



**California Real Estate Center.com  
450 S. Glendora Ave, Suite 109  
West Covina, California 91790**

**Especially Prepared by Fidelity National Title Company**

**and**

**Jessie J. Beaudoin**

Property Address: 5128 CAVANAGH RD  
LOS ANGELES CA 90032  
APN: 5223-006-021

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**Primary Owner:** FEDERAL NATIONAL MORTGAGE ASSN,  
**Secondary Owner:**  
**Mail Address:**

**Site Address:** 5128 CAVANAGH RD  
 LOS ANGELES CA 90032

**Assessor Parcel Number:** 5223-006-021

**Phone:** - -

**Census Tract:** 2017.00

**Housing Tract Number:** 8289

**Lot Number:** 62

**Page Grid:** 635 -F1

**Legal Description:** Lot: 62 Tract No: 8289 Abbreviated Description: TRACT # 8289 LOT 62

#### Property Characteristics:

Bedrooms : 1	Year Built : 1928	Square Feet : 560 SF
Bathrooms : 1.0	Garage :	Lot Size : 4,957 SF
Total Rooms :	Fireplace :	Number of Units : 1
Zoning : LAR1	Pool :	Use Code : Single Family Residential

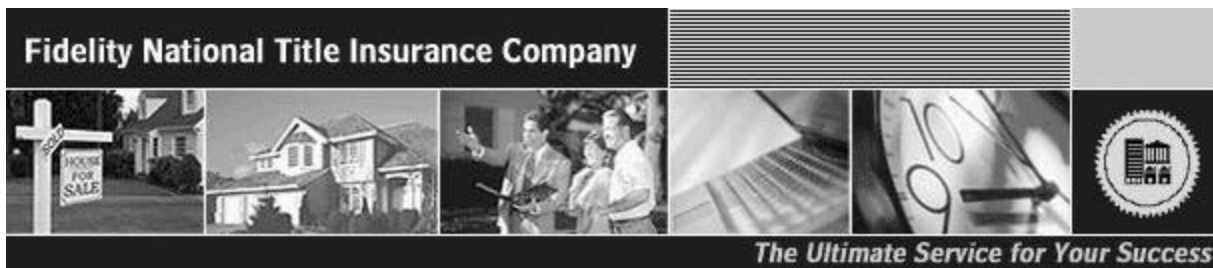
#### Sale & Loan Information

Transfer Date : 07/28/2003	Seller : GUTIERREZ, JUANA G	
Transfer Value : \$192,495	Document # : 03-2139659BK-PG: -	Cost/Sq. Feet : \$344
First Loan Amount : N/A	Lender : MTG	

#### Assessment & Tax Information

Assessed Value : \$235,000	Percent Improvement : 27.66%	Homeowner Exemption :
Land Value : \$170,000	Tax Amount : \$3,095.55	Tax Rate Area : 0-004
Improvement Value : \$65,000	Tax Status : Current	
Market Improvement Value :	Market Land Value :	Market Value:

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## Subject Property History

5128 CAVANAGH RD, LOS ANGELES CA 90032-4061  
 APN: 5223-006-021 LOS ANGELES COUNTY

### Prior Transfer

Recording Date	07/28/2003	Document #	<a href="#">03-2139659BK-PG: -</a>
Price	\$192,495	Document Type	Trustee's Deed
First TD	N/A	Type of Sale	Full Amount on Deed
Lender Name			
Buyer Name	FEDERAL NATIONAL MORTGAGE ASSN.		
Buyer Vesting			
Seller Name	GUTIERREZ, JUANA G		

#### Legal Description

Lot: 62 Tract No: 8289 Map Ref: MB118 PG10-14  
 City/Muni/Twp: LOS ANGELES

### Prior Transfer

Recording Date	10/25/2002	Document #	<a href="#">02-2538502BK-PG: -</a>
Price	\$235,000	Document Type	Grant Deed
First TD	\$223,250	Type of Sale	Full-Computed from Transfer Tax
Lender Name	COUNTRYWIDE HOME LOANS INC		
Buyer Name	GUTIERREZ, JUANA G		
Buyer Vesting			
Seller Name	CORDERO, JAVIER; CORDERO, ROSALBA		

#### Legal Description

Lot: 62 Tract No: 8289 Map Ref: MB118 PG10-14  
 City/Muni/Twp: LOS ANGELES

### Prior Transfer

Recording Date	06/29/1999	Document #	<a href="#">99-1186712BK-PG: -</a>
Price	\$122,000	Document Type	Grant Deed
First TD	\$121,813	Type of Sale	Full-Computed from Transfer Tax
Lender Name	DBA MYLOR FINANCIAL		
Buyer Name	CORDERO, JAVIER; CORDERO, ROSALBA		
Buyer Vesting	Joint Tenancy		
Seller Name	ALCANTARA, JUAN C		

#### Legal Description

:TRACT # 8289 LOT 62  
 City/Muni/Twp: LOS ANGELES

### Prior Transfer

Recording Date	06/29/1999	Document #	<a href="#">99-1186711BK-PG: -</a>
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Price	N/A	Document Type	Gift Deed
First TD	N/A	Type of Sale	Non-Arms Length Transfer
Lender Name			
Buyer Name	ALCANTARA, JUAN C		
Buyer Vesting			
Seller Name	GARCIA, JOSE J		

**Legal Description**

:TRACT # 8289 LOT 62  
City/Muni/Twp: LOS ANGELES

**Prior Transfer**

Recording Date	07/31/1997	Document #	<a href="#">97-1171047BK-PG: -</a>
Price	\$90,000	Document Type	Coporation Deed
First TD	\$89,877	Type of Sale	Full-Computed from Transfer Tax
Lender Name	NATIONAL PACIFIC MTG		
Buyer Name	ALCANTARA, JUAN C; GARCIA, JOSE J		
Buyer Vesting	Joint Tenancy		
Seller Name	FORD CONSUMER FINANCE COMPANY INC,		

**Legal Description**

:TRACT # 8289 LOT 62  
City/Muni/Twp: LOS ANGELES

**Prior Transfer**

Recording Date	12/12/1996	Document #	<a href="#">96-2005346BK-PG: -</a>
Price	N/A	Document Type	Deed in Lieu of Foreclosure
First TD	N/A	Type of Sale	
Lender Name			
Buyer Name	FORD CONSUMER FINANCE CO INC,		
Buyer Vesting			
Seller Name	, WALSH, EAMONN; FORD CONSUMER FINANCE CO INC,		

**Legal Description**

:TRACT # 8289 LOT 62  
City/Muni/Twp: LOS ANGELES

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## Comparable Sales Data



5128 CAVANAGH RD, LOS ANGELES CA 90032-4061  
 APN: 5223-006-021 LOS ANGELES COUNTY

### Comparable Sales Data

No.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool Proxim.
1 <input checked="" type="checkbox"/>	<a href="#">2944 TERRACE AVE</a> ALHAMBRA, CA 91803-2623	10/21/2004	\$465,000	\$342	1358	/3/2.0	1931	4,796 SF	.96Mi.
APN: 5351-014-023 Document # 04-2714035 Document Type: Grant Deed Price Code: Full-Computed from Transfer Tax Land Use: Single Family Residential Legal: Lot:244 Tract No:5931 Map Ref:MB66 PG72&73City/Muni/Twp:ALHAMBRA Buyer Name: FLORES, JOE G; PHISTER, ROCHELLE Seller Name: WILSON, LEWIS J; WILSON, RUTH J Loan Amount: \$230,000 Lender Name: FIRST SOURCE FUNDING GROUP INC									
2 <input checked="" type="checkbox"/>	<a href="#">4608 ABNER ST</a> LOS ANGELES, CA 90032-3847	10/19/2004	\$350,000	\$350	1001	/3/1.0	1944	5,271 SF	.78Mi.
APN: 5215-026-016 Document # 04-2685893 Document Type: Grant Deed Price Code: Full-Computed from Transfer Tax Land Use: Single Family Residential Legal: Lot:208 Tract No:6837 Map Ref:MB76 PG32&33City/Muni/Twp:LOS ANGELES Buyer Name: PEREZ, SALVADOR Seller Name: HARVIN, GUILLERMO; HARVIN, ARMIDA LUEVANOS Loan Amount: \$280,000 Lender Name: PREFERRED MORTGAGE ALLIANCE CORP									
3 <input checked="" type="checkbox"/>	<a href="#">2475 N DITMAN AVE</a> LOS ANGELES, CA 90032-3219	10/15/2004	\$380,000	\$288	1320	/3/2.0	1957	7,275 SF	.80Mi.
APN: 5214-024-005 Document # 04-2649182 Document Type: Grant Deed Price Code: Full-Computed from Transfer Tax Land Use: Single Family Residential Legal: Lot:12&11 Tract No:23757 Map Ref:MB619 PG9&10Abbreviated Description: SOUTHERLY 5.00 FT MEAS AT R/A S LN LOT11 & EXC THEREFROM S5.00 FT MEAS AT R/A S LN SD LOT12 City/Muni/Twp:LOS ANGELES Buyer Name: CONTRERAS, RUBEN Seller Name: THE HIRO HAMAI LIVING TRUST, ; HAMAI, HIRO Loan Amount: \$304,000 Lender Name: IMPAC LENDING GROUP									
4 <input checked="" type="checkbox"/>	<a href="#">4427 CITY TERRACE DR</a> LOS ANGELES, CA 90063-1008	10/14/2004	\$315,000	\$447	704	/2/1.0	1939	5,293 SF	.78Mi.

APN: 5225-009-027 Document # 04-2634531 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Single Family Residential

Legal: Lot:287 Tract No:7813 Map Ref:MB99 PG95City/Muni/Twp:LOS ANGELES

Buyer Name: JUAREZ, NORMA ARACELY

Seller Name: OLIVARES, JORGE; OLIVARES, AMANDA

Loan Amount: \$252,000 Lender Name:FIRST PACIFIC FINANCIAL INC

**5**  [5325 BOHLIG RD](#) **10/05/2004 \$320,000 \$280 1142 /2/1.0 1953 4,796 SF .32Mi.**  
**LOS ANGELES, CA 90032-3502**

APN: 5221-008-008 Document # 04-2559581 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Single Family Residential

Legal: Lot:334 Tract No:7746 Map Ref:MB89 PG45-47City/Muni/Twp:LOS ANGELES

Buyer Name: GARCIA, RUBEN

Seller Name: ALCALA, RICHARD JOHN; ALCALA, ANA R

Loan Amount: \$256,000 Lender Name:MANDALAY MORTGAGE

**6**  [3116 CHADWICK DR](#) **09/30/2004 \$367,000 \$296 1238 /3/2.0 1940 7,492 SF .84Mi.**  
**LOS ANGELES, CA 90032-2831**

APN: 5218-002-033 Document # 04-2516140 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Single Family Residential

Legal: Lot:14 Block:P Subdivision:NAVARRO TRACT Map Ref:MB15 PG14&15City/Muni/Twp:LOS ANGELES

Buyer Name: BARRILLAS, ESTHER

Seller Name: COLLADO, HENRY; COLLADO, MARIA

Loan Amount: \$293,600 Lender Name:NEW CENTURY MORTGAGE CORP

**7**  [4218 CITY TERRACE DR](#) **09/29/2004 \$264,000 \$345 766 /2/1.0 1925 3,999 SF .86Mi.**  
**LOS ANGELES, CA 90063-1109**

APN: 5226-016-005 Document # 04-2497237 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Single Family Residential

Legal: Lot:33&34 Tract No:6481 Map Ref:MB90 PG74-77Abbreviated Description:NORTHEASTERLY15 FT LOT33 City/Muni/Twp:LOS ANGELES

Buyer Name: REZNOR, NATHAN ALEXANDER

Seller Name: GARCIA, ESTELA; ,

Loan Amount: \$250,800 Lender Name:WESCOM CU

**8**  [3223 BUDAU AVE](#) **09/24/2004 \$351,000 \$282 1244 /2/2.0 1952 9,365 SF .96Mi.**  
**LOS ANGELES, CA 90032-2806**

APN: 5218-001-046 Document # 04-2462463 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Single Family Residential

Legal: Lot:56-58 Block:P Subdivision:NAVARRO TRACT Map Ref:MB15 PG14&15City/Muni/Twp:LOS ANGELES

Buyer Name: QUINTANA, ROGELIO; GUEVARA, LETICIA

Seller Name: JONES JR, HIRAM K; JONES, KAREN L

Loan Amount: \$333,450 Lender Name:WASHINGTON MUTUAL BANK FA

**9**  [5206 ITHACA AVE](#) **09/24/2004 \$310,000 \$321 967 /3/1.0 1984 4,792 SF .35Mi.**  
**LOS ANGELES, CA 90032-3035**

APN: 5217-020-022 Document # 04-2461820 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax

Land Use: Single Family Residential

Legal: Lot:270 Tract No:6900 Map Ref:MB86 PG34-39City/Muni/Twp:LOS ANGELES

Buyer Name: MACIAS, GUILLERMINA; AMAYA, MARIA SOLEDAD MORALES  
 Seller Name: MENARD, ANA; ,  
 Loan Amount: \$248,000 Lender Name:AAMES HOME LOAN

**10**  [4506 YELLOWSTONE ST](#) 09/23/2004 \$395,500 \$280 1414 /3/2.0 1942 7,196 SF .86Mi.  
**LOS ANGELES, CA 90032-3745**  
 APN: 5215-020-032 Document # 04-2448984 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
 Land Use: Single Family Residential  
 Legal: Lot:35 Tract No:13127 Map Ref:MB251 PG45-47City/Muni/Twp:LOS ANGELES  
 Buyer Name: ROMERO, OSCAR  
 Seller Name: SALAZAR, MARIA V; ,  
 Loan Amount: \$316,250 Lender Name:PROVIDENT SAVINGS BANK FSB

**11**  [1349 HELEN DR](#) 09/21/2004 \$299,000 \$274 1093 /3/2.0 1957 4,221 SF .93Mi.  
**LOS ANGELES, CA 90063-3221**  
 APN: 5225-015-016 Document # 04-2424047 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
 Land Use: Single Family Residential  
 Legal: Lot:34 Tract No:8907 Map Ref:MB120 PG51 -54  
 Buyer Name: ALONZO, DAVID NAVA; NAVA, ALFREDO L  
 Seller Name: PORRATA, ANTONIO N; ,  
 Loan Amount: \$269,100 Lender Name:ARGENT MORTGAGE COMPANY LLC

**12**  [3215 FRONT ST](#) 09/17/2004 \$320,000 \$357 897 /2/1.0 1952 3,925 SF .91Mi.  
**ALHAMBRA, CA 91803-1846**  
 APN: 5351-030-032 Document # 04-2398362 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
 Land Use: Single Family Residential  
 Legal: Lot:321 Tract No:5906 Map Ref:MB62 PG13-15City/Muni/Twp:ALHAMBRA  
 Buyer Name: VARELA, RUBEN; VARELA, ANGELA  
 Seller Name: CASTRUITA, ERNEST; CASTRUITA, ELENA B  
 Loan Amount: \$256,000 Lender Name:SECURITY PACIFIC HOME LOANS INC

**13**  [3116 FARNSWORTH AVE](#) 09/16/2004 \$375,000 \$251 1494 /3/2.0 1941 7,497 SF .90Mi.  
**LOS ANGELES, CA 90032-2338**  
 APN: 5220-007-010 Document # 04-2380705 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
 Land Use: Single Family Residential  
 Legal: Lot:20 Block:V Subdivision:NAVARRO TRACT Map Ref:MB15 PG14&15City/Muni/Twp:LOS ANGELES  
 Buyer Name: HUYNH, LAN THU  
 Seller Name: MALDONADO, VICTOR; MALDONADO, MARIA DELORES  
 Loan Amount: \$300,000 Lender Name:AMERICAS WHOLESALE LENDER

**14**  [1416 HELEN DR](#) 09/14/2004 \$290,000 \$287 1009 /2/1.0 1939 4,195 SF .85Mi.  
**LOS ANGELES, CA 90063-1023**  
 APN: 5225-012-020 Document # 04-2352478 Document Type:Grant Deed Price Code: Full-Computed from Transfer Tax  
 Land Use: Single Family Residential  
 Legal: Lot:92 Tract No:8907 Map Ref:MB120 PG51 -54City/Muni/Twp:LOS ANGELES  
 Buyer Name: GONZALEZ, FRANCISCO  
 Seller Name: ALONZO, ALICE A; AVILA, JOHN S  
 Loan Amount: \$232,000 Lender Name:OWNIT MORTGAGE SOLUTIONS INC

15  **1621 CABRILLO AVE** 09/10/2004 \$353,000 \$421 838 /2/1.0 1941 5,798 SF .90Mi.  
**ALHAMBRA, CA 91803-2608**  
 APN: 5351-015-009 Document # 04-2328859 Document Type:Individual Deed Price Code: Full-Computed from Transfer Tax  
 Land Use: Single Family Residential  
 Legal: Lot:279 Tract No:5931 Map Ref:MB66 PG72&73City/Muni/Twp:ALHAMBRA  
 Buyer Name: PEREIDA, JUAN JOAL; GUTIERREZ, LOURDES  
 Seller Name: ZIMMERMAN, ELMER LEE; ,  
 Loan Amount: \$282,400 Lender Name:CHASE MANHATTAN MORTGAGE CORP

**Area Sales Analysis**

Total Area Sales	15	Median # of Bedrooms	3
Median Lot Size	5,271SF	Median # of Baths	1.0
Median Living Area	1093 SF	Median Year Built	1942
PriceRange - 2 Yrs	\$264,000 to \$465,000	Age Range	20 years to 79 years
Median Value	\$350,000	Median Age	62 Years

Sort By:

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## Nearby Neighbors

5128 CAVANAGH RD, LOS ANGELES CA 90032-4061  
 APN: 5223-006-021 LOS ANGELES COUNTY

YUEN, MICHAEL  
[5132 CAVANAGH RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5223-006-020 Tel: - -  
 Bedrooms: 3 Bathrooms: 2.0  
 Square Feet: 1492 SF Lot Size: 4,996 SF  
 Year Built: 1966 Garage:

JIMENEZ, SERGIO M AND M ROSARIO  
[5136 CAVANAGH RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5223-006-019 Tel: - -  
 Bedrooms: 3 Bathrooms: 2.0  
 Square Feet: 1437 SF Lot Size: 4,356 SF  
 Year Built: 1966 Garage:

ECHEVERRIA, GABRIEL AND IRENE  
[5140 CAVANAGH RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5223-006-018 Tel: 323-223-4551  
 Bedrooms: 3 Bathrooms: 3.0  
 Square Feet: 1325 SF Lot Size: 4,617 SF  
 Year Built: 1966 Garage:

GARCIA, JOSE J AND HILDA P  
[5144 CAVANAGH RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5223-006-017 Tel: 323-342-9062  
 Bedrooms: 1 Bathrooms: 1.0  
 Square Feet: 666 SF Lot Size: 4,922 SF  
 Year Built: 1927 Garage:

YAN, JOANNIE AND CHEUNG, TIN H  
[5149 CAVANAGH RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5221-029-017 Tel: - -  
 Bedrooms: 6 Bathrooms: 4.0  
 Square Feet: 2786 SF Lot Size: 4,792 SF  
 Year Built: 1994 Garage:

SALAZAR, JOSE AND JUANA  
[5072 BOHLIG RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5221-029-012 Tel: - -  
 Bedrooms: 3 Bathrooms: 1.0  
 Square Feet: 1145 SF Lot Size: 5,053 SF  
 Year Built: 1926 Garage:

FOWLER, GARY AND KAREN  
[5115 CAVANAGH RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5221-029-014 Tel: - -  
 Bedrooms: 5 Bathrooms: 2.0  
 Square Feet: 1628 SF Lot Size: 4,966 SF  
 Year Built: 1927 Garage:

ALEXANDER, NICKALOS D  
[5078 BOHLIG RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5221-029-011 Tel: - -  
 Bedrooms: 2 Bathrooms: 1.0  
 Square Feet: 870 SF Lot Size: 4,661 SF  
 Year Built: 1926 Garage:

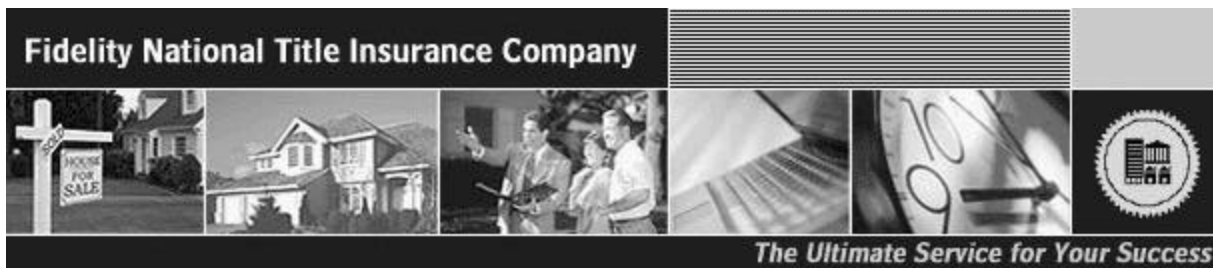
GOMEZ, ESTHER C  
[5084 BOHLIG RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5221-029-010 Tel: 310-823-8771  
 Bedrooms: 2 Bathrooms: 1.0  
 Square Feet: 864 SF Lot Size: 5,053 SF  
 Year Built: 1922 Garage:

LING YOC SRISINTHORN  
[5165 CAVANAGH RD](#)  
[LOS ANGELES CA 90032](#)

APN: 5221-028-016 Tel: - -  
 Bedrooms: 3 Bathrooms: 2.0  
 Square Feet: 1650 SF Lot Size: 4,922 SF  
 Year Built: 1984 Garage:

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## Neighborhood Demographics

5128 CAVANAGH RD, LOS ANGELES CA 90032-4061  
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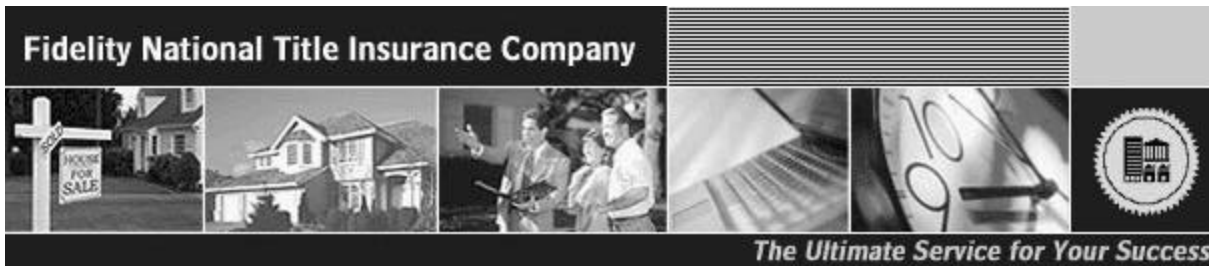
Population	ZIP 90032	National
2000	46,727	281,421,906
2004	47,278	295,628,353
2009	48,442	314,308,848
Growth Rate	0.3%	1.2%
Growth Percentile	23.0%	
Households	ZIP 90032	National
2000	12,636	105,480,101
2004	12,721	111,572,974
2009	12,946	119,334,642
Household Growth Rate	0.2%	1.3%
Average Household Size	3.7	2.6
Families	ZIP 90032	National
2000	10,185	71,787,347
2004	10,231	75,290,832
Family Growth Rate	0.1%	1.1%
Age Distribution	ZIP 90032	National
0-4	8.8%	6.9%
5-9	8.3%	6.7%
10-14	8.9%	7.2%
15-19	8.0%	7.0%
20-24	8.3%	7.3%
25-44	30.6%	28.6%
45-64	17.7%	23.8%
65-84	8.3%	10.8%
85+	1.0%	1.7%
Median Age	ZIP 90032	National
2004	29.6	36.0
Male/Female Ratio	49.3% / 50.7%	49.1% / 50.9%
Household Income	ZIP 90032	National

% <\$25K	32.0%	24.7%
% \$25K-50K	31.5%	27.1%
% \$50K-100K	25.8%	30.8%
% \$100K-150K	7.8%	10.9%
% >\$150K	3.0%	6.5%

<b>Median Household Income</b>	<b>ZIP 90032</b>	<b>National</b>
2004	\$37,979.00	\$48,124.00
2009	\$45,204.00	\$56,710.00
Per Capita Income	\$13,992.00	\$25,866.00

<b>Household Income Percentile</b>	<b>ZIP 90032</b>	<b>National</b>
National	39.0%	
State	26.0%	

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## Public Schools Report

5128 CAVANAGH RD, LOS ANGELES CA 90032-4061  
 APN: 5223-006-021 LOS ANGELES COUNTY

**Farmdale Elementary** .70Mi. from subject property

2660 Fithian Ave.  
 Los Angeles, CA 90032-0032  
 323-222-6659

- ✍ Kindergarten - Grade 5
- ✍ Student Teacher Ratio: 1:17.3
- ✍ Full Time Equivalent Administrators: 47

### Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
99	122	108	119	93	111	736

**API Score:** 1 **5** 10

**City Terrace Elementary** .84Mi. from subject property

4350 City Terrace Dr.  
 Los Angeles, CA 90063-0063  
 323-269-0581

- ✍ Kindergarten - Grade 5
- ✍ Student Teacher Ratio: 1:17.8
- ✍ Full Time Equivalent Administrators: 31

### Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	Total
79	73	84	83	93	84	518

**API Score:** 1 **5** 10

**El Sereno Middle** .71Mi. from subject property

2839 N. Eastern Ave.  
 Los Angeles, CA 90032-0032  
 323-223-2441

- ✍ Grade 6 - Grade 8
- ✍ Student Teacher Ratio: 1:22.8
- ✍ Full Time Equivalent Administrators: 126

### Grade Membership

GR - 6	GR - 7	GR - 8	Total
772	822	784	2,536

**API Score:** 1 **5** 10

**Wilson (Woodrow) Senior High**

**.89Mi. from subject property**

4500 Multnomah St.  
 Los Angeles, CA 90032-0032  
 323-223-1131

- ✂ Grade 9 - Grade 12
- ✂ Student Teacher Ratio: 1:23
- ✂ Full Time Equivalent Administrators: 155

**Grade Membership**

GR - 9	GR - 10	GR - 11	GR - 12	Total
1,117	688	571	388	2,993
<b>API Score:</b>				
1				5
				10

**LOS ANGELES UNIFIED**

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333 S. Beaudry Ave.  
Los Angeles , CA 90017-  
TEL: 213-241-1000

- ✂ Grade Span KG-12
- ✂ Pupil Teacher Ratio: 20.3:1
- ✂ Total Enrollment: 746,852
- ✂ Number of High School Graduates: 27,720
- ✂ Number of Teachers: 7,877
- ✂ Number of Teacher Aids: 1,154
- ✂ Number of Guidance Counselors: 894
- ✂ Number of School Administrators: 1,406
- ✂ Number of Schools : 663

**About School Report**

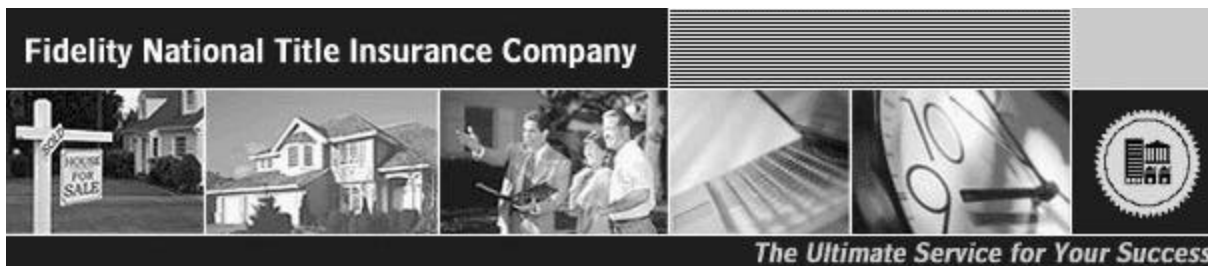
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The Public School report lists schools within the district boundary of the subject property. For confirmation on schools within this district, please contact Student Services office of your assigned district.

**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.

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## Private Schools Report

5128 CAVANAGH RD, LOS ANGELES CA 90032-4061  
 APN: 5223-006-021 LOS ANGELES COUNTY

### SUNNY DAYS PRESCHOOL .93Mi. from subject property

3000 W RAMONA RD  
 ALHAMBRA, CA 91801-  
 818-458-5697  
 Gender: Coed

- ✍ Prekindergarten - Kindergarten
- ✍ Nonsectarian
- ✍ Student Teacher Ratio: 1:1.78
- ✍ Full Time Equivalent Administrators : 2.3

#### Grade Membership

PK	KDGN	Total
10	4	14

### ALL SAINTS CATHOLIC SCHOOL 1.11Mi. from subject property

3420 PORTOLA AVENUE  
 LOS ANGELES, CA 90032-  
 213-225-7264  
 Gender: Coed

- ✍ Kindergarten - Grade 8
- ✍ Roman Catholic
- ✍ Student Teacher Ratio: 1:26.1
- ✍ Full Time Equivalent Administrators : 10.5

#### Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
29	35	33	26	28	31	31	33	274

### SHERMAN SCHOOL 1.48Mi. from subject property

1000 S FREMONT AVE #A12  
 ALHAMBRA, CA 91803-  
 310-403-2288  
 Gender: Coed

- ✍ Grade 7 - Grade 12
- ✍ Nonsectarian
- ✍ Student Teacher Ratio: 1:7.06
- ✍ Full Time Equivalent Administrators : 4.3

#### Grade Membership

GR - 7	GR - 8	GR - 9	GR - 10	GR - 11	GR - 12	Total
5	5	5	5	5	5	30

### OUR LADY OF GUADALUPE SCHOOL 1.50Mi. from subject property

4522 BROWNE AVENUE  
 LOS ANGELES, CA 90032-  
 213-221-8187  
 Gender: Coed

- ✍ Kindergarten - Grade 8
- ✍ Roman Catholic
- ✍ Student Teacher Ratio: 1:24.3
- ✍ Full Time Equivalent Administrators : 9.9

#### Grade Membership

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
27	28	30	32	25	25	24	24	240

**GRANDA PARK UNITED METH NURS S**

1.63Mi. from subject property

1850 W HELLMAN AVE  
ALHAMBRA, CA 91803-  
626-284-5006  
Gender: Coed

⚡ Prekindergarten - Kindergarten  
⚡ Methodist  
⚡ Student Teacher Ratio: 1:5.33  
⚡ Full Time Equivalent Administrators : 1.9

**Grade Membership**

PK	KDGN	Total
38	10	48

**OUR LADY OF SOLEDAD SCHOOL**

1.92Mi. from subject property

4545 DOZIER STREET  
LOS ANGELES, CA 90022-  
213-261-1083  
Gender: Coed

⚡ Kindergarten - Grade 8  
⚡ Roman Catholic  
⚡ Student Teacher Ratio: 1:24.5  
⚡ Full Time Equivalent Administrators : 10

**Grade Membership**

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
30	33	26	33	25	23	27	24	245

**OUR LADY OF GUADALUPE SCHOOL**

1.95Mi. from subject property

436 NORTH HAZARD AVE  
LOS ANGELES, CA 90063-  
213-269-4998  
Gender: Coed

⚡ Kindergarten - Grade 8  
⚡ Roman Catholic  
⚡ Student Teacher Ratio: 1:30.56  
⚡ Full Time Equivalent Administrators : 9

**Grade Membership**

KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
28	35	34	30	29	26	32	28	275

**SUGAR CONE CASTLE EDUCATIONAL**

1.99Mi. from subject property

3044 WEST MAIN ST  
ALHAMBRA, CA 91801-  
626-576-0741  
Gender: Coed

⚡ Prekindergarten - Kindergarten  
⚡ Nonsectarian  
⚡ Student Teacher Ratio: 1:2.15  
⚡ Full Time Equivalent Administrators : 5.1

**Grade Membership**

PK	KDGN	Total
24	7	35

**ASSUMPTION SCHOOL**

2.10Mi. from subject property

3016 WINTER STREET  
LOS ANGELES, CA 90023-  
213-269-4319  
Gender: Coed

⚡ Prekindergarten - Grade 8  
⚡ Roman Catholic  
⚡ Student Teacher Ratio: 1:20.78  
⚡ Full Time Equivalent Administrators : 10.3

**Grade Membership**

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	GR - 5	GR - 6	GR - 7	Total
15	30	21	22	30	10	23	25	25	228

**ONEONTA MONTESSORI**

2.14Mi. from subject property

2221 POPLAR BLVD  
ALHAMBRA, CA 91802-  
626-284-0840  
Gender: Coed

⚡ Prekindergarten - Grade 4  
⚡ Nonsectarian  
⚡ Student Teacher Ratio: 1:16.47  
⚡ Full Time Equivalent Administrators : 6.4

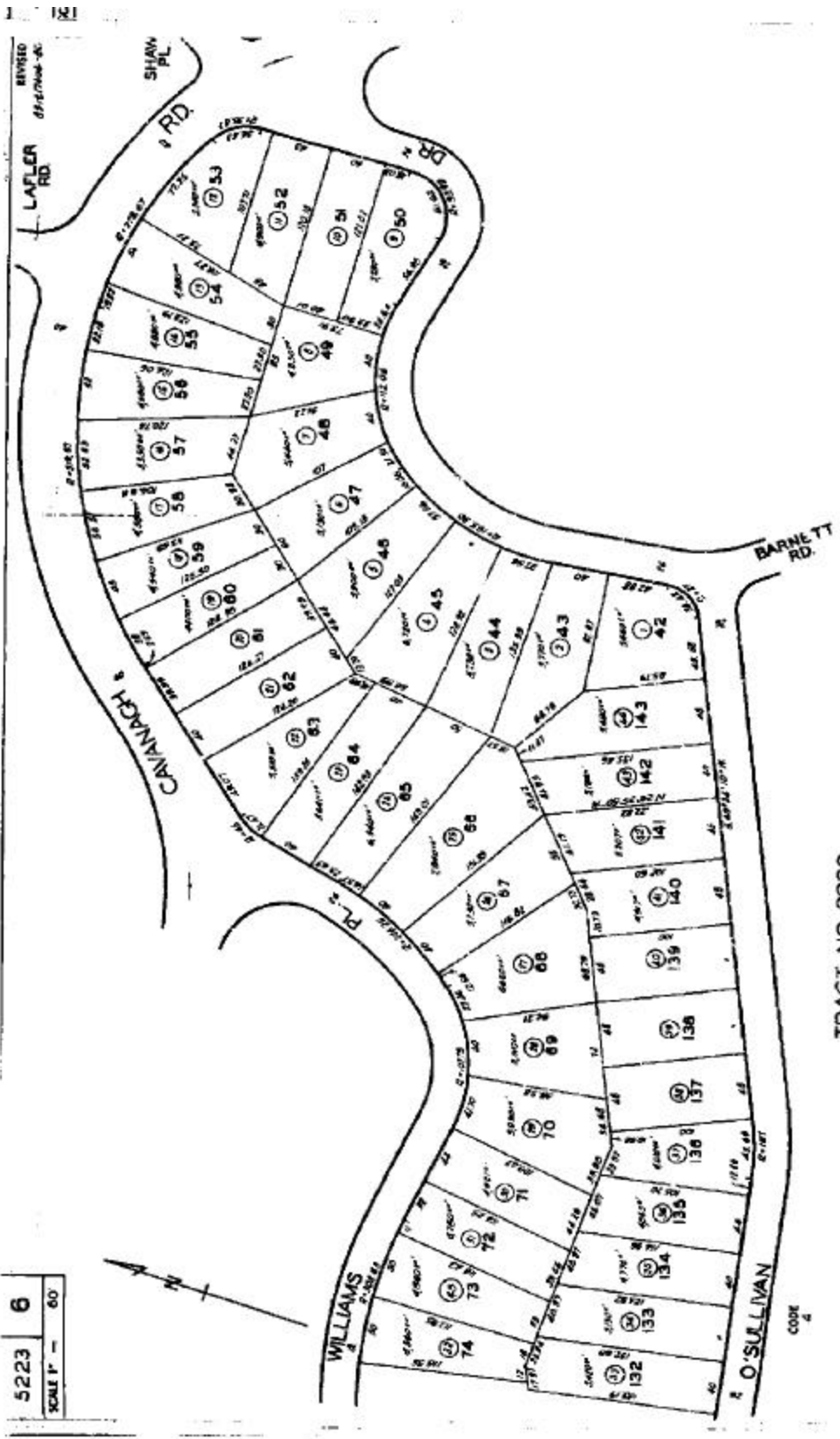
**Grade Membership**

PK	KDGN	GR - 1	GR - 2	GR - 3	GR - 4	Total
80	35	35	20	10	5	185

**PrivateSchools**

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.

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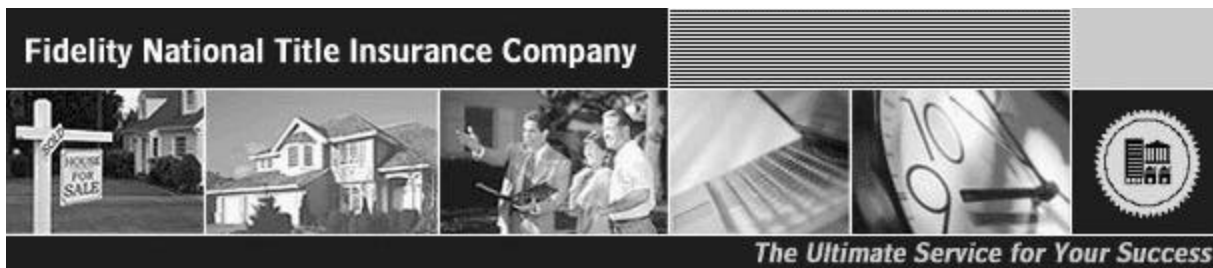
5223 6  
 SCALE 1" = 60'

TRACT NO 8289  
 M.B. 116-10-14

FOR PREV. ASSMT. SEE: 980-37,36 & 39

CODE 4

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.



## Crime Report

5128 CAVANAGH RD, LOS ANGELES CA 90032-4061  
 APN: 5223-006-021 LOS ANGELES COUNTY

### City Crime Stats

#### FBI Crime Index for LOS ANGELES

Murder :	654
Forcible Rape:	1,415
Robbery:	17,197
Aggravated Assault:	32,429
Burglary:	25,374
Motor Vehicle Theft:	34,110
Larceny - Theft:	79,813
Arson:	2,091
<b>Total Crimes:</b>	<b>193,083</b>

#### FBI Uniform Crime Reports (UCR)

Whenever available, actual crime rates are reported using data obtained from the FBI Uniform Crime Reports. The major sources of the data represented in these reports are the individual local enforcement agencies. There are approximately 16,800 city, county and state law enforcement agencies that contributing to these reports. The data is reported by cities and towns police departments. Unincorporated areas and rural areas that are not under city police departments are reported through other enforcement agencies such as Sheriffs, County Police or State Police departments.

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