
Property Profile

Cover Page

Subject Property:

**Site Address**

,
, , 91384

**Mail Address**

630 N ROSEMEAD BLVD STE 100 ,
PASADENA, CA, 91107

Prepared By:

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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

, , , 91384-

Owner and Geographic Information



| | | | |
|--|--|-------------------------------|--------------------|
| Primary Owner: | Secondary Owner: | | |
| EMVEST MORTGAGE FUND LLC, | | | |
| Mail Address: | 630 N ROSEMEAD BLVD STE 100 PASADENA CA 91107 | | |
| Site Address: | 91384 | | |
| APN : 3271-016-022 | Lot Number : 121 | Census Tract : 9201.06 | Page Grid : |
| Housing Tract Number: | 8672 | Phone: | |
| Legal Description : Lot: 121 Tract No: 8672 Abbreviated Description: CITY:REGION/CLUSTER: 01/01140 TRACT # 8672 LOT 121 City/Muni/Twp: REGION/CLUSTER: 01/01140 | | | |

Property Details



| | | |
|-----------------------|---------------------|---|
| Bedrooms : | Year Built : | Square Feet : |
| Bathrooms : | Garage : | Lot Size : 4,953 SF |
| Total Rooms : | Fireplace : | Number of Units : 0 |
| Zoning : LCR1* | Pool : | Use Code : Residential-Vacant Land |

Sale & Loan



| | | |
|-----------------------------------|--------------------------------|-----------------------|
| Transfer Date : 09/17/2007 | Seller : SENG, CYNTHIA | |
| Transfer Value : \$87,899 | Document # : 07-2132123 | Cost/Sq Feet : |
| First Loan Amt : N/A | Lender : | |

Assessment & Taxes



| | | |
|-----------------------------------|--------------------------------|------------------------------|
| Assessed Value : \$107,100 | Percent Improvement : | Homeowner Exemption : |
| Land Value : \$107,100 | Tax Amount : \$1,257.06 | Tax Rate Area : 8-995 |
| Improvement Value : | 2005 | Tax Account ID : |
| Market Improvement Value : | Market Land Value : | Market Value : |

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Property History

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Prior Transfer

| | | | |
|---|------------------------------|----------------------|---------------------------|
| Recording Date | 09/17/2007 | Document # | <u>07-2132123 BK-PG -</u> |
| Price | \$87,899 | 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 | SENG, CYNTHIA |
| Legal Description : Lot: 121 Tract No: 8672 Map Ref: MB104 PG5&6 | | | |

Prior Transfer

| | | | |
|---|---------------------------|----------------------|-------------------------------------|
| Recording Date | 07/03/2007 | Document # | <u>07-1591598 BK-PG -</u> |
| Price | N/A | Document Type | Intrafamily Transfer or Dissolution |
| First TD | N/A | Type of Sale | Non-Arms Length Transfer |
| Mortgage Doc # | | Interest Rate | |
| Lender Name | | Buyer Vesting | Trust |
| Buyer Name | SENG, CYNTHIA; NKG TRUST, | Seller Name | SENG, CYNTHIA |
| Legal Description : Lot: 121 Tract No: 8672 Map Ref: MB104 PG5&6 | | | |

Prior Transfer

| | | | |
|---|-----------------------------|----------------------|---|
| Recording Date | 02/16/2006 | Document # | <u>06-0357540 BK-PG -</u> |
| Price | \$105,000 | Document Type | Grant Deed |
| First TD | \$548,000 | Type of Sale | Full-Computed from Transfer Tax |
| Mortgage Doc # | <u>06-0357541</u> | Interest Rate | |
| Lender Name | EMVEST MORTGAGE FUND LLC | Buyer Vesting | N/A |
| Buyer Name | SENG, CYNTHIA | Seller Name | CERTIFIED PROPERTIES BUSINESS TRUST, |
| Legal Description : Lot: 121 Tract No: 8672 Map Ref: MB104 PG5&6 City/Muni/Twp: UNINCORPORATED | | | |

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Mortgage Record

| | | | |
|-----------------------|--|--------------------------|--------------------|
| Recording Date | 02/16/2006 | Document # | 06-0357526 BK-PG - |
| Loan Amount: | \$46,700 | Loan Type | Unknown |
| TD Due Date | | Type of Financing | |
| Lender Name | CERTIFIED PROPERTIES BUSINESS TRUST | Buyer Vesting | N/A |
| Lender Type | Other | Vesting | |
| Borrowers Name | SENG,CYNTHIA | | |

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Neighborhood Demographics

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Population

|  Area | 2000 | 2008 | 2013 | Growth Rate | Growth Centile |
|--|-------------|-------------|-------------|-------------|----------------|
| ZIP 91384 | 22,234 | 29,980 | 33,658 | 3.7 % | 92.0 % |
| National | 281,421,906 | 309,299,265 | 328,770,749 | 1.2 % | |


Household

|  Area | 2000 | 2008 | 2013 | Household Growth Rate | Average Household Size |
|--|-------------|-------------|-------------|-----------------------|------------------------|
| ZIP 91384 | 4,655 | 6,623 | 7,615 | 4.4 % | 3.4 |
| National | 105,480,101 | 116,384,754 | 123,932,585 | 1.2 % | 2.6 |


Family

|  Area | 2000 | 2008 | Family Growth Rate |
|--|------------|------------|--------------------|
| ZIP 91384 | 3,810 | 5,464 | 4.5 % |
| 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 91384 | 6.2 % | 6.5 % | 6.1 % | 8.6 % | 12.1 % | 37.5 % | 18.2 % | 3.8 % | 0.9 % |
| 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 91384 | 31.0 | 63.3 % | 36.7 % |
| National | 36.8 | 49.1 % | 50.9 % |

Household Income

|  Area | % <\$25K | % \$25K-50K | % \$50K-100K | % \$100K-150K | % >\$150K |
|--|----------|-------------|--------------|---------------|-----------|
| ZIP 91384 | 6.6 % | 12.3 % | 32.9 % | 22.9 % | 25.4 % |
| National | 21.1 % | 24.4 % | 34.8 % | 11.6 % | 8.0 % |

Median Household Income

|  Area | 2008 | 2013 | Per Capita Income |
|--|-------------|--------------|-------------------|
| ZIP 91384 | \$97,093.00 | \$120,969.00 | \$32,320.00 |
| National | \$54,749.00 | \$64,042.00 | \$28,151.00 |

Household Income Centile

|  Area | National | State |
|--|----------|--------|
| ZIP 91384 | 96.0 % | 89.0 % |
| National | | |

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Public Schools Report

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Public School Statistics

| | | | | | | |
|--|--------|--------|--------|--------|--------|-------------------------------|
| Live Oak Elementary School | | | | | | 2.03Mi. from subject property |
| 27715 Saddleridge Rd. Castaic, CA 91384-3528 661-295-5601 | | | | | | |
| <ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:21.1 • Full Time Equivalent Administrators: 45 | | | | | | |
| Grade Membership | | | | | | |
| KDGN | GR - 1 | GR - 2 | GR - 3 | GR - 4 | GR - 5 | Total |
| 119 | 125 | 120 | 126 | 121 | 139 | 750 |
| API Score: | | | | | | |
| 1 | | 5 | | | 10 | |

| | | | | | | |
|--|--------|--------|--------|--------|--------|-------------------------------|
| Castaic Elementary School | | | | | | 2.17Mi. from subject property |
| 30455 Park Vista Dr. Castaic, CA 91384-3782 661-257-4530 | | | | | | |
| <ul style="list-style-type: none"> • Grade KG - Grade 5 • Student Teacher Ratio: 1:18.3 • Full Time Equivalent Administrators: 47 | | | | | | |
| Grade Membership | | | | | | |
| KDGN | GR - 1 | GR - 2 | GR - 3 | GR - 4 | GR - 5 | Total |
| 114 | 133 | 138 | 116 | 140 | 135 | 776 |
| API Score: | | | | | | |
| 1 | | 5 | | | 10 | |

| | | | |
|---|--------------------------------------|--------|-------|
| Castaic Middle School | 2.74Mi. from subject property | | |
| 28900 Hillcrest Pkwy. Castic, CA 91384-3759 661-257-0937 | | | |
| <ul style="list-style-type: none"> • Grade 6 - Grade 8 • Student Teacher Ratio: 1:22.7 • Full Time Equivalent Administrators: 60 | | | |
| Grade Membership | | | |
| GR - 6 | GR - 7 | GR - 8 | Total |
| 357 | 402 | 420 | 1,179 |
| API Score: | | | |
| 1 | 5 | | 10 |

| | | | |
|--|--------------------------------------|---------|-------|
| West Ranch High School | 4.84Mi. from subject property | | |
| 26255 West Valencia Blvd. Valencia, CA 91381-0664 661-222-1220 | | | |
| <ul style="list-style-type: none"> • Grade 9 - Grade 11 • Student Teacher Ratio: 1:40.2 • Full Time Equivalent Administrators: 65 | | | |
| Grade Membership | | | |
| GR - 9 | GR - 10 | GR - 11 | Total |
| 836 | 740 | 691 | 2,267 |
| API Score: | | | |
| 1 | 5 | | 10 |

About School Report

| |
|--|
| <p>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.</p> <p>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.</p> |
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Private Schools Report

, , , 91384-

Private School Statistics

| CASTAIC CHRISTIAN SCHOOL | | | | | | | | | | | | | 3.63Mi. from subject property | |
|---|------|------|------|------|------|--|------|------|------|------|------|------|-------------------------------|-------|
| 27754 CHURCH ST CASTAIC, CA 91384- 805-257-4272 Gender: Coed | | | | | | <ul style="list-style-type: none"> • Kindergarten - Grade 12 • Baptist • Student Teacher Ratio: 1:14.97 • Full Time Equivalent Administrators: 3.9 | | | | | | | | |
| Grade Membership | | | | | | | | | | | | | | |
| KDGN | GR - | 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 | | |
| 6 | 5 | 6 | 8 | 9 | 6 | 4 | 4 | 3 | 3 | 3 | 3 | 1 | 58 | |

| TUTOR TIME CHILD CARE LRNG CENTER | | | 6.07Mi. from subject property | |
|--|--|------|---|-------|
| 23041 NEWHALL RANCH ROAD SANTA CLARITA, CA 91350- 805-263-2655 Gender: Coed | | | <ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Nonsectarian • Student Teacher Ratio: 1:16 • Full Time Equivalent Administrators: 1 | |
| Grade Membership | | | | |
| PK | | KDGN | | Total |
| 60 | | 16 | | 76 |

| STUDENT ACHIEVEMENT | | | | | | | | | | | | 6.48Mi. from subject property | | |
|--|------|------|------|------|------|---|------|------|------|------|------|-------------------------------|--|--|
| 27470 N ELDERVIEW DRIVE VALENCIA, CA 91354-2003 805-297-4043 Gender: Coed | | | | | | <ul style="list-style-type: none"> • Grade 1 - Grade 11 • Nonsectarian • Student Teacher Ratio: 1:8.25 • Full Time Equivalent Administrators: 7.9 | | | | | | | | |
| GR - | GR - | GR - | GR - | GR - | GR - | GR - | GR - | GR - | GR - | GR - | GR - | Total | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | | | | |
| 3 | 2 | 4 | 2 | 5 | 8 | 9 | 9 | 9 | 7 | 4 | 65 | | | |

| RISE AND SHINE PRE-SCHL | | 7.20Mi. from subject property | |
|---|------|--|--|
| 25222 WILEY CANYON RD NEWHALL, CA 91321- 805-259-0407 Gender: Coed | | <ul style="list-style-type: none"> • Prekindergarten - Kindergarten • Assembly of God • Student Teacher Ratio: 1:16 • Full Time Equivalent Administrators: 1 | |
| Grade Membership | | | |
| PK | KDGN | Total | |
| 85 | 16 | 101 | |

| PINECREST-VALENCIA SCHOOL | | | | | | | | | 7.30Mi. from subject property |
|---|------|--------|--------|--------|---|--------|--------|-------|-------------------------------|
| 25443 N ORCHARD VILLAGE ROAD VALENCIA, CA 91355- 818-368-1848 Gender: Coed | | | | | <ul style="list-style-type: none"> • Prekindergarten - Grade 6 • Nonsectarian • Student Teacher Ratio: 1:7.28 • Full Time Equivalent Administrators: 18 | | | | |
| Grade Membership | | | | | | | | | |
| PK | KDGN | GR - 1 | GR - 2 | GR - 3 | GR - 4 | GR - 5 | GR - 6 | Total | |
| 100 | 40 | 20 | 20 | 20 | 10 | 10 | 11 | 231 | |

| OUR LADY OF PERPETUAL HELP SCHOOL | | | | | | | | | 7.94Mi. from subject property |
|---|--------|--------|--------|--------|---|--------|--------|-------|-------------------------------|
| 23225 LYONS AVE SANTA CLARITA, CA 91321- 805-259-1141 Gender: Coed | | | | | <ul style="list-style-type: none"> • Kindergarten - Grade 8 • Roman Catholic • Student Teacher Ratio: 1:24.07 • Full Time Equivalent Administrators: 13.8 | | | | |
| Grade Membership | | | | | | | | | |
| KDGN | GR - 1 | GR - 2 | GR - 3 | GR - 4 | GR - 5 | GR - 6 | GR - 7 | Total | |
| 38 | 37 | 40 | 38 | 38 | 38 | 33 | 39 | 331 | |

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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