

# 2113 W 237th St, Torrance, CA 90501-6016, Los Angeles County

## Owner Information

Owner Name:	<b>Millard Richard J</b>	Tax Billing City & State:	<b>Torrance, CA</b>
Owner Name 2:	<b>Millard Lizabeth M</b>	Tax Billing Zip:	<b>90501</b>
Mail Owner Name:	<b>Richard J &amp; Lizabeth M Millard</b>	Tax Billing Zip+4:	<b>6016</b>
Tax Billing Address:	<b>2113 W 237th St</b>	Owner Occupied:	<b>Yes</b>

## Location Information

Zip Code:	<b>90501</b>	School District:	<b>Torrance</b>
Carrier Route:	<b>C023</b>	Comm College District Code:	<b>El Camino</b>
Zoning:	<b>TORR-LO</b>	Census Tract:	<b>6510.01</b>

## Tax Information

APN :	<b>7371-018-078</b>	Tax Area:	<b>9340</b>
Exemption(s):	<b>Homeowner</b>	Lot:	<b>2</b>
% Improved:	<b>20%</b>	Water Tax Dist:	<b>Southern California</b>
Legal Description:	<b>P M 12-14 LOT 2</b>		

## Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$712,976	\$698,998	\$685,293
Assessed Value - Land	\$570,382	\$559,199	\$548,235
Assessed Value - Improved	\$142,594	\$139,799	\$137,058
YOY Assessed Change (\$)	\$13,978	\$13,705	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$7,840		
2017	\$8,031	\$191	2.43%
2018	\$8,205	\$175	2.18%

Special Assessment	Tax Amount
Flood Control 62	\$25.06
Torrance Ld 99-190	\$20.50
County Park Dist83	\$6.64
Cnty San Dist 0556	\$159.00
Rposd Measure A 83	\$24.69
Mwd Standby #11 86	\$12.22
Trauma/Emerg Srv86	\$69.79
La West Mosq Ab 31	\$10.81
Total Of Special Assessments	\$328.71

## Characteristics

County Land Use:	<b>Single Family Resid</b>	MLS Total Baths:	<b>2</b>
Universal Land Use:	<b>SFR</b>	Full Baths:	<b>2</b>
Lot Acres:	<b>0.1329</b>	Heat Type:	<b>Heated</b>
Lot Area:	<b>5,787</b>	Parking Spaces:	<b>MLS: 2</b>
Building Sq Ft:	<b>Tax: 1,646 MLS: 2,042</b>	Year Built:	<b>1952</b>
Stories:	<b>MLS: 1</b>	Effective Year Built:	<b>1959</b>
Total Units:	<b>1</b>	Building Type:	<b>Type Unknown</b>
Bedrooms:	<b>3</b>	# of Buildings:	<b>1</b>
Total Baths:	<b>2</b>		

## Estimated Value

RealAVM™ (1):	<b>\$816,863</b>	Confidence Score (2):	<b>84</b>
RealAVM™ Range:	<b>\$735,177 - \$898,549</b>	Forecast Standard Deviation (3):	<b>10</b>
Value As Of:	<b>12/27/2018</b>		

(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 60 - 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.

## Listing Information

MLS Listing Number: **SB14203890**      MLS Original List Price: **\$725,000**  
 MLS Status: **Closed**      Closing Date: **01/09/2015**  
 MLS Area: **135 - SOUTH EAST TORRANCE - EAST**      MLS Sale Price : **\$675,000**  
 MLS Status Change Date: **01/10/2015**      MLS Listing Agent: **Skeeljod-Jodi Ann Keel**  
 MLS Current List Price: **\$699,000**      MLS Listing Broker: **D.REAMS & CO.**

<b>MLS Listing #</b>	Sb14203890	S140703	S140703
<b>MLS Status</b>	Sold	Closed	Sold
<b>MLS Listing Date</b>	09/22/2014	01/06/1998	01/06/1998
<b>MLS Listing Price</b>	\$699,000	\$274,900	\$274,900
<b>MLS Orig Listing Price</b>	\$725,000	\$282,900	\$282,900
<b>MLS Close Date</b>	01/09/2015	04/15/1998	04/15/1998
<b>MLS Listing Close Price</b>	\$675,000	\$274,900	\$274,900
<b>MLS Listing Cancellation Date</b>		04/15/1998	

**Last Market Sale & Sales History**

Recording Date: **01/09/2015**      Sale Type: **Full Grant Deed**  
 Sale Date: **Tax: 12/10/2014 MLS: 01/09/2015**      Deed Type:  
 Sale Price: **\$675,000**      Owner Name: **Millard Richard J**  
 Price Per Square Feet: **\$410.09**      Owner Name 2: **Millard Lizabeth M**  
 Document Number: **25488**      Seller: **Plaza Gonzalez 2013 Trust**

<b>Recording Date</b>	01/09/2015	10/30/2013	01/15/2013	04/12/2002	04/30/1998
<b>Sale Date</b>	12/10/2014	10/18/2013	01/08/2013	04/10/2002	03/23/1998
<b>Sale Price</b>	\$675,000				\$275,000
<b>Nominal</b>		Y	Y	Y	
<b>Buyer Name</b>	Millard Richard J & Lizabeth M	Plaza Gonzalez 2013 Living Trust	Plaza Maria D	Gonzalez Paulina	Plaza Maria D
<b>Seller Name</b>	Plaza Gonzalez 2013 Trust	Plaza Maria D	Plaza Maria D	Valencia Paulina	Ge Capital Mtg Svcs Inc
<b>Document Number</b>	25488	1547403	71492	865114	721211
<b>Document Type</b>	Grant Deed	Trustee's Deed(Transfer)	Quit Claim Deed	Grant Deed	Corporation Grant Deed

<b>Recording Date</b>	04/30/1998	12/12/1997	01/31/1997
<b>Sale Date</b>	03/20/1998	12/09/1997	
<b>Sale Price</b>		\$240,168	\$1,500
<b>Nominal</b>			Y
<b>Buyer Name</b>	Ge Capital Mtg Svcs Inc	Federal Nat'l Mtg Assn (Fnma)	Templeton Ruth
<b>Seller Name</b>	Federal Natl Mtg Assn (Fn)	Northwest Mtg Svcs (Te)	Eagle Bay Partners Inc
<b>Document Number</b>	721210	1953977	170705
<b>Document Type</b>	Grant Deed	Trustee Deed	Grant Deed

**Mortgage History**

<b>Mortgage Date</b>	11/15/2016	01/09/2015	09/30/2013	01/15/2013	10/31/2003
<b>Mortgage Amount</b>	\$590,000	\$607,500	\$100,000	\$231,000	\$99,300
<b>Mortgage Lender</b>	Mb Fin'l Bk Na	Pacific Union Fin'l	Bank Of America	Flagstar Bk Fsb	Bank Of America
<b>Mortgage Code</b>	Conventional	Conventional	Conventional	Conventional	Conventional
<b>Mortgage Date</b>	04/12/2002	04/30/1998	04/30/1998		
<b>Mortgage Amount</b>	\$280,000	\$219,900	\$41,200		
<b>Mortgage Lender</b>	Suntrust Mtg Inc	Sunbelt Nat'l Mtg	Ft Mtg Companies		
<b>Mortgage Code</b>	Conventional	Conventional	Conventional		

Courtesy of Norman Lucas, RE/MAX Estate Properties, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**