

Prepared For

INEZ FRASER
FIRST TEAM - LAGUNA BEACH
900 GLENNEYRE STREET
LAGUNA BEACH, CA 92651

Subject Property

375 NYES PL
LAGUNA BEACH, CA 92651

Assessor's Parcel No:

656-169-26

Resource Center Rep

Paula Pheach

(888) 743-0412

Title Representative

DANIEL CHIOSE

Western Resources Title has compiled the accompanying data from public information sources. This data is deemed reliable but is not guaranteed. The information contained herein is not a complete statement or representation of status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.



Property Information

Primary Owner : GRANDE, ANDREW & TATIANA
Secondary Owner : N/A
Site Address : 375 NYES PL
LAGUNA BEACH, CA 92651-4114
Mailing Address : 88 BORGHESE
IRVINE, CA 92618-0113
Assessor Parcel Number : 656-169-26
CountyName : Orange
Tax Account ID :
Phone : N/A
Census Tract : 0626.32
Housing Tract Number : 25
Lot Number : 3
Page Grid : 951-A5
Legal Description : Lot: 3 ; Block: K ; Tract No: 25 ; Abbreviated Description: LOT:3
BLK:K SUBD:ARCH BEACH HEIGHTS ADDITION TR#:25 A TR
ARCH BEACH HEIGHTS ADD BLK K LOT 3 ARCH BEACH HEIGHTS ADD
BLK K LOT 3 AND BLK K POR

Property Characteristics

Bedrooms : 0 Year Built : N/A Square Feet : 0
Bathrooms : 0.0 Garage : N/A Lot size : 3151 SF
Partial Bath : 0 Fireplace : N/A Number of Units : 0
Total Rooms : 0 Pool/Spa : N Use Code : Residential-Vacant Land
Zoning : N/A

Sale/Loan Information

Transfer Date : 11/19/2019 Document # : 2019000460289
Transfer Value : \$520,000 Cost/Sq Feet : N/A
First Loan Amt : N/A Lender :

Assessment/Tax Information

Assessed Value : \$568,693 Tax Amount : \$5,799.64
Land Value : \$568,693 Tax Status : Current
Improvement Value : \$0 Tax Rate Area : 5-003
Percent Improvement : 0 % Homeowner Exemption : N

- WESTERN RESOURCES, WRC,
3017

ORANGE, CA

05/11/2026 06:04PM P4VQ

PAGE 1 OF 1

ORANGE 2025-26 TAX ROLL

INVESTIGATIVE SEARCH RESULTS

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 05/01/2026

SEARCH PARAMETERS

ENTERED APN: 656-169-26

✓ APN: 656-169-26

TRA: 05-003 - CITY OF LAGUNA BEACH

ACQ DATE: 12/28/2022

DOC#: 2022-418567

LEGAL: A TR ARCH BEACH HEIGHTS ADD BLK K LOT 3

SITUS: 375 NYES PLACE LAGUNA BEACH CA 92651

MAIL: 88 BORGHESE, IRVINE, CA 92618

ASSESSED OWNER(S)

2025-26 ASSESSED VALUES

GRANDE ANDREW

LAND

568,693

GRANDE TATIANA

TAXABLE

568,693

2025-26 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

12/03/2025

04/07/2026

DELINQUENT DATE

12/10/2025

04/10/2026

INSTALLMENT

2,899.82

2,899.82

5,799.64

PENALTY

289.98

312.98

602.96

BALANCE DUE

.00

.00

.00

ASSESSMENT DETAIL

CODE #

TYPE

AMOUNT

DESCRIPTION OF ASSESSMENT(S)

A1

ALL PROP AV TAX

5,777.06

BASE TAX

C7

MWD WATER STDBY CHG

11.60

MWD-MWDOC WAS CMWD ORIG AREA 12059

BA

MOSQ,FIRE ANT ASSMT

9.06

ORANGE COUNTY VECTOR CONTROL DISTR

B3

VECTOR CONTROL CHG

1.92

ORANGE COUNTY VECTOR CONTROL DISTR

5,799.64

TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

COUNTY USE CODE: SFRSD

STANDARD LAND USE: SFR

END OF SEARCH

PROFILE SUMMARY PAGE



For the property at: 375 Nyes Pl

Below is a summary of **CRITICAL ITEMS*** that may affect the sale of the above property.

For specific information please refer to the included documents of record. These records are available through public sources as of **5/5/2026**. Information provided by data vendors and actual public records may not always coincide.

THERE ARE CURRENTLY 0 LOAN(S) OF RECORD

ORIGINAL LOAN AMOUNT	LIEN HOLDER	DATE RECORDED
1st _____	_____	_____
2nd _____	_____	_____
3rd _____	_____	_____
4th _____	_____	_____
5th _____	_____	_____
6th _____	_____	_____

Loans may show open and unpaid until a Full Reconveyance is recorded.

Current Fiscal Year Property Taxes:
(Excludes supplemental and/or prior year(s) delinquent taxes)

☒ Current ☐ Delinquent

HOA Lien:

☐ Yes ☒ No

Mechanics Lien:

☐ Yes ☒ No

Lis Pendens:

☐ Yes ☒ No

Energy Efficiency Program:

☐ Yes ☒ No

Notice of Solar:

☐ Yes ☒ No

Reverse Mortgage:

☐ Yes ☒ No

Other _____:

☐ Yes ☒ No

Foreclosure Information (If any):

Notice Of Default Filed On: _____

Doc# _____

Notice Of Trustee Sale Filed On: _____

Doc# _____

Trustee Sale Date Is: _____

Trustee Sale Number: _____

Trustee Sale Status Phone Number: _____

***Other items that may affect this property such as bankruptcies, IRS tax liens, state tax liens, judgments, etc., are not included in this profile. A complete Statement of Information (SI) is required for a FULL reporting (Preliminary Title Report) of all items affecting the property as well as the seller/owner.**

If you need to order a prelim, please speak to your sales rep.

If you have any further questions regarding this profile, please contact us at (888) 743-0412 or via email at rc@wrtca.com

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RECORDING REQUESTED BY:
First American Title

AND WHEN RECORDED MAIL TO:

Andrew Grande
118 Lattice
Irvine, CA 92603

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



12.00

* \$ R 0 0 1 1 2 8 6 3 1 1 \$ *

2019000460289 10:16 am 11/19/19

227 NCR2 G02 3 05

286.00 286.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 6081406

Escrow No.: 60-00055-CK

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$572.00
CITY TRANSFER TAX \$

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ City of **Laguna Beach**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Christopher Caves, a married man as his sole and separate property who acquired title
as Christopher Caves, an unmarried man**

hereby GRANT(S) to

Andrew Grande and Tatiana Grande, husband and wife as joint tenants

the real property in the City of Laguna Beach, County of Orange, State of California, described
as:

See Exhibit "A" attached hereto and made a part hereof.

Commonly known as: **375 Nyes Place, Laguna Beach, CA 92651**

Parcel No. **656-169-26**

Dated: November 12, 2019

**Signature page attached hereto
and made a part hereof**

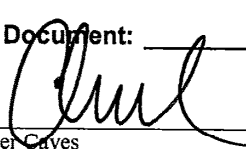
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE

Title Order No.: 6081406

Escrow No.: 60-00055-CK

APN: 656-169-26

SIGNATURE PAGE

Title of Document: Grant DeedDate of Document: 11.12.19
Christopher Caves

ACKNOWLEDGMENT

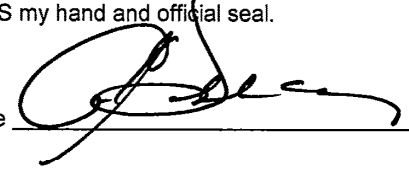
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange
On 11.12.19
before me, Colleen Kelsey
A Notary Public personally appeared
Christopher Caves

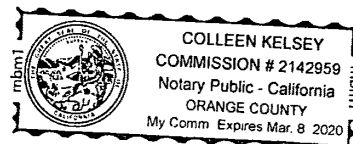
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

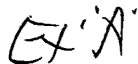
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



**LEGAL DESCRIPTION**

Real property in the City of Laguna Beach, County of Orange, State of California, described as follows:

PARCEL 1:

PARCEL 1 OF THE LOT LINE ADJUSTMENT LL83-3 RECORDED MAY 24, 1984 AS INSTRUMENT NO. 1984-222905, OFFICIAL RECORDS.

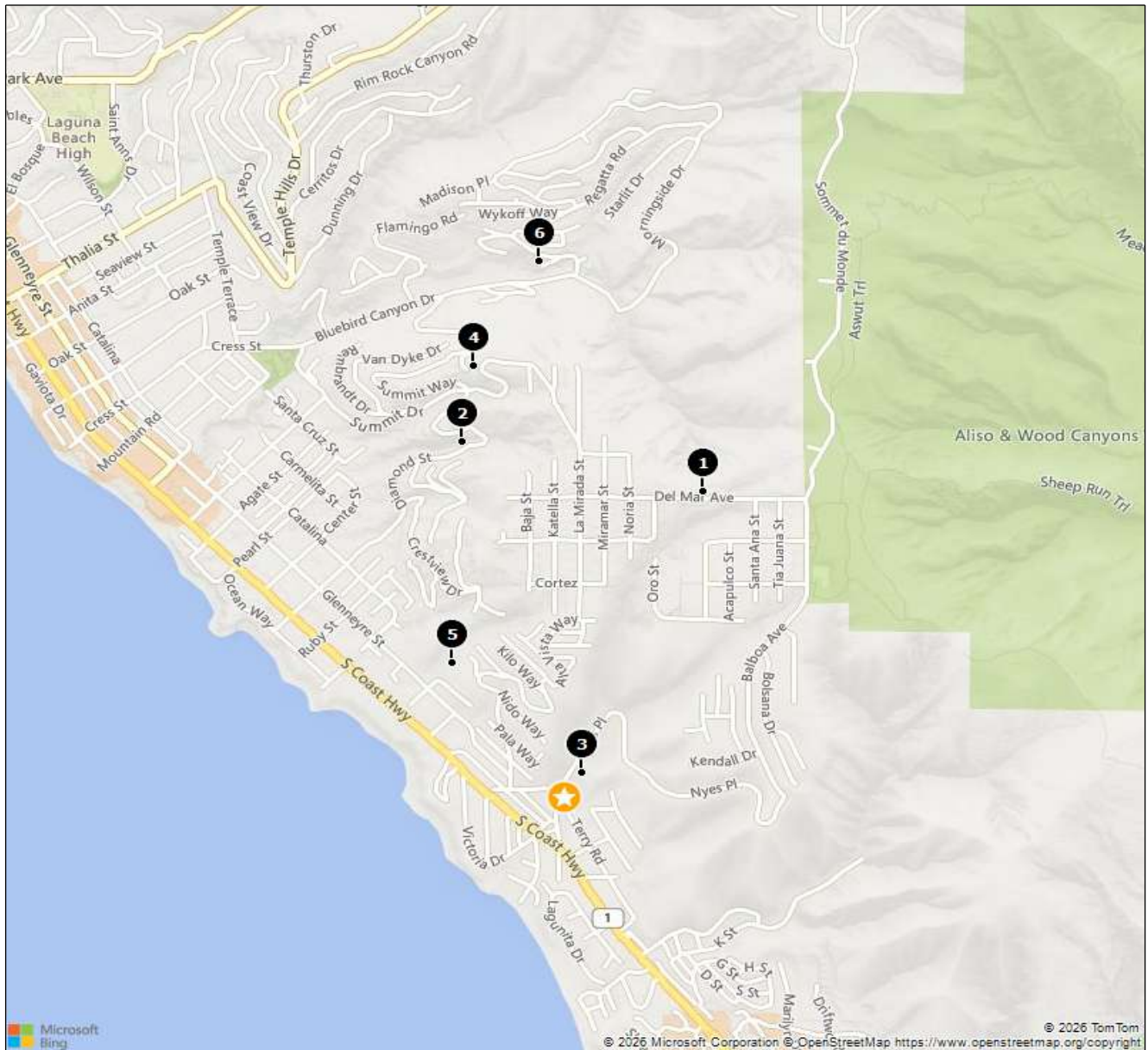
PARCEL 2:

TOGETHER WITH AN EASEMENT FOR ACCESS PURPOSES OVER THE WESTERLY 34.95 FEET OF THE SOUTHERLY 20.00 FEET OF LOT 2 IN BLOCK K OF THE ARCH BEACH HEIGHTS ADDITION AS SHOWN ON A MAP RECORDED IN BOOK 7, PAGE 22 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THEREFROM THE WESTERLY 34.95 FEET OF THE SOUTHERLY 7.00 FEET OF SAID PARCEL 2.

APN: 656-169-26

375 NYES PL
LAGUNA BEACH, CA 92651-4114



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 1694 Del Mar Ave	01/09/2026	\$950,000	0	0		2986
2. 826 Diamond St	08/04/2025	\$500,000	0	0		4805
3. 415 Nyes Pl	06/12/2025	\$750,000	0	0		8725
4. 1151 Summit Pl	04/23/2025	\$732,500	0	0		2998
5. 2300 Catalina	04/07/2025	\$38,000	0	0		2500
6. 1260 Bluebird Canyon Dr	11/19/2024	\$600,000	0	0		6692



Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 11/17/2024 to 5/11/2026
 Land Use: Same as Subject

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	2,500	3,901	8,725
Living Area (SqFt):			
Sale Price:	\$38,000	\$666,250	\$950,000
Year Built:			
Age:			

Subject Property

Sale Date: 11/19/2019 Year Built: N/A Price: \$520,000 Pool: N
 Lot Size: 3,151 SF Square Feet: N/A \$/SF: N/A BR/Bth: 0/0.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si	Pool
1	1694 DEL MAR AVE LAGUNA BEACH, CA 92651	01/09/2026	\$950,000	\$0	\$0	0	0		2,986 SF	N/A
	Owner: SB CONSTRUCTION & DESIGN LLC, Seller: DE LA GARZA CASADO, GIANCARLO; BAEZ, APN: 644-451-01 Document #: 2026000006075 Legal: Lot:17 Block:65 Subdivision:ARCH BEACH HEIGHTS Map Ref:MB 7 PG 9&10City/Muni/Twp:LAGUNA Land Use: Residential-Vacant Land Located approximately 0.63 miles from subject property.									
2	826 DIAMOND ST LAGUNA BEACH, CA 92651	08/04/2025	\$500,000	\$0	\$0	0	0		4,805 SF	N/A
	Owner: UDDIN, NAZEER M; UDDIN, SAMEERA Seller: STEINBERGS, VITAUTS APN: 644-302-21 Document #: 2025000215496 Legal: Lot:167 Subdivision:SUNSET HILLS Tract No:764 Map Ref:MB 23 PG 11-17City/Muni/Twp:LAGUNA BEACH Land Use: Residential-Vacant Land Located approximately 0.70 miles from subject property.									
3	415 NYES PL LAGUNA BEACH, CA 92651	06/12/2025	\$750,000	\$0	\$0	0	0		8,725 SF	N/A
	Owner: PINNINTY, BHARATHI Seller: HUNTER, WITHBOURN; CHANEY, LESLEE APN: 656-025-02 Document #: 2025000168752 Legal: Lot:12 Subdivision:TRACT 6029 Map Ref:MB 230 PG 21-26City/Muni/Twp:LAGUNA BEACH Land Use: Residential-Vacant Land Located approximately 0.05 miles from subject property.									
4	1151 SUMMIT PL LAGUNA BEACH, CA 92651	04/23/2025	\$732,500	\$710,525	\$0	0	0		2,998 SF	N/A
	Owner: 1151 SUMMIT PLACE LLC, Seller: COON, MICHAEL A; COON, DIANE M APN: 644-244-04 Document #: 2025000119091 Legal: Lot:338 Tract No:764 Map Ref:MB 263 PG 11-17City/Muni/Twp:LAGUNA BEACH Land Use: Residential-Vacant Land Located approximately 0.83 miles from subject property.									

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
5	2300 CATALINA LAGUNA BEACH, CA 92651	04/07/2025	\$38,000	\$0	\$0	0	0		2,500 SF	N/A
Owner: SABIITI, JOSHUA MAATE; APIO, HELLEN				Seller: SMITH, VERLE DEAN						
APN: 656-124-15				Document #: 2025000102847						
Legal: Lot:8 Block:5 Subdivision:LOMA TRACT Map Ref:MB 7 PG 16				City/Muni/Twp:LAGUNA BEACH						
Land Use: Residential-Vacant Land				Located approximately 0.32 miles from subject property.						
6	1260 BLUEBIRD CANYON DR LAGUNA BEACH, CA 92651	11/19/2024	\$600,000	\$0	\$0	0	0		6,692 SF	N/A
Owner: LAGOON ASSETS LLC,				Seller: HENDAYA CAPITAL LLC,						
APN: 644-353-13				Document #: 2024000302547						
Legal: Block:B Subdivision:TRACT NO 990 Map Ref:MB 32 PG 39&40				Abbreviated Description:PORTION LOT6						
Land Use: Residential-Vacant Land				Located approximately 1.02 miles from subject property.						



NORRIS, THOMAS B

385 NYES PL
LAGUNA BEACH, CA 92651

APN: 656-169-27 Bedrooms: 0
Telephone: Bathrooms: 0
Square Feet: 0 Lot size: 4,274
Year Built: Garage:
Sale Date:
Land Use: Residential-Vacant Land

CORVALIS PROPERTIES LLC

310 ASHTON DR
LAGUNA BEACH, CA 92651

APN: 656-169-23 Bedrooms: 2
Telephone: Bathrooms: 1
Square Feet: 1,224 Lot size: 3,400
Year Built: 1960 Garage:
Sale Date:
Land Use: Single Family Residential

FULLERTON, ANNETTE RUTH

302 ASHTON DR
LAGUNA BEACH, CA 92651

APN: 656-169-24 Bedrooms: 1
Telephone: Bathrooms: 1
Square Feet: 1,496 Lot size: 3,406
Year Built: 1938 Garage: A
Sale Date:
Land Use: Multi-Family Dwellings (Generic, any

MCKEOWN, MARLA EVELYN TR

320 ASHTON DR
LAGUNA BEACH, CA 92651

APN: 656-169-22 Bedrooms: 2
Telephone: Bathrooms: 1
Square Feet: 1,332 Lot size: 3,655
Year Built: 1960 Garage:
Sale Date:
Land Use: Single Family Residential

HUSTWICK, JOHN TR THE JOHN & TERRY HUSTWICK TR

330 ASHTON DR
LAGUNA BEACH, CA 92651

APN: 656-169-02 Bedrooms: 0
Telephone: Bathrooms: 0
Square Feet: 0 Lot size: 2,550
Year Built: Garage:
Sale Date:
Land Use: Residential-Vacant Land

HUSTWICK, JOHN TR

330 ASHTON DR
LAGUNA BEACH, CA 92651

APN: 656-169-21 Bedrooms: 3
Telephone: 949-887-4210 Bathrooms: 2
Square Feet: 2,338 Lot size: 2,550
Year Built: 1960 Garage:
Sale Date: 12/16/2004
Land Use: Single Family Residential

LIN, HANS & SHARON

370 NYES PL
LAGUNA BEACH, CA 92651

APN: 656-105-11 Bedrooms: 3
Telephone: Bathrooms: 1
Square Feet: 1,120 Lot size: 2,554
Year Built: 1938 Garage: G
Sale Date:
Land Use: Single Family Residential

WONG, CHI FAI BEN

261 HIGHLAND RD
LAGUNA BEACH, CA 92651

APN: 656-105-18 Bedrooms: 3
Telephone: Bathrooms: 4
Square Feet: 3,499 Lot size: 5,950
Year Built: 2004 Garage: G
Sale Date:
Land Use: Multi-Family Dwellings (Generic, any

SKINFILL, THOMAS P TR

364 NYES PL
LAGUNA BEACH, CA 92651

APN: 656-105-12 Bedrooms: 2
Telephone: Bathrooms: 2
Square Feet: 1,029 Lot size: 2,554
Year Built: 1938 Garage: G
Sale Date:
Land Use: Single Family Residential

NAVARRO, RALPH C TR RC & MW NAVARRO FAMILY TR

340 NYES PL
LAGUNA BEACH, CA 92651

APN: 656-105-13 Bedrooms: 1
Telephone: Bathrooms: 2
Square Feet: 688 Lot size: 2,853
Year Built: 1938 Garage: G
Sale Date: 02/05/2009
Land Use: Single Family Residential



Public Schools Report

Top of the World Elementary

1.68 Mi from subject property

21601 Tree Top Ln.
Laguna Beach, CA 92651-2651
949-497-7790

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:21.4
- Full Time Equivalent Administrators: 28

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	Total
2	72	96	92	103	97	107	569

API Score:

1

5

10

Moulton Elementary

2.18 Mi from subject property

29851 Highlands Ave.
Laguna Niguel, CA 92677-2677
949-495-0440

- Kindergarten - Grade 5
- Student Teacher Ratio: 1:22.8
- Full Time Equivalent Administrators: 33

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	Total
1	113	111	120	117	120	148	730

API Score:

1

5

10

Thurston Middle

1.72 Mi from subject property

2100 Park Ave.
Laguna Beach, CA 92651-2651
949-497-7785

- Grade 6 - Grade 8
- Student Teacher Ratio: 1:22.5
- Full Time Equivalent Administrators: 37

Grade Membership:

	KDGN	GR-7	GR-8	GR-9	Total
	2	210	229	222	663

API Score:

1

5

10

Laguna Beach High

1.63 Mi from subject property

625 Park Ave.

Laguna Beach, CA 92651-2651

949-497-7750

- Grade 9 - Grade 12
- Student Teacher Ratio: 1:23.1
- Full Time Equivalent Administrators: 51

Grade Membership:

KDGN	GR-10	GR-11	GR-12	Total
12	268	301	270	851

API Score:

1

5

10

4 Year Completion Rate: 99.65%

Total Graduates (Previous Year): 208

Dropouts: 3

SAT Average Score Total: 1,140

% of Students Taking SAT: 69.00%

SAT Average Score Verbal: 570

SAT Average Score Math: 570

Enrollment in intermediate Algebra or Algebra II: 190

Enrollment in any other 3rd or 4th year advanced Math Course in Grade 9-12: 165

Enrollment in first year chemistry courses in Grade 9-12: 162

Enrollment in first year Physics Courses in Grade 9-12: 86

Number of 12th grade graduates from previous year completing all
required courses required for entry into the University of California (UC)
and/or California State University (CSU) with a grade of "C" or better: 121

CAPISTRANO UNIFIED

33122 VALLE RD.

SAN JUAN CAPISTRANO, CA 92675-4706

949-489-7000

- Grade Span: KG-12
- Student Teacher Ratio: 22.8:1
- Total Enrollment: 51,245
- Number of High School: N/A
- Number of Teachers: 2245.7
- Number of Teacher Aids: 310
- Number of Guidance Counselors: 10.5
- Number of School Administrators: 96.8
- Number of Schools: 59

LAGUNA BEACH UNIFIED

550 BLUMONT ST.
LAGUNA BEACH, CA 92651-2356
949-497-7700

- Grade Span: KG-12
- Student Teacher Ratio: 21.9:1
- Total Enrollment: 2,861
- Number of High School: N/A
- Number of Teachers: 130.5
- Number of Teacher Aids: 45
- Number of Guidance Counselors: 5
- Number of School Administrators: 6
- Number of Schools: 4

About School Report

Public Schools

The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within the districts, 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.



Private Schools Report

ST CATHERINE CATHOLIC SCHOOL

0.16 Mi. from subject property

3090 S COAST HIGHWAY

LAGUNA BEACH, CA 92651-4224

949-494-7339

Gender: Coed

Grade Membership:

PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
3	16	15	23	21	32	28	22	17	26	203

- Prekindergarten - Grade 8
- Roman Catholic
- Student Teacher Ratio: 1:12.0
- Full Time Equivalent Administrators: 16.6

ANNELIESE'S SCHOOL INC

0.71 Mi. from subject property

21542 WESLEY DRIVE

LAGUNA BEACH, CA 92651-8100

949-499-5527

Gender: Coed

Grade Membership:

PK	KDGN	Total
151	21	172

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:13.1
- Full Time Equivalent Administrators: 1.6

LAGUNA BEACH MONTESSORI SCHOOL

1.40 Mi. from subject property

340 SAINT ANNS DRIVE

LAGUNA BEACH, CA 92651-2739

949-494-2411

Gender: Coed

Grade Membership:

PK	KDGN	Total
50	20	70

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:6.7
- Full Time Equivalent Administrators: 3

ANNELIESE'S SCHOOL INC

1.67 Mi. from subject property

758 MANZANITA DRIVE

LAGUNA BEACH, CA 92651-1962

949-494-7388

Gender: Coed

Grade Membership:

KDGN	GR-1	GR-2	GR-3	Total
13	14	14	13	54

- Kindergarten - Grade 3
- Nonsectarian
- Student Teacher Ratio: 1:11.3
- Full Time Equivalent Administrators: 4.8

LAGUNA NIGUEL ADVENTIST SCHOOL

2.47 Mi. from subject property

29702 KENSINGTON DRIVE

LAGUNA NIGUEL, CA 92677-1658

949-495-3428

Gender: Coed

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	GR-9	GR-10	Total
5	5	6	6	3	6	5	8	6	8	7	65

- Kindergarten - Grade 10
- Seventh-Day Adventist
- Student Teacher Ratio: 1:11.2
- Full Time Equivalent Administrators: 5.8

OCEAN VIEW SCHOOL

2.69 Mi. from subject property

30131 TOWN CENTER DRIVE STE 280

LAGUNA NIGUEL, CA 92677-2086

949-855-0408

Gender: Coed

Grade Membership:

GR-7	GR-8	GR-9	GR-10	GR-11	GR-12	Total
3	1	4	2	2	2	14

- Grade 7 - Grade 12
- Nonsectarian
- Student Teacher Ratio: 1:6.7
- Full Time Equivalent Administrators: 2.1

ST MARY AND ALL ANGELS SCHOOL

2.99 Mi. from subject property

7 PURSUIT

ALISO VIEJO, CA 92656-4213

949-448-9027

Gender: Coed

Grade Membership:

PK	KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
140	85	78	88	73	74	69	83	75	69	834

- Prekindergarten - Grade 8
- Christian (no specific denomination)
- Student Teacher Ratio: 1:10.5
- Full Time Equivalent Administrators: 66.3

ALISO VIEJO CHRISTIAN SCHOOL

3.03 Mi. from subject property

1 ORION

ALISO VIEJO, CA 92656-4200

949-389-0300

Gender: Coed

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
40	50	42	39	26	34	36	24	13	304

- Kindergarten - Grade 8
- Christian (no specific denomination)
- Student Teacher Ratio: 1:15.1
- Full Time Equivalent Administrators: 20.1

GRACE CLASSICAL ACADEMY

3.05 Mi. from subject property

PO BOX 6539

LAGUNA NIGUEL, CA 92607-6539

949-481-9250

Gender: Coed

Grade Membership:

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-8	Total
7	3	3	3	5	3	2	2	28

- Kindergarten - Grade 8
- Christian (no specific denomination)
- Student Teacher Ratio: 1:5.6
- Full Time Equivalent Administrators: 5

MONTESSORI OF LAGUNA NIGUEL

3.19 Mi. from subject property

31171 NIGUEL RD

LAGUNA, CA 92677-4101

949-661-5437

Gender: Coed

Grade Membership:

PK	KDGN	GR-1	Total
12	25	5	42

- Prekindergarten - Grade 1
- Nonsectarian
- Student Teacher Ratio: 1:11.5
- Full Time Equivalent Administrators: 2.6

PACIFIC PRE SCHOOL AND KINDERGARTEN

3.21 Mi. from subject property

31341 NIGUEL ROAD

LAGUNA NIGUEL, CA 92677-4118

949-248-8711

Gender: Coed

Grade Membership:

- Prekindergarten - Kindergarten
- Nonsectarian
- Student Teacher Ratio: 1:17.0
- Full Time Equivalent Administrators: 1

PK	KDGN	Total
175	17	192

SOUTH SHORES CHRISTIAN PRESCHOOL

3.30 Mi. from subject property

32712 CROWN VALLEY PARKWAY

MONARCH BEACH, CA 92629-3502

949-496-5032

Gender: Coed

Grade Membership:

- Prekindergarten - Kindergarten
- Baptist
- Student Teacher Ratio: N/A
- Full Time Equivalent Administrators: N/A

PK	KDGN	Total
105	27	132

TEMPLE BETHEL'S EARLY CHILDHOOD CENTER

3.39 Mi. from subject property

2A LIBERTY

ALISO VIEJO, CA 92656-3829

949-362-3999

Gender: Coed

Grade Membership:

- Prekindergarten - Kindergarten
- Jewish
- Student Teacher Ratio: 1:8.9
- Full Time Equivalent Administrators: 2.8

PK	KDGN	Total
125	10	135

MISSION LUTHERAN SCHOOL

3.84 Mi. from subject property

24360 YOSEMITE ROAD

LAGUNA NIGUEL, CA 92677-7007

949-643-8311

Gender: Coed

Grade Membership:

- Prekindergarten - Kindergarten
- Evangelical Lutheran Church in America (formerly AELC, ALC,
- Student Teacher Ratio: 1:7.0
- Full Time Equivalent Administrators: 2

PK	KDGN	Total
140	14	154

VINE PREPARATORY ACADEMY, THE

4.08 Mi. from subject property

27632 LEL LAZO

LAGUNA NIGUEL, CA 92677-3913

949-280-8641

Gender: Coed

Grade Membership:

- Kindergarten - Grade 8
- Christian (no specific denomination)
- Student Teacher Ratio: 1:10.1
- Full Time Equivalent Administrators: 9.8

KDGN	GR-1	GR-2	GR-3	GR-4	GR-5	GR-6	GR-7	GR-8	Total
11	6	8	10	10	14	13	14	13	99

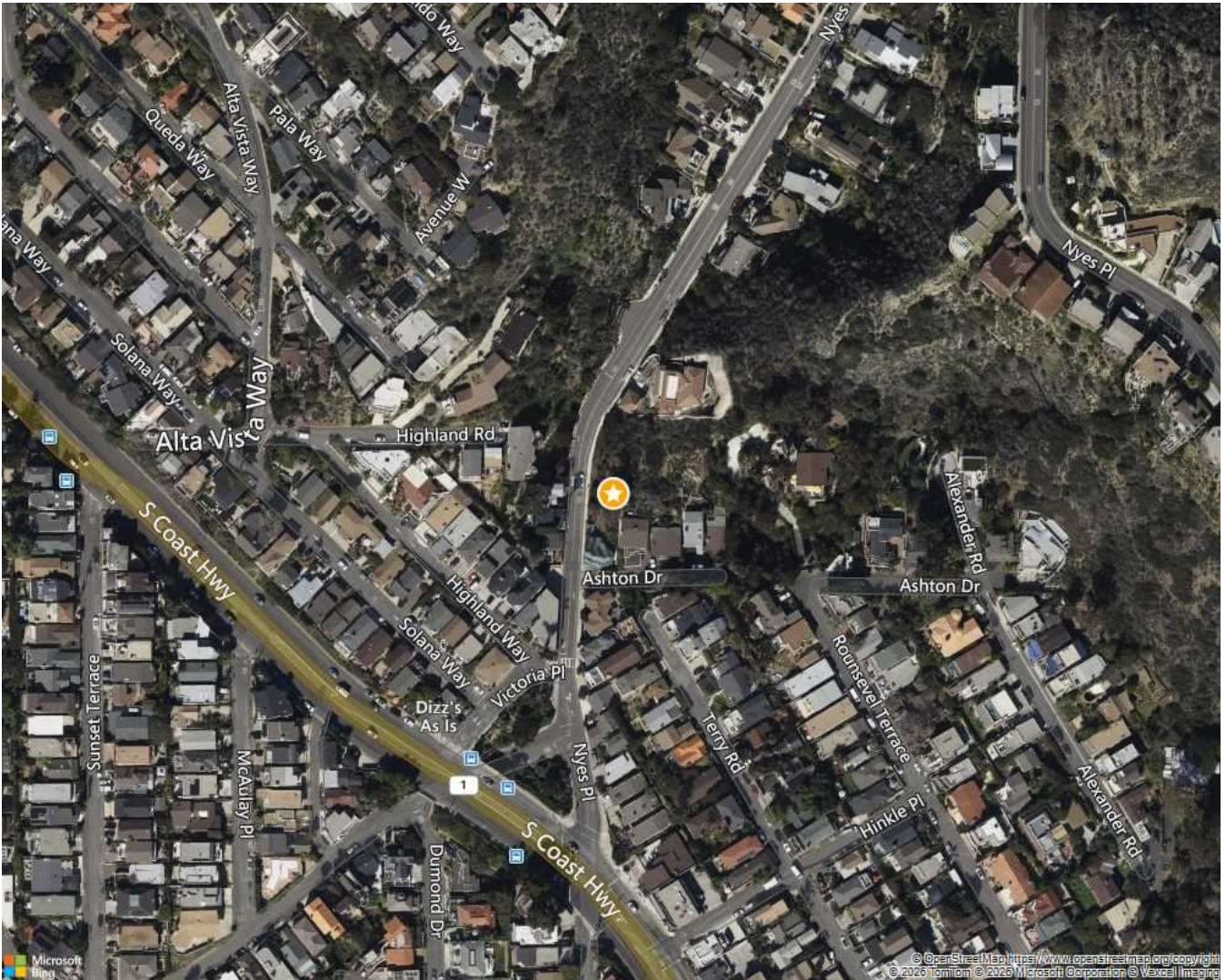
About School Report**Private Schools**

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.

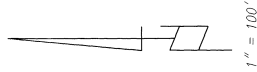


375 NYES PL
LAGUNA BEACH, CA 92651-4114

Population	Zip 92651	National
2011	23,679	306,603,772
2020	23,732	326,569,308
Growth Rate	0.2 %	6.5 %
Growth Centile	45.6 %	62.5 %
Households	Zip 92651	National
2011	11,527	114,761,359
2020	10,455	122,354,219
Household Growth Rate	-9.3 %	6.6 %
Average Household Size	2.3	2.6
Families	Zip 92651	National
2011	6,071	76,507,230
2020	6,334	79,849,830
Family Growth Rate	4.3 %	4.4 %
Age Distribution	Zip 92651	National
0 - 4	2.7 %	6.0 %
5 - 9	3.0 %	6.1 %
10 - 14	5.7 %	6.5 %
15 - 19	6.1 %	6.5 %
20 - 24	4.5 %	6.7 %
25 - 44	18.0 %	26.5 %
45 - 64	34.0 %	25.6 %
65 - 84	23.0 %	14.1 %
85+	3.0 %	2.0 %
Median Age	Zip 92651	National
2020		
Male/Female Ratio	52.1%/47.9%	49.2%/50.8%
Household Income	Zip 92651	National
% <\$25K	7.4 %	18.4 %
% \$25K - 50K	10.0 %	20.6 %
% \$50K - 100K	24.0 %	30.0 %
% \$100K - 150K	13.6 %	15.6 %
% >\$150K	9.7 %	7.1 %
Median Household Income	Zip 92651	National
2020	\$ 129,164	\$ 64,994
Per Capita Income	\$ 94,930	\$ 34,299
Household Income Centile	Zip 92651	
National	97.1 %	
State	90.5 %	
County	62.9 %	



375 NYES PL
LAGUNA BEACH, CA 92651-4114



ASSESSOR'S MAP
BOOK 656 PAGE 16
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

M.M. 7-22
P.M. 145-13

ARCH BEACH HEIGHTS ADD.
PARCEL MAP

MARCH 1976