

711 Muskingum Ave, Pacific Palisades, CA 90272-3447, Los Angeles County

APN: 4414-001-007 CLIP: 4887006712

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	5	4	1	\$3,457,500	11/10/2016
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	3,590	6,058	1946	SFR	

OWNER INFORMATION			
Owner Name	Siemer David A (Te)	Tax Billing Zip	90272
Owner Name 2	D Wilde Siemer	Tax Billing Zip+4	3447
Tax Billing Address	711 Muskingum Ave	Owner Occupied	Yes
Tax Billing City & State	Pacific Palisades, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$3,999,892	School District	LOS ANGELES UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	62 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	55 / 100	Walkable Score	70 / 100
Total Incidents (1 yr)	58	Q1 Home Price Forecast	\$4,193,310
Standardized Test Rank	93 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION			
Zoning	LAR1	Most Hazardous Flood Zone	X
Tract Number	9300	Flood Zone Panel	06037C1566G
School District	Los Angeles	Flood Zone Date	04/21/2021
Census Tract	2627.04	Within 250 Feet of Multiple Flood Zone	No
Subdivision	9300		

TAX INFORMATION			
APN	4414-001-007	Tax Area	67
Exemption(s)	Homeowner	Block #	129
% Improved	28%	Lot #	8
Legal Description	TRACT # 9300 LOT 8		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$3,940,187	\$3,862,930	\$3,787,187
Assessed Value - Land	\$2,844,572	\$2,788,797	\$2,734,115
Assessed Value - Improved	\$1,095,615	\$1,074,133	\$1,053,072
YOY Assessed Change (%)	2%	2%	
YOY Assessed Change (\$)	\$77,257	\$75,743	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$43,974		
2022	\$44,511	\$537	1.22%
2023	\$46,703	\$2,192	4.93%

Special Assessment	Tax Amount
Safe Clean Water83	\$131.84
Flood Control 62	\$26.37
Lacity Park Dist21	\$17.22
La Stormwater 21	\$21.02
Rposd Measure A 83	\$64.97
Trauma/Emerg Srv86	\$179.50
Lawestmosqab31	\$13.95
Total Of Special Assessments	\$454.87

CHARACTERISTICS			
County Land Use	Single Family Resid	Fireplace	Y
Universal Land Use	SFR	Fireplaces	1
Lot Frontage	49	Heat Type	Central
Lot Depth	124	Cooling Type	Central

Lot Acres	0.1391	Parking Type	On Site
Lot Area	6,058	Garage Capacity	MLS: 2
Style	Conventional	Roof Material	Gravel & Rock
Building Sq Ft	3,590	Interior Wall	Plaster
Stories	1	Exterior	Shingle Siding
Total Units	1	Floor Cover	Hardwood
Total Rooms	4	Foundation	Raised
Bedrooms	5	Year Built	1946
Total Baths	Tax: 6 MLS: 5	Effective Year Built	2014
Full Baths	Tax: 6 MLS: 4	# of Buildings	1
Half Baths	MLS: 1		

SELL SCORE			
Rating	High	Value As Of	2025-01-05 04:32:16
Sell Score	729		

ESTIMATED VALUE			
RealAVM™	\$5,550,800	Confidence Score	84
RealAVM™ Range	\$5,058,800 - \$6,042,700	Forecast Standard Deviation	9
Value As Of	12/30/2024		

(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	6576	Cap Rate	-0%
Estimated Value High	8608	Forecast Standard Deviation (FSD)	0.31
Estimated Value Low	4544		

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

(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 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	16-172784	MLS Orig. List Price	\$3,595,000
MLS Status	Sold	Closing Date	11/10/2016
MLS Status Change Date	11/10/2016	Closing Price	\$3,457,500
MLS Listing Date	10/19/2016	MLS Listing Agent	X57411-Marco Rufo
MLS Current List Price	\$3,595,000	MLS Listing Broker	BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA

MLS Listing #	16-159574	16-144804	14-808023
MLS Status	Canceled	Canceled	Sold
MLS Listing Date	09/07/2016	07/18/2016	11/05/2014
MLS Listing Price	\$3,750,000	\$3,995,000	\$1,595,000
MLS Orig Listing Price	\$3,949,000	\$3,995,000	\$1,595,000
MLS Close Date			01/06/2015
MLS Listing Close Price			\$1,600,000
MLS Listing Expiration Date	12/15/2016	11/05/2016	05/04/2015

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/10/2016	Sale Type	Full
Sale Date	Tax: 10/28/2016 MLS: 11/10/2016	Deed Type	Grant Deed
Sale Price	\$3,457,500	Owner Name	Siemer David A (Te)
Price Per Square Feet	\$963.09	Owner Name 2	D Wilde Siemer
Document Number	1409791	Seller	711 Muskingum LLC

Recording Date	09/20/2017	11/10/2016	01/06/2015	08/28/2014	04/29/2004
Sale Date	07/26/2017	10/28/2016	12/18/2014	08/13/2014	02/26/2004
Sale Price		\$3,457,500	\$1,600,000		
Nominal	Y			Y	Y
Buyer Name	Siemer Jennifer & David W Trust	Siemer David	711 Muskingum LLC	Snapp Tina	Steinberg Trust
Buyer Name 2	!t	Anderson Jennifer W			
Seller Name	Siemer David	711 Muskingum LLC	Steinberg Trust	Steinberg Robert	Steinberg Robert & Maria A

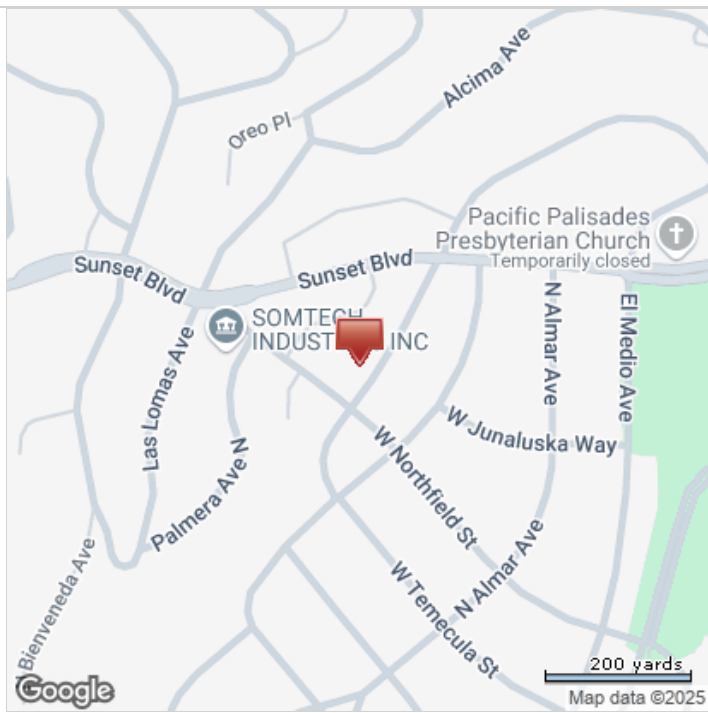
Document Number	1074221	1409791	10917	908437	1065497
Document Type	Grant Deed	Grant Deed	Grant Deed	Affidavit	Quit Claim Deed

Recording Date	08/29/1972
Sale Date	
Sale Price	
Nominal	
Buyer Name	Steinberg Robert & Steinberg Maria A
Buyer Name 2	Steinberg Maria A
Seller Name	
Document Number	
Document Type	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	05/04/2017	01/06/2015
Mortgage Amt	\$1,340,000	\$1,650,000
Mortgage Lender	Bank Of America Na	Crosswind Venture Fund Lp
Mortgage Code	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated