# 13702 Mar Vista St, Whittier, CA 90602, Los Angeles County

**APN: 8142-005-023 CLIP: 1007831446**



| Beds | Full Baths | Half Baths | MLS Sale Price | MLS Sale Date |
|---|---|---|---|---|
| **4** | **4** | **N/A** | **$735,000** | **07/01/2005** |
| **Bldg Sq Ft** | **Lot Sq Ft** | **MLS Yr Built** | **Type** | |
| **1,815** | **3,001** | **1960** | **TRIPLEX** | |

## OWNER INFORMATION

| | | | |
|---|---|---|---|
| Owner Name | **Anaya Ralph L** | Tax Billing Zip | **90602** |
| Owner Name 2 | **Anaya Trust** | Tax Billing Zip+4 | **1959** |
| Mail Owner Name | **Ralph L Anaya** | Owner Vesting | **Husband/Wife** |
| Tax Billing Address | **6754 Worsham Dr** | Owner Occupied | **No** |
| Tax Billing City & State | **Whittier, CA** | | |

## COMMUNITY INSIGHTS

| | | | |
|---|---|---|---|
| Median Home Value | **$915,600** | School District | **WHITTIER CITY ELEMENTARY** |
| Median Home Value Rating | **9 / 10** | Family Friendly Score | **34 / 100** |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | **20 / 100** | Walkable Score | **90 / 100** |
| Total Incidents (1 yr) | **132** | Q1 Home Price Forecast | **$927,268** |
| Standardized Test Rank | **49 / 100** | Last 2 Yr Home Appreciation | **12%** |

## LOCATION INFORMATION

| | | | |
|---|---|---|---|
| Zip Code | **90602** | Comm College District Code | **Rio Hondo** |
| Carrier Route | **C067** | Census Tract | **5018.02** |
| Zoning | **WHR4*** | Topography | **Rolling/Hilly** |
| School District | **Whittier Un** | Within 250 Feet of Multiple Flood Zone | **No** |

## TAX INFORMATION

| | | | |
|---|---|---|---|
| APN | **8142-005-023** | Block | **B** |
| % Improved | **46%** | Water Tax Dist | **Central And W Basin** |
| Tax Area | **9642** | Fire Dept Tax Dist | **Consolidated Co** |
| Lot | **14** | | |
| Legal Description | **OCEAN VIEW TR AS PER BK 37 P G 23 OF M R S 75 FT OF N 80 FT O F E 40 FT OF LOT 14** | | |

## ASSESSMENT & TAX

| Assessment Year | 2024 | 2023 | 2022 |
|---|---|---|---|
| Assessed Value - Total | **$984,729** | **$965,421** | **$810,000** |
| Assessed Value - Land | **$535,910** | **$525,402** | **$440,800** |
| Assessed Value - Improved | **$448,819** | **$440,019** | **$369,200** |
| YOY Assessed Change ($) | **$19,308** | **$155,421** | |
| YOY Assessed Change (%) | **2%** | **19.19%** | |

| Tax Year | Total Tax | Change ($) | Change (%) |
|---|---|---|---|
| 2022 | **$10,011** | | |
| 2023 | **$11,753** | **$1,742** | **17.41%** |
| 2024 | **$12,039** | **$286** | **2.43%** |

| Special Assessment | Tax Amount |
|---|---|
| Sewersvcchg56 | **$140.66** |
| Safe Clean Water83 | **$59.25** |
| Flood Control 62 | **$21.24** |
| Laco Vectr Cntrl80 | **$18.97** |
| Mwdstandby#1386 | **$10.44** |
| Whittiersdcfd80 | **$97.41** |
| Rposd Measure A 83 | **$32.85** |
| Cbmwdstdbychg80 | **$10.00** |
| La Co Fire Dept 32 | **$97.49** |
| Combined Liens | **$429.15** |
| Total Of Special Assessments | **$917.46** |



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## CHARACTERISTICS

| | | | |
|---|---|---|---|
| County Land Use | **Multi-Family 3-Unit** | Cooling Type | **Yes** |
| Universal Land Use | **Triplex** | Roof Material | **Composition Shingle** |
| Lot Acres | **0.0689** | Roof Shape | **Hip** |
| Lot Area | **3,001** | Construction Type | **Frame** |
| Building Sq Ft | **1,815** | Exterior | **Stucco** |
| Gross Area | **Tax: 2,603 MLS: 1,815** | Foundation | **Slab** |
| Stories | **2** | Year Built | **1960** |
| Total Units | **3** | Effective Year Built | **1960** |
| Bedrooms | **4** | Building Type | **Type Unknown** |
| Total Baths | **4** | Building Comments | **08/92: 1(0+1)$540 1(2+2)$775 1(1+1)625topo-Level** |
| Full Baths | **4** | # of Buildings | **1** |

## SELL SCORE

| | | | |
|---|---|---|---|
| Rating | **Moderate** | Value As Of | **2025-07-20 04:32:44** |
| Sell Score | **575** | | |

## RENTAL TRENDS

| | | | |
|---|---|---|---|
| Estimated Value | **3815** | Estimated Value Low | **2742** |
| Estimated Value High | **4888** | Forecast Standard Deviation (FSD) | **0.28** |

**(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.**

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

## LISTING INFORMATION

| | | | |
|---|---|---|---|
| MLS Listing Number | P449538 | MLS Original List Price | **$725,000** |
| MLS Status | **Closed** | Closing Date | **07/01/2005** |
| MLS Source | **CRM** | MLS Sale Price | **$735,000** |
| MLS Area | **670 - WHITTIER** | MLS Listing Agent | **Mrojapat-Pat Rojas** |
| MLS Status Change Date | **01/08/2013** | MLS Listing Broker | **REMAX OF CERRITOS** |
| MLS Current List Price | **$725,000** | | |

| | |
|---|---|
| MLS Listing # | Y45401 |
| MLS Status | **Closed** |
| MLS Listing Date | **11/29/2004** |
| MLS Listing Price | **$515,000** |
| MLS Orig Listing Price | **$515,000** |
| MLS Close Date | **03/30/2005** |
| MLS Listing Close Price | **$515,000** |
| MLS Source History | **CRM** |

## LAST MARKET SALE & SALES HISTORY

| | | | |
|---|---|---|---|
| Recording Date | **07/20/2005** | Sale Type | **Full** |
| Sale Date | **Tax: 05/19/2005 MLS: 07/01/2005** | Deed Type | **Grant Deed** |
| Sale Price | **$735,000** | Owner Name | **Anaya Ralph L** |
| Price Per Square Feet | **$404.96** | Owner Name 2 | **Anaya Trust** |
| Document Number | 1706527 | Seller | **Intrieri John & Gayle L** |

| | | | | | |
|---|---|---|---|---|---|
| Recording Date | 12/30/2020 | 12/30/2020 | 07/20/2005 | 03/29/2005 | 11/07/1995 |
| Sale Date | **02/13/2020** | **02/13/2020** | **05/19/2005** | **03/16/2005** | |
| Sale Price | | | **$735,000** | **$515,091** | **$159,000** |
| Nominal | **Y** | **Y** | | | |
| Buyer Name | **Anaya Living Trust** | **Anaya Ralph L** | **Anaya Ralph L & Maria U** | **Intrieri John & Gayle L** | **Tinajero Pedro Jr** |
| Seller Name | **Anaya Ralph L** | **Anaya Maria U** | **Intrieri John & Gayle L** | **Tinajero Pedro Jr** | **American Svgs Bk** |
| Document Number | **1752024** | **1752023** | **1706527** | **718159** | **1789089** |
| Document Type | **Grant Deed** | **Affidavit** | **Grant Deed** | **Grant Deed** | **Corporation Grant Deed** |

| | | | |
|---|---|---|---|
| Recording Date | 04/27/1995 | 08/28/1992 | 02/27/1992 |
| Sale Date | | | **01/1992** |
| Sale Price | **$139,825** | **$245,000** | **$175,000** |
| Nominal | | | |


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| | | | | |
|---|---|---|---|---|
| Buyer Name | **American Svgs Bk** | **Bravo Guadalupe** | **Aguilar Jose Antonio;Aka Aguilar A ntonio** | |
| Seller Name | **Na Mtg Services Inc (Te)** | **Aguilar Antonio** | **Pacific Thrift & Loan Co** | |
| Document Number | **693953** | **1630241** | **322592** | |
| Document Type | **Trustee Deed** | **Grant Deed** | **Corporation Grant Deed** | |

## MORTGAGE HISTORY

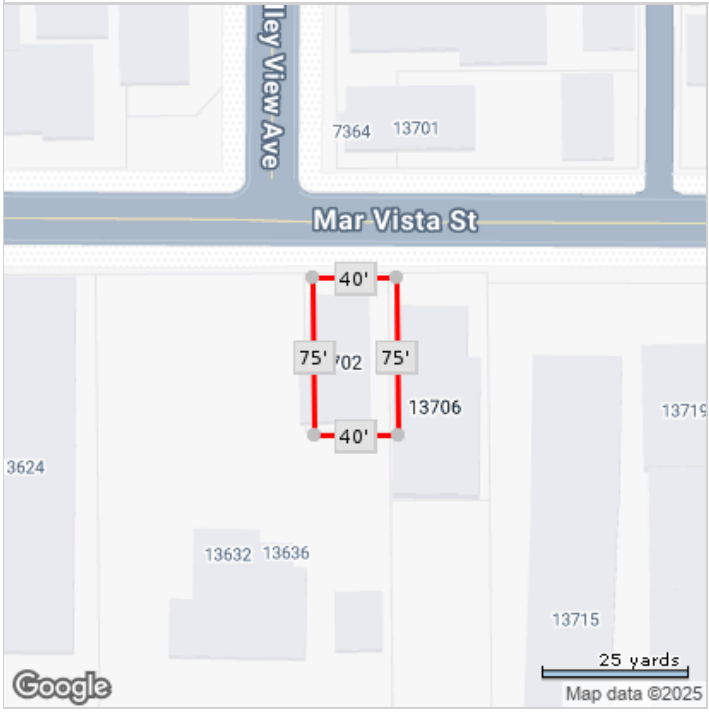
| | | | | | |
|---|---|---|---|---|---|
| Mortgage Date | 07/20/2005 | 11/07/1995 | 08/28/1992 | 08/28/1992 | 02/27/1992 |
| Mortgage Amount | **$317,504** | **$142,941** | **$196,000** | **$24,500** | **$149,000** |
| Mortgage Lender | **Preferred Mtg Alliance Corp** | **American Svgs Bk** | **American Svgs Bk** | **Lender Seller** | **Pacific T&L** |
| Mortgage Code | **Conventional** | **Conventional** | **Conventional** | **Conventional** | **Conventional** |

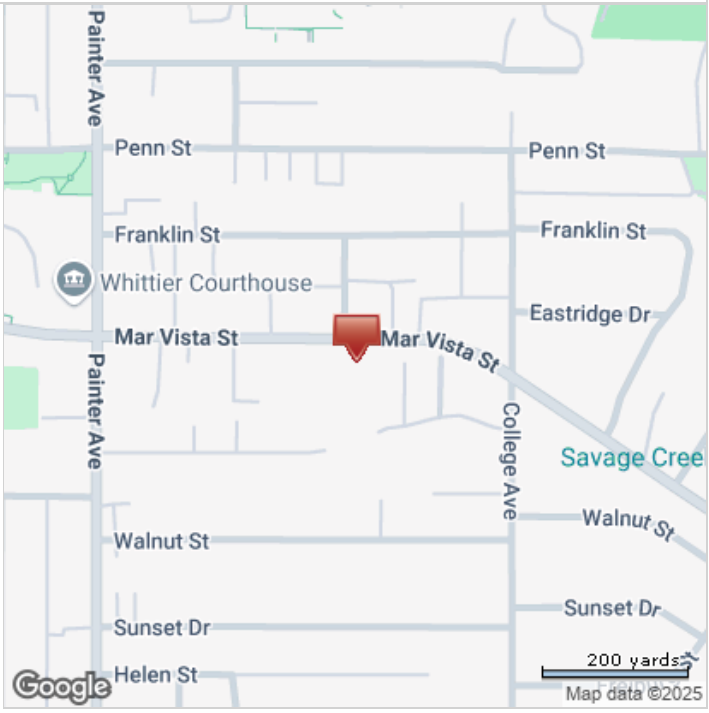
| | |
|---|---|
| Mortgage Date | 10/15/1991 |
| Mortgage Amount | **$139,301** |
| Mortgage Lender | |
| Mortgage Code | **Conventional** |

## FORECLOSURE HISTORY

| | | |
|---|---|---|
| Document Type | Notice Of Trustee's Sale | Notice Of Default |
| Default Date | | **01/05/2004** |
| Recording Date | **06/02/2004** | **01/07/2004** |
| Document Number | **1407103** | **37982** |
| Default Amount | | **$7,004** |
| Final Judgment Amount | **$136,228** | |
| Original Doc Date | **11/07/1996** | **11/07/1995** |
| Original Document Number | **1789090** | **1789090** |

## PROPERTY MAP




*Lot Dimensions are Estimated



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