

# 2213 Marian Pl, Venice, CA 90291-3921, Los Angeles County

	<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
	<b>2</b>	<b>1,031</b>	<b>5,056</b>	<b>\$7,325,000</b>
	<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>
	<b>1</b>	<b>1921</b>	<b>SFR</b>	<b>11/08/2018</b>

## OWNER INFORMATION

Owner Name	Venice Property Holdings LLC	Tax Billing Zip	90064
Tax Billing Address	11400 W Olympic Blvd #590	Tax Billing Zip+4	1574
Tax Billing City & State	Los Angeles, CA	Owner Occupied	No

## LOCATION INFORMATION

Zoning	LAR3	Flood Zone Code	X
School District	Los Angeles	Flood Zone Panel	06037C1752F
Census Tract	2736.00	Flood Zone Date	09/26/2008
Subdivision	Venice Gateway		

## TAX INFORMATION

APN	4241-033-003	Block #	F
% Improved	9%	Lot #	4
Tax Area	67		
Legal Description	VENICE GATEWAY SE 5 FT OF LOT 3 AND ALL OF LOT 4		

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$602,856	\$591,037	\$1,478,742
Assessed Value - Land	\$551,149	\$540,343	\$1,373,118
Assessed Value - Improved	\$51,707	\$50,694	\$105,624
YOY Assessed Change (%)	2%	-60.03%	
YOY Assessed Change (\$)	\$11,819	-\$887,705	
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$17,774		
2018	\$7,201	-\$10,573	-59.49%
2019	\$17,787	\$10,586	147%

## CHARACTERISTICS

County Land Use	Single Family Resid	Fireplaces	1
Universal Land Use	SFR	Heat Type	Heated
Lot Acres	0.1161	Parking Type	On Site
Lot Area	5,056	Roof Material	Composition Shingle
Lot Shape	Irregular	Roof Shape	Gable
Style	Conventional	Interior Wall	Plaster
Building Sq Ft	1,031	Exterior	Shingle Siding
Stories	1	Floor Cover	Hardwood
Total Units	1	Foundation	Raised
Total Rooms	6	Year Built	1921
Bedrooms	2	Effective Year Built	1938
Total Baths	1	Other Impvs	Fence
Full Baths	1	Other Rooms	Dining Room
Fireplace	Y	# of Buildings	1

## SELL SCORE

Rating	Very High	Value As Of	2020-06-17 22:59:33
Sell Score	852		

## ESTIMATED VALUE

RealAVM™	\$1,569,100	Confidence Score	61
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RealAVM™ Range	\$1,365,117 - \$1,773,083	Forecast Standard Deviation	13
Value As Of	06/21/2020		

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

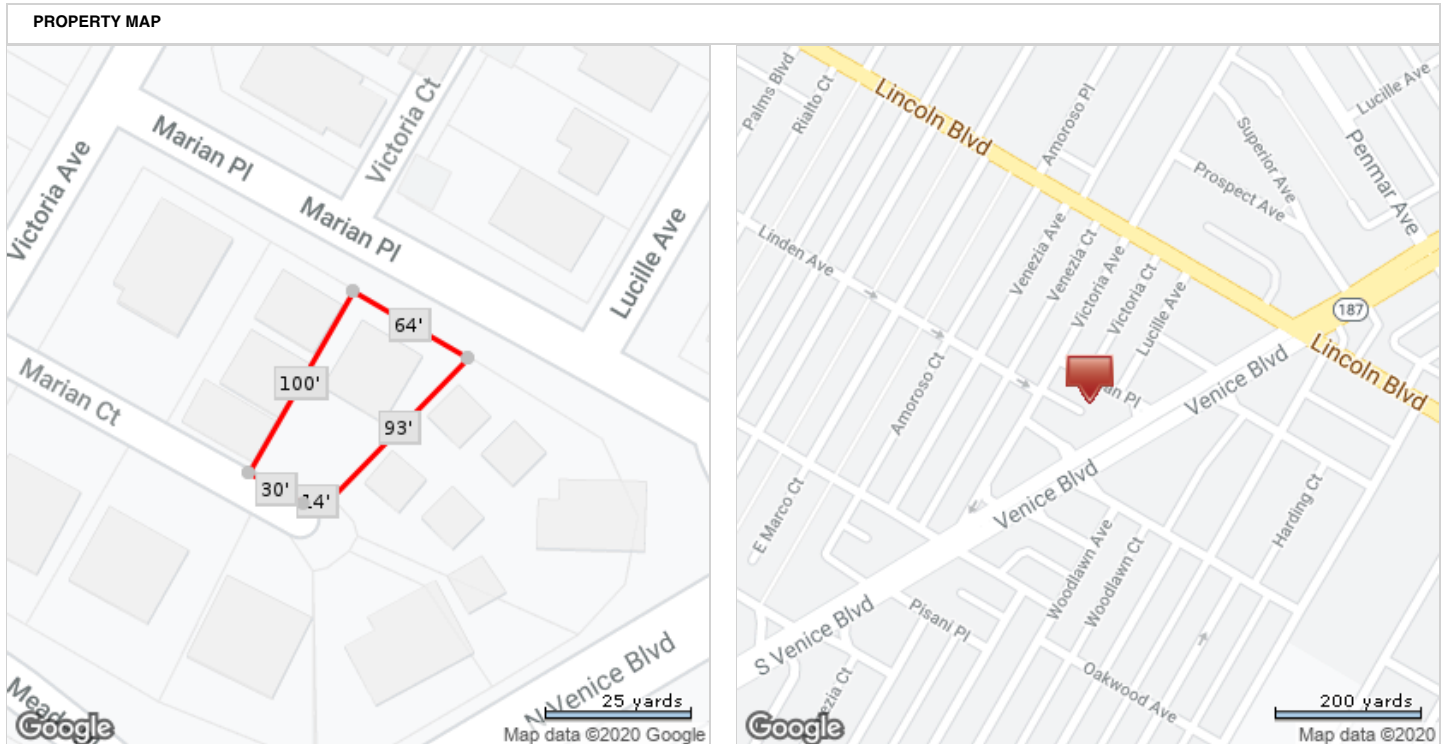
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence 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.

LAST MARKET SALE & SALES HISTORY			
Recording Date	02/08/2019	Sale Type	Full
Sale Date	11/08/2018	Deed Type	Grant Deed
Sale Price	\$7,325,000	Owner Name	Venice Property Holdings LLC
Price Per Square Feet	\$7,104.75	Seller	Von Lossberg Lillian F/Tr
Document Number	120357		

Recording Date	02/08/2019	07/16/2015	09/06/2000	09/06/2000
Sale Date	11/08/2018	07/09/2015	08/23/2000	08/23/2000
Sale Price	\$7,325,000			
Nominal		Y		Y
Buyer Name	Venice Property Holdings L LC	Voorhees Carol A	Vonlossberg Lillian M Trust ee	Vonlossberg Lillian
Seller Name	Von Lossberg Lillian F/Tr	Von Lossberg Lillian M	Von Lossberg Robert A Jr	Vonlossberg Robert A
Document Number	120357	863096	1396103	1396102
Document Type	Grant Deed	Affidavit	Grant Deed	Affidavit

MORTGAGE HISTORY	
Mortgage Date	12/20/2017
Mortgage Amt	\$365,000
Mortgage Lender	Private Individual
Mortgage Code	Private Party Lender



\*Lot Dimensions are Estimated