWART TITLE/CA		
Lender:	NARA BK		
Seller Name:	SUNCOR HOLDINGS - COP II LLC		

Prior Sale Information

Prior Rec / Sale Date:	12/28/2005 / 12/21/2005	Prior Deed Type:	CORPORATION GRANT DEED
Prior Sale Price:		Prior Lender:	ISTAR FIN'L
Prior Sale Type:	N	Prior 1stMtg Amount/Type:	\$104,865,329.00 / CONV
Prior Doc #:	3197980	Prior 1stMtg Int. Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Instrument #:	000003197980	Prior Stamps Amount:	

Prior Book - Page:

Site Information

Land Use:	SERVICE STATION	Acres:	.4992	County Use:	SERVICE STA-FULL SVC
Flood Zone:		Lot Area:	21745	State Use:	
Flood Zone Map:		Lot Width / Depth:	/	Site Influence:	
Flood Panel Date:		Usable Lot:	21793	Sewer Type:	
Res / Comm Units:	1	Lot Shape:		Topography:	ROLLING/HILLY
# of Buildings:	1	Bldg Width / Depth:	/	Water Type:	
Zoning:	LAC2	Building Class:		Water District:	SOUTHERN CALIFORNIA

Tax Information

Total Value:	\$1,468,233.00	Assessed Year:	2020	Property Tax:	\$18,190.19
Land Value:	\$1,124,607.00	Improve %:		Tax Area:	16
Improvement Value:	\$343,626.00	Dist:		Tax Year:	2019
Total Taxable Value:	\$1,468,233.00	Fire Dist:		Tax Exemption:	
Market Value:		Garbage Dist:		Equal Rate:	
		Delinquent Date:	2018	Equal Year:	

Property Characteristics

Gross Area:	1624	Parking Type:		Construction:	
Living Area:	1624	Garage Area:		Heat Type:	
Tot Adj Area:		Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	
Ground Floor Area:		Parking Spaces:		Exterior Wall:	
Base / Main Area:	/	Carport:		Interior Wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Additional Area:		Porch Type:		Roof Frame:	
Total Rooms:		Porch 1 Area:		Roof Material:	
Bedrooms:		Porch 2 Area:		Floor Type:	
Bath (F/H):	/	Patio Type:		Floor Cover:	
Total Baths / Fixtures:	/	Patio 1 Area:		Style:	
Year Built / Eff:	/ 1977	Pool:		Quality:	
Fireplace:		Pool Area:		Condition:	
Fireplace Description:				# of Stories:	
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					

Extra Features

Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

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