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Los Angeles County

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PHONE 818.550.2593



,

4462-016-017

Property Detail Report

0000, CA

APN: 4462-016-017

Los Angeles County Data as of: 07/10/2026

Owner Information

Owner Name:	Ananiades Constantine S / Ananiades Sapfo C	Occupancy:	Absentee Owner
Vesting:			
Mailing Address:	1724 Elevado Ave, Arcadia, CA 91006-1707		

Location Information

Legal Description:	Tract # 8228 Lot 129	County:	Los Angeles, CA
APN:	4462-016-017	Alternate APN:	
Munic / Twnshp:	North /Agoura(Malibu)	Census Tract / Block:	
Subdivision:	8228	Legal Lot / Block:	129 / 4
Neighborhood:	Santa Monica Mount...	Legal Book / Page:	103 / 78
Elementary School:	Sumac Elementary S...	School District:	Las Virgenes Unified School District
Latitude:	34.10434	Middle School:	Lindero Canyon Mid...
		High School:	Agoura High School
		Longitude:	-118.75704

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/23/2001 / 08/30/2001	Price:	\$7,500	Transfer Doc #:	2001.1631119
Buyer Name:	Ananiades Constantine S / Ananiades Sapfo C	Seller Name:	Pony Investment	Deed Type:	Deed

Last Market Sale

Sale / Rec Date:	08/23/2001 / 08/30/2001	Sale Price / Type:	\$7,500 /	Deed Type:	Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2001.1631119
Seller Name:	Pony Investment			Title Company:	
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:	
Living Area:	Bedrooms:		Stories:	
Total Adj. Area:	Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:	Pool:		Garage #:	
Basement Area:	Fireplace:		Garage Area:	
Style:	Cooling:		Porch Type:	
Foundation:	Heating:		Patio Type:	
Quality:	Exterior Wall:		Roof Type:	
Condition:	Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant -Residential Land	Lot Area:	5,853 Sq. Ft.	Zoning:	LCR175
State Use:		Lot Width / Depth:	44 / 126	# of Buildings:	
County Use:	010V - Sfr - Vaca...	Usable Lot:	5853	Res / Comm Units:	
Site Influence:		Acres:	0.134	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06037C1507G	Flood Map Date:	04/04/2018
Community Name:	Los Angeles County	Flood Panel #:	1507G	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$11,064	Market Total Value:	
Tax Year:	2025	Land Value:	\$11,064	Market Land Value:	
Tax Area:	04-981	Improvement Value:		Market Imprv Value:	
Property Tax:	\$361.87	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Sales Comparables

0000, CA

APN: 4462-016-017

Los Angeles County Data as of: 07/10/2026



Subject Property

0000, CA

Sale Price / Type: \$7,500 /

Sale / Rec Date: 08/23/2001 / 08/30/2001

Sale Doc #: 2001.1631119

Year Built / Eff:

Assessed Value: \$11,064

Lot Area: 5,853 Sq. Ft.

Living Area:

Bedrooms:

Baths / /

(F/3Q/H/Q):

Total Rooms:

Land Use:

Vacant -Residential Land

Pool:

Owner Name:

Ananiades Constantine S / Ananiades Sapfo C

Mailing Address:

1724 Elevado Ave, Arcadia, CA 91006-1707

County:

Los Angeles

Zoning:

LCR175

Stories:

APN:

4462-016-017

Acres:

0.13

Roof Material:

Subdivision:

8228

Cooling:

Fireplace:

Prior Sale Price:

Census Tct / Blk:

800335 /

Parking Type:

Flood Zone X

Code:

Prior Sale Date:

1st Mtg / Type:

\$0 /

Prior Rec Date:

Res / Comm Units:

Prior Sale Doc #:

Search Criteria

Months Back:

12

Distance From Subject:

5 mi

Living Area

35.0 + / -

Land Use:

Same As Subject

Difference:

20 Comparable Properties Found

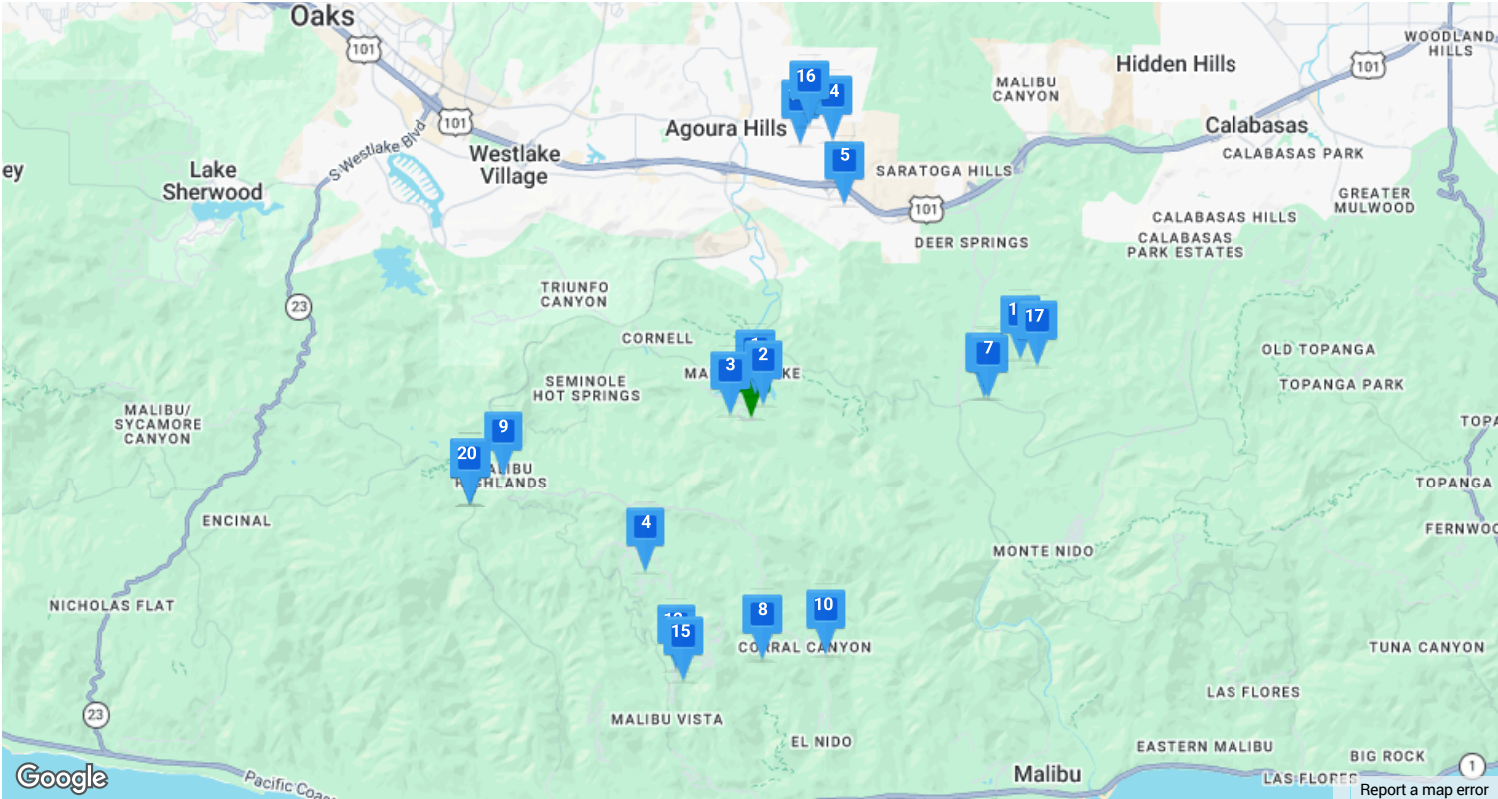
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$7,500	\$60,000	\$1,635,775	\$6,500,000
Living Area				
Price / Sq. Ft.				
Bedrooms				
Baths				
Lot Area	5,853 Sq. Ft.	3,064 Sq. Ft.	263,042 Sq. Ft.	1,695,819 Sq. Ft.
Stories				
Year Built				
Distance		0.14 mi	2.80 mi	3.68 mi

Sales Comparables

0000, CA

APN: 4462-016-017

Los Angeles County Data as of: 07/10/2026



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.14		0000, CA	08/22/2025	\$60,000						3,064	
2	0.14		0000, CA	07/30/2025	\$1,650,000						4,615	
3	0.29		0000, CA	08/01/2025	\$1,981,500						94,262	
4	2.43		0000, CA	12/18/2025	\$2,075,000						22,832	
5	2.71			08/19/2025	\$1,700,000						12,813	
6	2.88		26719 Mulholland Hwy, Calabasas, CA 91302-1994	09/10/2025	\$6,500,000						70,964	
7	2.93		26721 Mulholland Hwy, Calabasas, CA 91302-1994	01/14/2026	\$6,400,000						78,464	
8	3.13		0000, CA	05/07/2026	\$116,000						609,046	
9	3.19		0000, CA	05/20/2026	\$500,000						8,892	
10	3.20		0000, CA	10/06/2025	\$2,075,000						5,366	

11	3.26		03/30/2026	\$2,443,000	4,973
12	3.38	0000, CA	12/19/2025	\$1,350,000	1,695,819
13	3.38	2397 Stokes Canyon Rd, Calabasas, CA 91302-2958	08/25/2025	\$1,350,000	880,485
14	3.40	5606 Fairview Pl, Agoura Hills, CA 91301-2228	10/29/2025	\$1,000,000	64,652
15	3.49	0000, CA	12/19/2025	\$1,350,000	1,554,782
16	3.50		07/22/2025	\$150,000	43,542
17	3.57	0000, CA	01/13/2026	\$1,700,000	85,179
18	3.68	0000, CA	06/24/2025	\$105,000	6,801
19	3.68	0000, CA	06/24/2025	\$105,000	7,031
20	3.68	0000, CA	06/24/2025	\$105,000	7,259

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

**Comp #1 - 0.14 Miles From Subject
0000, CA**

Sale Price / Type: \$60,000 / Full Value
Sale / Rec Date: 08/22/2025 / 08/27/2025

Sale Doc #: 2025.581491

Year Built / Eff:
Assessed Value:

\$22,881

Lot Area: 3,064 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Cook Rick D & Stacy V / Cook Stacy V
Mailing Address: 29025 View Dr, Agoura Hills, CA 91301-2945
County: Los Angeles
APN: 4462-013-009
Subdivision: 8228
Census Tct / Blk: 800335 /
1st Mtg / Type:
Res / Comm Units:

Pool:

Zoning: LCR175
Acres: 0.07
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price:
Prior Sale Date:
Prior Rec Date:
Prior Sale Doc #:

**Comp #2 - 0.14 Miles From Subject
0000, CA**

Sale Price / Type: \$1,650,000 / Full Value
Sale / Rec Date: 07/30/2025 / 09/26/2025

Sale Doc #: 2025.666002

Year Built / Eff:
Assessed Value:

\$17,496

Lot Area: 4,615 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Elazary Lior
Mailing Address: 1917 Flathead Trl, Agoura Hills, CA 91301-2917
County: Los Angeles
APN: 4462-014-007
Subdivision: 7397
Census Tct / Blk: 800335 /
1st Mtg / Type: \$1,400,000 /
Res / Comm Units:

Pool:

Zoning: LCR175
Acres: 0.11
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$450,000
Prior Sale Date: 01/13/2020
Prior Rec Date: 01/24/2020
Prior Sale Doc #: 2020.93724

**Comp #3 - 0.29 Miles From Subject
0000, CA**

Sale Price / Type: \$1,981,500 / Full Value
Sale / Rec Date: 08/01/2025 / 08/22/2025

Sale Doc #: 2025.573007

Year Built / Eff:
Assessed Value:

\$106,120

Lot Area: 94,262 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Holl Summer & Matthew / Holl Matthew
Mailing Address: 1827 Olivera Dr, Agoura Hills, CA 91301-2952
County: Los Angeles
APN: 4462-007-032
Subdivision:
Census Tct / Blk: 800335 /
1st Mtg / Type: \$1,209,750 / Conventional
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 2.16
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$1,950,000
Prior Sale Date: 05/03/2025
Prior Rec Date: 06/05/2025
Prior Sale Doc #: 2025.376052

**Comp #4 - 2.43 Miles From Subject
0000, CA**

Sale Price / Type: \$2,075,000 / Full Value
Sale / Rec Date: 12/18/2025 / 04/01/2026

Sale Doc #: 2026.224990

Year Built / Eff:
Assessed Value:

\$125,000

Lot Area: 22,832 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Cassar Anthony Michael
Mailing Address: 8600 Tuscany Ave #205, Playa Del Rey, CA 90293-8697
(Do Not Mail)

Pool:

County: Los Angeles
APN: 4464-024-019
Subdivision:
Census Tct / Blk: 800410 /
1st Mtg / Type: \$1,660,000 / Conventional
Res / Comm Units:

Zoning: LCA11*
Acres: 0.52
Cooling:
Fireplace:
Parking Type:
Flood Zone D
Code:

Stories:
Roof Material:
Prior Sale Price: \$2,134,500
Prior Sale Date: 07/31/2024
Prior Rec Date: 08/15/2024
Prior Sale Doc #: 2024.548198

**Comp #5 - 2.71 Miles From Subject**

Sale Price / Type: \$1,700,000 / Full Value
Sale / Rec Date: 08/19/2025 / 09/22/2025

Sale Doc #: 2025.651190

Year Built / Eff:
Assessed Value:

\$23,044

Lot Area: 12,813 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

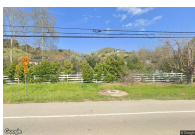
Land Use: Vacant -Residential Land
Owner Name: Binder Arthur / Matta Sherri E
Mailing Address: 4901 Calle Montecillo, Agoura Hills, CA 91301-2479

Pool:

County: Los Angeles
APN: 2061-035-055
Subdivision: 32678
Census Tct / Blk: 800336 /
1st Mtg / Type: \$1,360,000 / Conventional
Res / Comm Units:

Zoning: AHR17500*
Acres: 0.29
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$15,000
Prior Sale Date:
Prior Rec Date: 06/07/2000
Prior Sale Doc #: 2000.875057

**Comp #6 - 2.88 Miles From Subject
26719 Mulholland Hwy, Calabasas, CA 91302-1994**

Sale Price / Type: \$6,500,000 / Full Value
Sale / Rec Date: 09/10/2025 / 09/16/2025

Sale Doc #: 2025.636968

Year Built / Eff:
Assessed Value:

\$780,300

Lot Area: 70,964 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

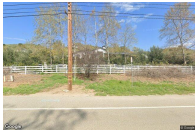
Land Use: Vacant -Residential Land
Owner Name: Weaver Chad L & Andrea K / Weaver Andrea K
Mailing Address: 26719 Mulholland Hwy, Calabasas, CA 91302-1994

Pool:

County: Los Angeles
APN: 4455-028-125
Subdivision:
Census Tct / Blk: 800202 / 1022
1st Mtg / Type: \$4,000,000 / Conventional
Res / Comm Units:

Zoning: LCA11*
Acres: 1.63
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$8,750,909
Prior Sale Date: 05/11/2023
Prior Rec Date: 05/15/2023
Prior Sale Doc #: 2023.315002



Comp #7 - 2.93 Miles From Subject
26721 Mulholland Hwy, Calabasas, CA 91302-1994

Sale Price / Type: \$6,400,000 / Full Value
Sale / Rec Date: 01/14/2026 / 02/17/2026

Sale Doc #: 2026.111063

Year Built / Eff:
Assessed Value:

\$780,300

Lot Area: 78,464 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Sanctuary Living Trust / Pelavin Alyse N
Mailing Address: 30765 Pacific Coast Hwy, Malibu, CA 90265-3646
County: Los Angeles
APN: 4455-028-126
Subdivision:
Census Tct / Blk: 800202 / 1022
1st Mtg / Type: \$5,000,000 / Conventional
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 1.80
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$750,000
Prior Sale Date: 04/24/2023
Prior Rec Date: 05/08/2023
Prior Sale Doc #: 2023.296640



Comp #8 - 3.13 Miles From Subject
0000, CA

Sale Price / Type: \$116,000 / Full Value
Sale / Rec Date: 05/07/2026 / 06/11/2026

Sale Doc #: 2026.429273

Year Built / Eff:
Assessed Value:

\$566,100

Lot Area: 609,046 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Vista Blu Malibu II LLC
Mailing Address: 2142 Circle Dr, Hermosa Beach, CA 90254-2839
County: Los Angeles
APN: 4461-005-050
Subdivision:
Census Tct / Blk: 800410 /
1st Mtg / Type:
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 13.98
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price:
Prior Sale Date:
Prior Rec Date:
Prior Sale Doc #:



Comp #9 - 3.19 Miles From Subject
0000, CA

Sale Price / Type: \$500,000 / Full Value
Sale / Rec Date: 05/20/2026 / 06/04/2026

Sale Doc #: 2026.410426

Year Built / Eff:
Assessed Value:

\$110,785

Lot Area: 8,892 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: 612 Thrift Road LLC
Mailing Address: 621 Thrift Rd, Malibu, CA 90265-2786
County: Los Angeles
APN: 4464-013-006
Subdivision: 10595
Census Tct / Blk: 800335 /
1st Mtg / Type:
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 0.20
Cooling:
Fireplace:
Parking Type:
Flood Zone D
Code:

Stories:
Roof Material:
Prior Sale Price: \$165,000
Prior Sale Date:
Prior Rec Date: 06/06/2002
Prior Sale Doc #: 2002.1296956

**Comp #10 - 3.20 Miles From Subject
0000, CA**

Sale Price / Type: \$2,075,000 / Full Value
Sale / Rec Date: 10/06/2025 / 11/07/2025

Sale Doc #: 2025.781102

Year Built / Eff:
Assessed Value:

\$255,000

Lot Area: 5,366 Sq. Ft.
Living Area:

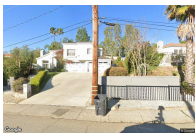
Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Kadir Ali & Mamoonah / Kadir Mamoonah
Mailing Address: 686 Elm Shadow Way, Lake Mary, FL 32746-4408
County: Los Angeles
APN: 4457-010-001
Subdivision: 7959
Census Tct / Blk: 800410 /
1st Mtg / Type: \$1,556,250 / Conventional
Res / Comm Units:

Pool:

Zoning: LCR171/2
Acres: 0.12
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$1,289,000
Prior Sale Date: 04/17/2024
Prior Rec Date: 04/26/2024
Prior Sale Doc #: 2024.275096

**Comp #11 - 3.26 Miles From Subject**

Sale Price / Type: \$2,443,000 / Full Value
Sale / Rec Date: 03/30/2026 / 04/16/2026

Sale Doc #: 2026.269255

Year Built / Eff:
Assessed Value:

\$379,746

Lot Area: 4,973 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Zhang Shen / Chen Yan
Mailing Address: 4847 Glickman Ave, Temple City, CA 91780-4019
County: Los Angeles
APN: 2055-018-026
Subdivision: 38420
Census Tct / Blk: 800334 /
1st Mtg / Type:
Res / Comm Units:

Pool:

Zoning: AHRA20000*
Acres: 0.11
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$183,218
Prior Sale Date: 07/26/2022
Prior Rec Date: 08/12/2022
Prior Sale Doc #: 2022.813219

**Comp #12 - 3.38 Miles From Subject
0000, CA**

Sale Price / Type: \$1,350,000 / Full Value
Sale / Rec Date: 12/19/2025 / 01/06/2026

Sale Doc #: 2026.11430

Year Built / Eff:
Assessed Value:

\$412,004

Lot Area: 1,695,819 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Catalyst Leadership Partners LLC
Mailing Address: 4144 Kenway Ave, View Park, CA 90008-4810
County: Los Angeles
APN: 4461-007-012
Subdivision: 9563
Census Tct / Blk: 800410 /
1st Mtg / Type: \$700,000 / Private Party
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 38.93
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$355,000
Prior Sale Date: 01/26/2017
Prior Rec Date: 03/01/2017
Prior Sale Doc #: 2017.240598



Comp #13 - 3.38 Miles From Subject
2397 Stokes Canyon Rd, Calabasas, CA 91302-2958

Sale Price / Type: \$1,350,000 / Full Value
Sale / Rec Date: 08/25/2025 / 08/29/2025

Sale Doc #: 2025.590096

Year Built / Eff:
Assessed Value:

\$272,498

Lot Area: 880,485 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Re Elka LLC / El-Yam Builders Group LLC
Mailing Address: 26197 Adamor Rd, Calabasas, CA 91302-1005
(Do Not Mail)

Pool:

County: Los Angeles
APN: 4455-027-039
Subdivision:
Census Tct / Blk: 800202 / 1005
1st Mtg / Type:
Res / Comm Units:

Zoning: LCA11*
Acres: 20.21
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price:
Prior Sale Date:
Prior Rec Date:
Prior Sale Doc #:



Comp #14 - 3.40 Miles From Subject
5606 Fairview Pl, Agoura Hills, CA 91301-2228

Sale Price / Type: \$1,000,000 / Full Value
Sale / Rec Date: 10/29/2025 / 10/31/2025

Sale Doc #: 2025.760895

Year Built / Eff:
Assessed Value:

\$589,028

Lot Area: 64,652 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Agoura Goat Ranch Trust / Kostopoulos Lizabeth
Mailing Address: 5610 Fairview Pl, Agoura Hills, CA 91301-2228

Pool:

County: Los Angeles
APN: 2055-012-040
Subdivision: 8451
Census Tct / Blk: 800334 / 1005
1st Mtg / Type:
Res / Comm Units:

Zoning: AHRA20000*
Acres: 1.48
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price:
Prior Sale Date:
Prior Rec Date:
Prior Sale Doc #:



Comp #15 - 3.49 Miles From Subject
0000, CA

Sale Price / Type: \$1,350,000 / Full Value
Sale / Rec Date: 12/19/2025 / 01/06/2026

Sale Doc #: 2026.11430

Year Built / Eff:
Assessed Value:

\$335,553

Lot Area: 1,554,782 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Catalyst Leadership Partners LLC
Mailing Address:

Pool:

County: Los Angeles
APN: 4461-007-013
Subdivision:
Census Tct / Blk: 800410 /
1st Mtg / Type: \$700,000 / Private Party
Res / Comm Units:

Zoning: LCA11*
Acres: 35.69
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$310,000
Prior Sale Date: 12/06/2020
Prior Rec Date: 01/11/2021
Prior Sale Doc #: 2021.47972

**Comp #16 - 3.50 Miles From Subject**

Sale Price / Type: \$150,000 / Full Value
Sale / Rec Date: 07/22/2025 / 07/29/2025

Sale Doc #: 2025.509252

Year Built / Eff:
Assessed Value:

\$97,585

Lot Area: 43,542 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Steven And Deborah Ackrich Trust / Ackrich Steven B
Mailing Address: 28443 Foothill Dr, Agoura Hills, CA 91301-2241
County: Los Angeles
APN: 2055-019-036
Subdivision: 8451
Census Tct / Blk: 800334 /
1st Mtg / Type:
Res / Comm Units:

Pool:

Zoning: AHRA20000*
Acres: 1.00
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$63,500
Prior Sale Date:
Prior Rec Date: 09/10/1999
Prior Sale Doc #: 1999.1726333

**Comp #17 - 3.57 Miles From Subject
0000, CA**

Sale Price / Type: \$1,700,000 / Full Value
Sale / Rec Date: 01/13/2026 / 02/10/2026

Sale Doc #: 2026.96718

Year Built / Eff:
Assessed Value:

\$187,640

Lot Area: 85,179 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Bergeron Mark / Norton James K
Mailing Address: 2547 Stokes Canyon Rd, Calabasas, CA 91302-2991
County: Los Angeles
APN: 4455-029-019
Subdivision: 24043
Census Tct / Blk: 800202 /
1st Mtg / Type: \$1,020,000 / Conventional
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 1.96
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price: \$85,000
Prior Sale Date:
Prior Rec Date: 09/29/1988
Prior Sale Doc #: 1988.1567041

**Comp #18 - 3.68 Miles From Subject
0000, CA**

Sale Price / Type: \$105,000 / Full Value
Sale / Rec Date: 06/24/2025 / 07/01/2025

Sale Doc #: 2025.440006

Year Built / Eff:
Assessed Value:

\$3,600

Lot Area: 6,801 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Daruty Remsburg Family Trust / Remsburg Ronald C
Mailing Address: 437 Loftyhill Dr, Malibu, CA 90265-2730
County: Los Angeles
APN: 4471-013-015
Subdivision: 9013
Census Tct / Blk: 800406 /
1st Mtg / Type:
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 0.16
Cooling:
Fireplace:
Parking Type:
Flood Zone D
Code:

Stories:
Roof Material:
Prior Sale Price: \$50,000
Prior Sale Date: 05/11/2015
Prior Rec Date: 06/26/2015
Prior Sale Doc #: 2015.764826

**Comp #19 - 3.68 Miles From Subject
0000, CA**

Sale Price / Type: \$105,000 / Full Value
Sale / Rec Date: 06/24/2025 / 07/01/2025

Sale Doc #: 2025.440006

Year Built / Eff:
Assessed Value:

\$3,600

Lot Area: 7,031 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Daruty Remsburg Family Trust / Remsburg Ronald C
Mailing Address: 437 Loftyhill Dr, Malibu, CA 90265-2730
County: Los Angeles
APN: 4471-013-014
Subdivision: 9013
Census Tct / Blk: 800406 /
1st Mtg / Type:
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 0.16
Cooling:
Fireplace:
Parking Type:
Flood Zone D
Code:

Stories:
Roof Material:
Prior Sale Price: \$50,000
Prior Sale Date: 05/11/2015
Prior Rec Date: 06/26/2015
Prior Sale Doc #: 2015.764826

**Comp #20 - 3.68 Miles From Subject
0000, CA**

Sale Price / Type: \$105,000 / Full Value
Sale / Rec Date: 06/24/2025 / 07/01/2025

Sale Doc #: 2025.440006

Year Built / Eff:
Assessed Value:

\$3,600

Lot Area: 7,259 Sq. Ft.
Living Area:

Bedrooms:
Baths / /
(F/3Q/H/Q):
Total Rooms:

Land Use: Vacant -Residential Land
Owner Name: Daruty Remsburg Family Trust / Remsburg Ronald C
Mailing Address: 437 Loftyhill Dr, Malibu, CA 90265-2730
County: Los Angeles
APN: 4471-013-020
Subdivision: 9013
Census Tct / Blk: 800406 /
1st Mtg / Type:
Res / Comm Units:

Pool:

Zoning: LCA11*
Acres: 0.17
Cooling:
Fireplace:
Parking Type:
Flood Zone D
Code:

Stories:
Roof Material:
Prior Sale Price: \$50,000
Prior Sale Date: 05/11/2015
Prior Rec Date: 06/26/2015
Prior Sale Doc #: 2015.764826

Schools Report

0000, CA

APN: 4462-016-017

Los Angeles County Data as of: 07/10/2026

Public School Assignment

Las Virgenes Unified School District
Las Virgenes Unified School District
Las Virgenes Unified School District

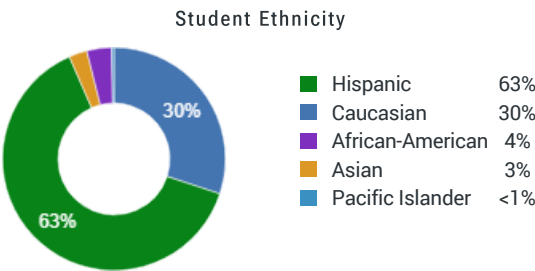
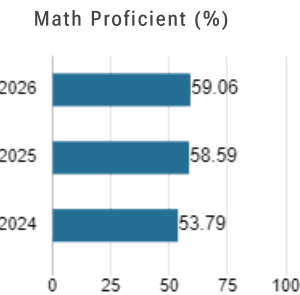
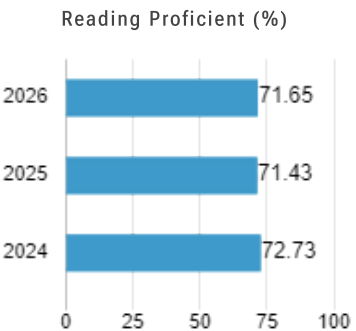
Elementary School: Sumac Elementary School
Middle School: Lindero Canyon Middle School
High School: Agoura High School

Sumac Elementary School

6050 N. Calmfield Ave., Agoura Hills, CA 91301 - 3.93 Miles

Grades: **K-5**
Students: **360**
Students:Teachers: **18:1**
State Percentile: **80**

State Rank: 1173
Blue Ribbon School: No
Int'l Baccalaureate: No
Advanced Placement: No
Free Lunch: 39%
Reduced Lunch: 39%
Title I: No

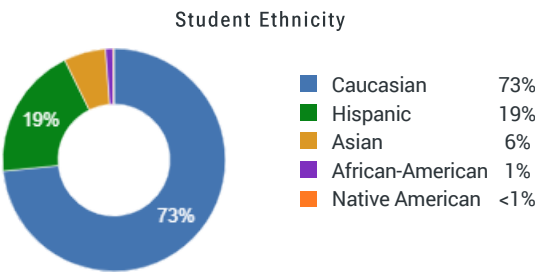
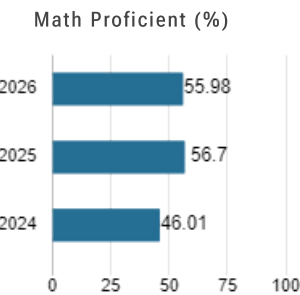
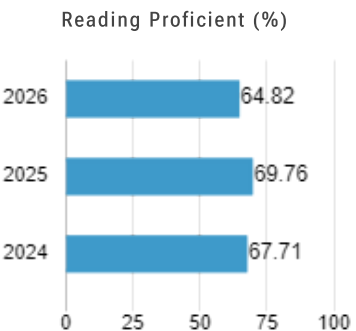


Lindero Canyon Middle School

5844 Larboard Ln., Agoura Hills, CA 91301 - 4.01 Miles

Grades: **6-8**
Students: **795**
Students:Teachers: **24:1**
State Percentile: **80**

State Rank: 388
Blue Ribbon School: Yes
Int'l Baccalaureate: No
Advanced Placement: No
Free Lunch: 29%
Reduced Lunch: 29%
Title I: No



Grades Students Students:Teachers State Percentile

9-12 1,709 24:1 80

State Rank: 385

Blue Ribbon School: No

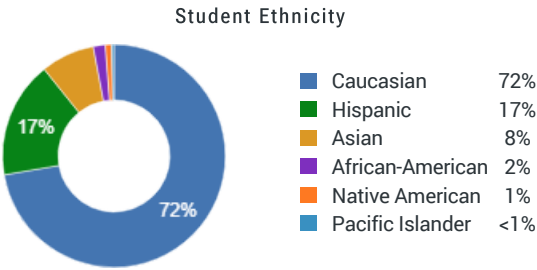
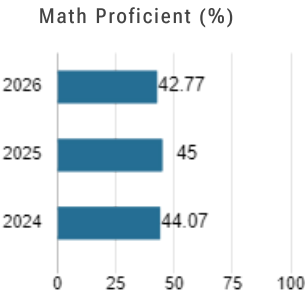
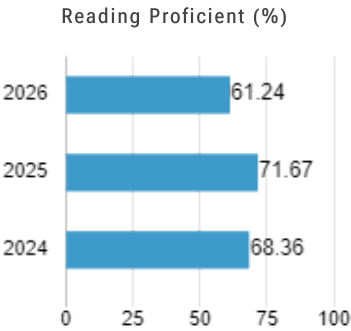
Int'l Baccalaureate: No

Advanced Placement: Yes

Free Lunch: 26%

Reduced Lunch: 26%

Title 1: No



Nearby Private Schools

School	Address	Distance
Ilan Ramon Day School	27400 Canwood St Agoura Hills, CA 91301	0.61 miles
Montessori School Of Agoura	28124 Driver Avenue Agoura Hills, CA 91301	0.61 miles
Carpe Diem Academy	29091 Wagon Road Agoura, CA 91301	1.67 miles
Born Learners School	28348 Agoura Road Agoura Hills, CA 91301	2.62 miles
Conejo Jewish Day School	Po Box 1673 Agoura Hills, CA 91376	2.64 miles
Halstrom Academy - Westlake Village	30700 Russell Ranch Road Westlake Village, CA 91362	3.79 miles
Qualia: The School For Deeper Learning	4345 Las Virgenes Road Calabasas, CA 91302	3.97 miles
New Village Leadership Academy	4345 Las Virgenes Road Calabasas, CA 91302	3.98 miles
Saint Jude The Apostle	32036 Lindero Canyon Road Westlake Village, CA 91361	4.32 miles
St Jude The Apostle School	32036 Lindero Canyon Road Westlake Village, CA 91361	4.34 miles

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.



2020



MAPPING AND GIS
SERVICES
SCALE 1" = 60'

PAYMENTS AS OF 07/10/2026

SEARCH PARAMETERS

ENTERED APN: 4462-016-017

✓ APN: 4462-016-017		
TRA: 04981 - LA COUNTY (UNINCORP) - 80	ACQ DATE: 08/30/2001	DOC#: 2001-1631119
LEGAL: TRACT # 8228 LOT 129		
MAIL: 1724 ELEVADO AVE, ARCADIA, CA 91006		
FOR 2025-26 TAX YEAR		

ASSESSED OWNER(S)	2025-26 ASSESSED VALUES
ANANIADES CONSTANTINE S AND ANANIADES SAPFO C	LAND 11,064
	TAXABLE 11,064

2025-26 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	**PAID W/ PEN	
PAYMENT DATE	12/10/2025	05/06/2026	
DELINQUENT DATE	12/10/2025	04/10/2026	
INSTALLMENT	180.94	180.93	361.87
PENALTY	18.09	28.09	46.18
BALANCE DUE	0.00	0.00	0.00

WARNINGS AND/OR COMMENTS
** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL			
ACCT #	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
881.60	LV USD TAX ASMT	98.00	LAS VIRGENES USD MEASURE E TAX ASSMT 04
001.96	LA CO HAZ ABMT	53.14	LOS ANGELES COUNTY HAZARD ABATE
003.11	COUNTY LIBRARY	35.23	COUNTY LIBRARY SERVICES
007.44	CO FIRE DEPT	19.56	LOS ANGELES COUNTY FIRE DEPARTMENT
061.11	MOSQUITO ABATE	11.33	WEST VECTOR MOSQUITO
363.92	LAS VIGINES WTR	10.00	LAS VIRGENES MUNICIPAL WATER DISTRICT
318.08	COD WSC - 1	8.02	METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
030.71	FLOOD CONTROL	1.10	LOS ANGELES COUNTY FLOOD CONTROL
		236.38	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION			
REGION #:	02	COUNTY USE CODE:	010V
SQ FEET:		ZONE:	LCR175
STANDARD LAND USE:	RESIDENTIAL LOT		

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

84- 422556

RECORDING REQUESTED BY

Mortgage Service Company

AND WHEN RECORDED MAIL TO

Name Pony Investments
 Street Address 3439 North Marengo Avenue
 City & State Altadena, Ca. 91001

Name
 Street Address
 City & State
 SAME AS ABOVE

RECORDED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA

1 MIN. 4 P.M. APR 6 1984
 PAST.

FEE
 \$4
 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed Upon Sale

T. S. No. 3428-2

The undersigned grantor declares:

- (1) The grantee herein was — was not the foreclosing beneficiary.
 (2) The amount of the unpaid debt together with costs was..... \$18,495.85
 (3) The amount paid by the grantee at the trustee sale was..... \$18,502.00
 (4) The documentary transfer tax is..... \$22.00
 (5) Said property is in (X) unincorporated area: () City of _____, and

Mortgage Service Company, a California corporation, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied, to

PONY INVESTMENTS

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the City of unincorporated area, County of Los Angeles, State of California, described as follows:
 of Malibu

Lot 129 of Tract No. 8228, in the County of Los Angeles, State of California, as per map recorded in Book 103, page 78 of Maps, in the office of the County Recorder of said County.

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated October 27, 1977 and executed by Eric V. Buscher

as trustor, and recorded November 7, 1977 as instru no. 77-1231628, of Official Records of Los Angeles County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices of default and related notices, to all parties entitled thereto, have been complied with and the posting and publication of copies of the Notice of Sale have also been complied with.

Said property was sold by said Trustee at public auction on March 30, 1984 at the place named in the Notice of Sale, in the County of Los Angeles, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefor to said Trustee the amount bid, being \$ 18,502.00, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

In Witness Whereof, said Mortgage Service Company, as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Vice-President and Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF CALIFORNIA
 COUNTY OF LOS Angeles
 On March 30, 1984 before me, the

undersigned, a Notary Public in and for said State, personally appeared Susan M. Nelson

known to me to be a Vice-President, and Joel Hoffman

to be an Assistant Secretary of Mortgage Service Company

the Corporation that executed the within instrument as Trustee, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same as Trustee.

WITNESS my hand and official seal,

Signature Christine Hoffman

Christina Hoffman
 Name (Typed or Printed)

Mortgage Service Company

as Trustee aforesaid.

By Susan M. Nelson
 Vice-President

JOEL HOFFMAN OFFICIAL SEAL
 CHRISTINE HOFFMAN
 Notary Public - California
 Principal Office in
 Los Angeles County
 My Commission Expires Aug. 18, 1985

AUG 30 2001

LEAD SHEET

01 1631119

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
3:41 PM AUG 30 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$10 E
2

D.T.T.

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$4 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

4462 016 017

001

THIS FORM IS NOT TO BE DUPLICATED

AUG 30 2001

01 1631119

RECORDING REQUESTED BY

WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Constantine S. Ananiades
STREET 1724 Elevado Avenue
ADDRESS Arcadia, CA 91106
CITY
STATE
ZIP
L

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED by SOUTHLAND
TITLE CORPORATION as an accommodation only
It has not been examined as to its execution or
as to its effect upon title.

DOCUMENTARY TRANSFER TAX \$ 8.25

☐ computed on full value of property conveyed, or
☐ computed on full value less liens and
encumbrances remaining at time of sale.

SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX

PRINT NAME

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We),

Pony Investments

NAME OF GRANTOR

grant to Constantine S. Ananiades and Sapfo C. Ananiades

NAME OF GRANTOR

all that real property situated in the City of Agoura Hills

(or in an unincorporated area of)

Los Angeles

County, State of California

, described as follows (insert legal description):

Lot 129, of Tract No. 8228, in the City of Agoura, County of Los Angeles,
State of California, as per map recorded in Book 103, page 78 of maps, in
the office of the County Recorder of said County.

This document filed for record by SOUTHLAND
TITLE CORPORATION as an accommodation only.
It has not been examined as to its execution or
as to its effect upon title.

Assessor's parcel No. 4462 016 017

Executed on Feb 4, 2000, at Pasadena, California

STATE OF Massachusetts
COUNTY OF Middlesex

By: George R. Gavalas
By: Gregory N. Stephanopoulos

On 2/4/00 before me, Carol Phillips
personally appeared Gregory N. Stephanopoulos

RIGHT THUMBPRINT (Optional)

personally known to me (or 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.

WITNESS my hand and official seal.

Carol Phillips

CAROL PHILLIPS

Notary Public

My Commission Expires April 23, 2004

MAIL TAX STATEMENT TO: James

WOLCOTT'S FORM 778 - rev. 7-99
GRANT DEED - (price class 3A)
© 1999 WOLCOTT'S FORMS, INC.

A0552

7 57775 39778 9

CAPACITY CLAIMED BY SIGNER(S)
☐ INDIVIDUAL(S)
☐ CORPORATE

OFFICERS

☒ PARTNER(S) ☐ LIMITED
☐ ATTORNEY IN FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(ES))

AUG 30 2001

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

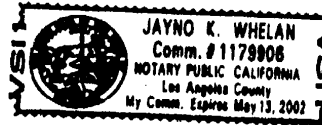
On 2-10-00 before me, Jayno K. Whelan
personally appeared George R. Gwais

_____ personally known to me (or 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.

WITNESS my hand and official seal.

Signature

Jayno K. Whelan



(This area for official notarial seal)