


**709 S Magnolia Ave, Monrovia, CA 91016-3321, Los Angeles County**

APN: 8506-002-003 CLIP: 6380637580

**MULTIPLE BUILDING PROPERTY SUMMARY**

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>MLS Sale Price</b>	<b>MLS Sale Date</b>
	<b>4</b>	<b>3</b>	<b>N/A</b>	<b>\$460,000</b>	<b>09/27/2010</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>MLS Yr Built</b>	<b>Type</b>	
	<b>1,909</b>	<b>8,166</b>	<b>1924</b>	<b>TRIPLEX</b>	

**OWNER INFORMATION**

<b>Owner Name</b>	<b>Montezuma Capital LLC</b>	<b>Tax Billing Zip</b>	<b>78621</b>
<b>Mail Owner Name</b>	<b>Montezuma Capital LLC</b>	<b>Tax Billing Zip+4</b>	<b>4185</b>
<b>Tax Billing Address</b>	<b>107 Blue Ridge Trl</b>	<b>Owner Occupied</b>	<b>No</b>
<b>Tax Billing City &amp; State</b>	<b>Elgin, TX</b>		

**COMMUNITY INSIGHTS**

<b>Median Home Value</b>	<b>\$964,673</b>	<b>School District</b>	<b>MONROVIA UNIFIED</b>
<b>Median Home Value Rating</b>	<b>9 / 10</b>	<b>Family Friendly Score</b>	<b>21 / 100</b>
<b>Total Crime Risk Score (for the neighborhood, relative to the nation)</b>	<b>22 / 100</b>	<b>Walkable Score</b>	<b>88 / 100</b>
<b>Total Incidents (1 yr)</b>	<b>145</b>	<b>Q1 Home Price Forecast</b>	<b>\$954,748</b>
<b>Standardized Test Rank</b>	<b>51 / 100</b>	<b>Last 2 Yr Home Appreciation</b>	<b>7%</b>

**LOCATION INFORMATION**

<b>Zip Code</b>	<b>91016</b>	<b>Comm College District Code</b>	<b>Citrus</b>
<b>Carrier Route</b>	<b>C017</b>	<b>Census Tract</b>	<b>4309.01</b>
<b>Zoning</b>	<b>MORM*</b>	<b>Topography</b>	<b>Rolling/Hilly</b>
<b>School District</b>	<b>Monrovia</b>	<b>Within 250 Feet of Multiple Flood Zone</b>	<b>No</b>

**TAX INFORMATION**

<b>APN</b>	<b>8506-002-003</b>	<b>Lot</b>	<b>3</b>
<b>% Improved</b>	<b>24%</b>	<b>Block</b>	<b>D</b>
<b>Tax Area</b>	<b>6218</b>	<b>Water Tax Dist</b>	<b>Upper San Gabriel Va</b>
<b>Legal Description</b>	<b>J D BICKNELL'S ADD LOT 3</b>		

**ASSESSMENT & TAX**

<b>Assessment Year</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>
<b>Assessed Value - Total</b>	<b>\$589,327</b>	<b>\$1,377,000</b>	<b>\$566,444</b>
<b>Assessed Value - Land</b>	<b>\$448,405</b>	<b>\$795,600</b>	<b>\$430,994</b>
<b>Assessed Value - Improved</b>	<b>\$140,922</b>	<b>\$581,400</b>	<b>\$135,450</b>
<b>YOY Assessed Change (\$)</b>	<b>-\$787,673</b>	<b>\$810,556</b>	
<b>YOY Assessed Change (%)</b>	<b>-57.2%</b>	<b>143.1%</b>	
<b>Tax Year</b>	<b>Total Tax</b>	<b>Change (\$)</b>	<b>Change (%)</b>
<b>2023</b>	<b>\$8,311</b>		
<b>2024</b>	<b>\$18,742</b>	<b>\$10,431</b>	<b>125.51%</b>
<b>2025</b>	<b>\$8,702</b>	<b>-\$10,040</b>	<b>-53.57%</b>
<b>Special Assessment</b>	<b>Tax Amount</b>		
<b>Safe Clean Water83</b>	<b>\$138.76</b>		
<b>Flood Control 62</b>	<b>\$58.34</b>		
<b>Sgv Mosquito&amp;Vcd80</b>	<b>\$20.00</b>		
<b>Hillside Maint 62</b>	<b>\$11.25</b>		
<b>Usgv Mwd Chg 86</b>	<b>\$10.00</b>		
<b>Mnrovia Pk Maint62</b>	<b>\$47.22</b>		
<b>Hillside Tax 62</b>	<b>\$87.00</b>		
<b>Library Tax 62</b>	<b>\$138.00</b>		
<b>Cnty San Dist 1556</b>	<b>\$322.20</b>		
<b>Light/Land Dist 62</b>	<b>\$130.53</b>		
<b>Mwd Standby #15 86</b>	<b>\$9.26</b>		
<b>Rpsd Measure A 83</b>	<b>\$36.46</b>		

Trauma/Emerg Srv86

\$120.26

Total Of Special Assessments

\$1,129.28

## CHARACTERISTICS

County Land Use	Multi-Family 3-Unit	Total Baths	3
Universal Land Use	Triplex	Full Baths	3
Lot Acres	0.1875	Heat Type	Heated
Lot Area	8,166	Cooling Type	Yes
Building Sq Ft	1,909	Parking Spaces	MLS: 2
Gross Area	MLS: 1,709	Year Built	1924
Stories	MLS: 1	Building Type	Type Unknown
Total Units	3	# of Buildings	3
Bedrooms	4		

## SELL SCORE

Rating	Very High	Value As Of	2026-03-01 06:32:52
Sell Score	848		

## RENTAL TRENDS

Estimated Value	3661	Estimated Value Low	2853
Estimated Value High	4469	Forecast Standard Deviation (FSD)	0.22

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

## LISTING INFORMATION

MLS Listing Number	<a href="#">A10080285</a>	MLS Original List Price	\$499,000
MLS Status	Closed	Closing Date	09/27/2010
MLS Source	CRM	MLS Sale Price	\$460,000
MLS Area	639 - MONROVIA	MLS Listing Agent	A34993-Donna Baker
MLS Status Change Date	09/27/2010	MLS Listing Broker	DICKSON PODLEY REALTORS MON.
MLS Current List Price	\$499,000		

## LAST MARKET SALE &amp; SALES HISTORY

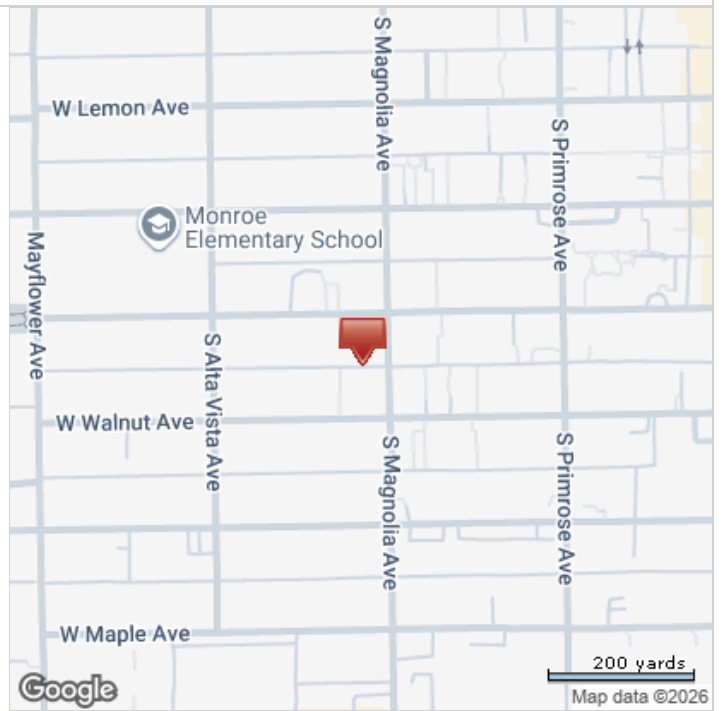
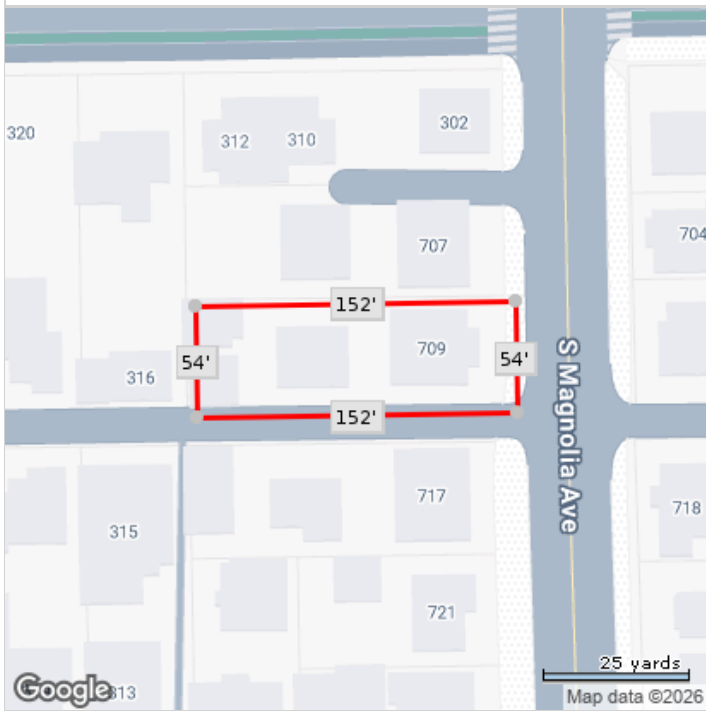
Recording Date	09/27/2010	Sale Type	Full
Sale Date	Tax: 08/23/2010 MLS: 09/27/2010	Deed Type	Grant Deed
Sale Price	\$460,000	Owner Name	Montezuma Capital LLC
Price Per Square Feet	\$240.96	Seller	Stelling Family Trust
Document Number	<a href="#">1369398</a>		

Recording Date	05/09/2023	08/25/2017	09/27/2010	03/08/1996	03/23/1977
Sale Date	05/02/2023	08/11/2017	08/23/2010		
Sale Price			\$460,000		\$23,000
Nominal	Y	Y		Y	
Buyer Name	Montezuma Capital LLC	Kerfoot Gina	Kerfoot Leslie S & Gina	Stelling Trust	
Seller Name	Kerfoot Gina	Kerfoot Gina & Leslie S	Stelling Family Trust	Stelling Clyde & Marlene F	
Document Number	301897	966840	1369398	377604	290058
Document Type	Grant Deed	Grant Deed	Grant Deed	Deed	Deed (Reg)

## MORTGAGE HISTORY

Mortgage Date	03/30/2021	08/25/2017	06/11/2014	09/27/2010
Mortgage Amount	\$309,500	\$313,000	\$150,000	\$345,000
Mortgage Lender	Best Cap Fndg	Foothill Fcu		Wells Fargo Bk Na
Mortgage Code	Conventional	Conventional	Private Party Lender	Conventional

**PROPERTY MAP**



\*Lot Dimensions are Estimated

**BUILDING 1 OF 3**

**CHARACTERISTICS**

County Land Use	<b>Multi-Family 3-Unit</b>	Bedrooms	<b>1</b>
Universal Land Use	<b>Triples</b>	Total Baths	<b>1</b>
Lot Acres	<b>0.1875</b>	Heat Type	<b>Heated</b>
Lot Area	<b>8,166</b>	Cooling Type	<b>Yes</b>
Building Sq Ft	<b>360</b>	Year Built	<b>1924</b>
Total Units	<b>1</b>	Building Type	<b>Type Unknown</b>

**BUILDING 2 OF 3**

**CHARACTERISTICS**

County Land Use	<b>Multi-Family 3-Unit</b>	Bedrooms	<b>1</b>
Universal Land Use	<b>Triples</b>	Total Baths	<b>1</b>
Lot Acres	<b>0.1875</b>	Heat Type	<b>Heated</b>
Lot Area	<b>8,166</b>	Year Built	<b>1922</b>
Building Sq Ft	<b>632</b>	Building Type	<b>Type Unknown</b>
Total Units	<b>1</b>		

**BUILDING 3 OF 3**

**CHARACTERISTICS**

County Land Use	<b>Multi-Family 3-Unit</b>	Bedrooms	<b>2</b>
Universal Land Use	<b>Triples</b>	Total Baths	<b>1</b>
Lot Acres	<b>0.1875</b>	Heat Type	<b>Heated</b>
Lot Area	<b>8,166</b>	Cooling Type	<b>Yes</b>
Building Sq Ft	<b>917</b>	Year Built	<b>1925</b>
Total Units	<b>1</b>	Building Type	<b>Type Unknown</b>