

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,173	7,745	1959	SFR	

OWNER INFORMATION			
Owner Name	Ham David L (Te)	Tax Billing City & State	Simi Valley, CA
Owner Name 2	Ham Susan O (Te)	Tax Billing Zip	93063
Mail Owner Name	David L & Susan O Ham	Tax Billing Zip+4	3801
Tax Billing Address	6477 Almar St	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$1,037,057	School District	LOS ANGELES UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	87 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	66 / 100	Walkable Score	61 / 100
Total Incidents (1 yr)	43	Q1 Home Price Forecast	\$1,038,174
Standardized Test Rank	86 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION			
Zip Code	91307	Comm College District Code	Los Angeles City
Carrier Route	C065	Census Tract	1352.02
Zoning	LARS	Topography	Rolling/Hilly
Tract Number	21888	Within 250 Feet of Multiple Flood Zone	No
School District	Los Angeles		

TAX INFORMATION			
APN	2036-014-021	Lot	76
% Improved	68%	Water Tax Dist	Southern California
Tax Area	16		
Legal Description	TRACT # 21888 LOT 76		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$88,091	\$86,364	\$84,671
Assessed Value - Land	\$28,408	\$27,851	\$27,305
Assessed Value - Improved	\$59,683	\$58,513	\$57,366
YOY Assessed Change (\$)	\$1,727	\$1,693	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$1,342		
2024	\$1,362	\$21	1.53%
2025	\$1,389	\$27	1.95%
Special Assessment	Tax Amount		
Safe Clean Water83	\$82.72		
Laco Vectr Cntrl80	\$18.97		
Flood Control 62	\$33.91		
City Lt Maint 21	\$65.80		
La Stormwater 21	\$27.03		
Lacity Park Dist21	\$18.36		
Rposd Measure A 83	\$22.40		
Trauma/Emerg Srv86	\$73.89		
Total Of Special Assessments	\$343.08		

CHARACTERISTICS			
County Land Use	Single Family Resid	Total Baths	2
Universal Land Use	SFR	Full Baths	2
Lot Frontage	62	Sewer	Type Unknown
Lot Depth	125	Heat Type	Central
Lot Acres	0.1778	Year Built	1959
Lot Area	7,745	Effective Year Built	1959
Building Sq Ft	1,173	Building Type	Type Unknown
Total Units	1	# of Buildings	1
Bedrooms	3		

SELL SCORE			
Rating	Moderate	Value As Of	2026-09-07 06:02:56
Sell Score	582		

ESTIMATED VALUE			
RealAVM™	\$758,600	Confidence Score	80
RealAVM™ Range	\$683,000 - \$834,300	Forecast Standard Deviation	10
Value As Of	08/31/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM 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 an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	4265	Cap Rate	4.9%
Estimated Value High	4729	Forecast Standard Deviation (FSD)	0.11
Estimated Value Low	3801		

(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.

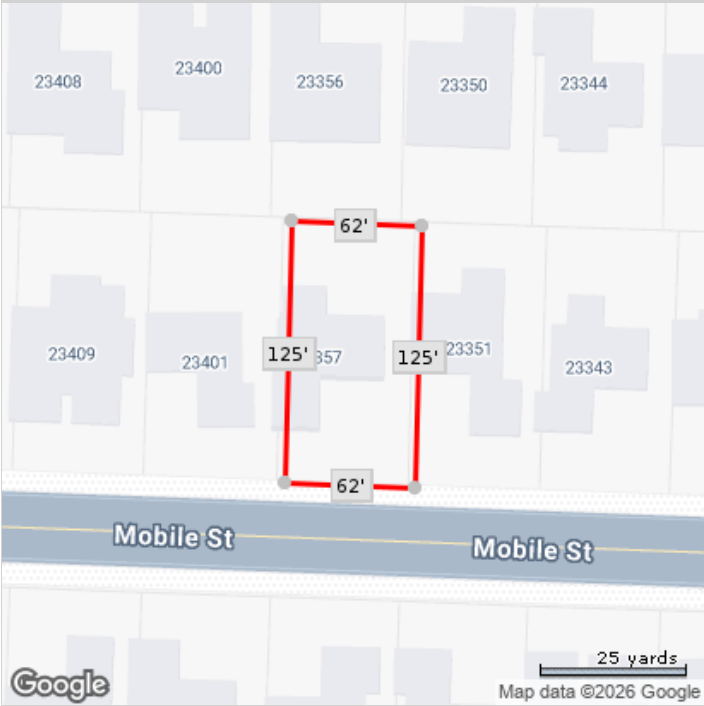
(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available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

LAST MARKET SALE & SALES HISTORY					
Recording Date	01/12/1993		Owner Name	Ham David L (Te)	
Document Number	70263		Owner Name 2	Ham Susan O (Te)	
Deed Type	Grant Deed		Seller	Welch Jack R	
Recording Date	01/25/2022	10/13/2011	07/08/2004	07/07/2004	09/22/1998
Sale Date	01/19/2022	09/27/2011	05/05/2004	05/05/2004	08/12/1998
Nominal	Y	Y	Y	Y	Y
Buyer Name	Ham D L & S O Fam Trust	Ham David L & S O Family Trust	Ham David & Susan Trust	Ham David L & Susan O	Ham David & Susan Trust
Seller Name	Ham D L & S O F/Tr	Ham D & S Family Trust	Ham David L & Susan O	Ham David L & S O Trust	Ham David L & Susan O
Document Number	93988	1388508	1736069	1722477	1713508
Document Type	Grant Deed	Grant Deed	Quit Claim Deed	Quit Claim Deed	Quit Claim Deed

Recording Date	11/18/1993	01/12/1993	10/23/1992
Sale Date			
Nominal	Y		Y
Buyer Name	Ham David Louie & Susan Obrien	Ham Susan O	Welch Jack R
Seller Name	Ham Susan O	Welch Jack R	Welch Sandra J
Document Number	2273019	70263	1959314
Document Type	Quit Claim Deed	Grant Deed	Affidavit

MORTGAGE HISTORY					
Mortgage Date	01/25/2022	10/13/2011	09/30/2009	07/07/2004	11/18/1993
Mortgage Amount	\$250,000	\$224,250	\$225,000	\$170,000	\$100,000
Mortgage Lender	Logix Fcu	Lockheed Fcu	American Lending Network	Greenpoint Mtg Fndg	Los Angeles Fcu
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated

