



Property Information

Primary Owner : PATINO MARLENE I
Secondary Owner : N/A
Site Address :
LOS ANGELES, CA 90046-
Mailing Address : 7920 LEDGE AVE
SUN VALLEY, CA 91352-4140
Assessor Parcel Number : 5567-031-012
CountyName : Los Angeles
Tax Account ID :
Phone : N/A
Census Tract : 1942.00
Housing Tract Number : N/A
Lot Number : 11
Page Grid : -
Legal Description : Lot: 11 ; Abbreviated Description: LOT:11 MERRYWOOD LOT 11

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 4999 SF
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Residential-Vacant Land
Zoning : LAR1		

Sale/Loan Information

Transfer Date : 04/18/1997	Document # : 97-0587228
Transfer Value : \$3,000	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :

*When a sale date is not available, we will replace with the last known transfer date.

Assessment/Tax Information

Assessed Value : \$29,131	Tax Amount : \$385.12
Land Value : \$29,131	Tax Status : Delinquent: 2024
Improvement Value : \$0	Tax Rate Area : 0-067
Percent Improvement : 0 %	Homeowner Exemption : N

Los Angeles, California
Searched: 5567-031-012
Non-Order Search

Tax Year: 2024-2025
Tax Cover: 04/18/2025
Searched By: THERESA HARRINGTON
Searched On: 4/23/2025 12:10 PM

Company: CONSUMERS TITLE COMPANY OF CALIFORNIA | WESTLAKE VILLAGE | 01 | 00015-00026

APN:	5567-031-012
Described As:	MERRYWOOD LOT 11
Address:	
City:	LOS ANGELES CITY
Billing Address:	7920 LEDGE AV SUN VALLEY CA 91352
Assessed Owner(s):	PATINO,MARLENE I
Search As:	Lot 11 Map 14/181A

Tax Rate Area:	00067	Value	Conveyance Date:
Use Code:	010V	Land:	Conveying Instrument:
SINGLE RESIDENTIAL		29,131.00	Date Transfer Acquired:
Region Code:	CULVER CITY	Improvements:	Vesting:
Flood Zone:		Personal Property:	Year Built:
Zoning Code:	LAR1	Fixtures:	Year Last Modified:
Taxability Code:		Inventory:	Square Footage
Tax Rate:	1.322028	Exemptions	
Auditor Tax Rate:	1.199684	Homeowner:	Land:
Bill #:		Inventory:	Improvements:
Issue Date:	10/15/2024	Religious:	Tax Defaulted:
		Personal Property:	Total Tax:
		All Other:	385.12
		Net Taxable Value:	
		29,131.00	

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	192.56	19.25	12/10/2024	UNPAID		211.81
2nd	192.56	29.25	4/10/2025	UNPAID		221.81
Total Balance:						433.62

Special Liens

Account	Special Lien Description	Amount
03071	LOS ANGELES COUNTY FLOOD CONTROL	1.01
06111	LOS ANGELES COUNTY WEST VECTOR CONTROL DIST	10.25
06851	MRCA·BRUSH FIRE CLEAR'G DIST #1	20.00
18850	LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1	3.57
18869	LOS ANGELES STORMWATER POLLUTION ABATEMENT	0.81

1915 ACT BOND IS COLLECTED WITH TAXES

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

END OF REPORT



SUBJECT PROPERTY HISTORY

Prior Transfer

Recording Date:	12/27/2021	Document #:	21-1913207
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as
Lender Name:			
Buyer Name:	PATINO, MARLENE IDY		
Buyer Vesting:			
Sell Name:	PATINO, MARIA MADALENA		
City/Muni/Twp:	SUN VALLEY		
Legal:	LOT:11		

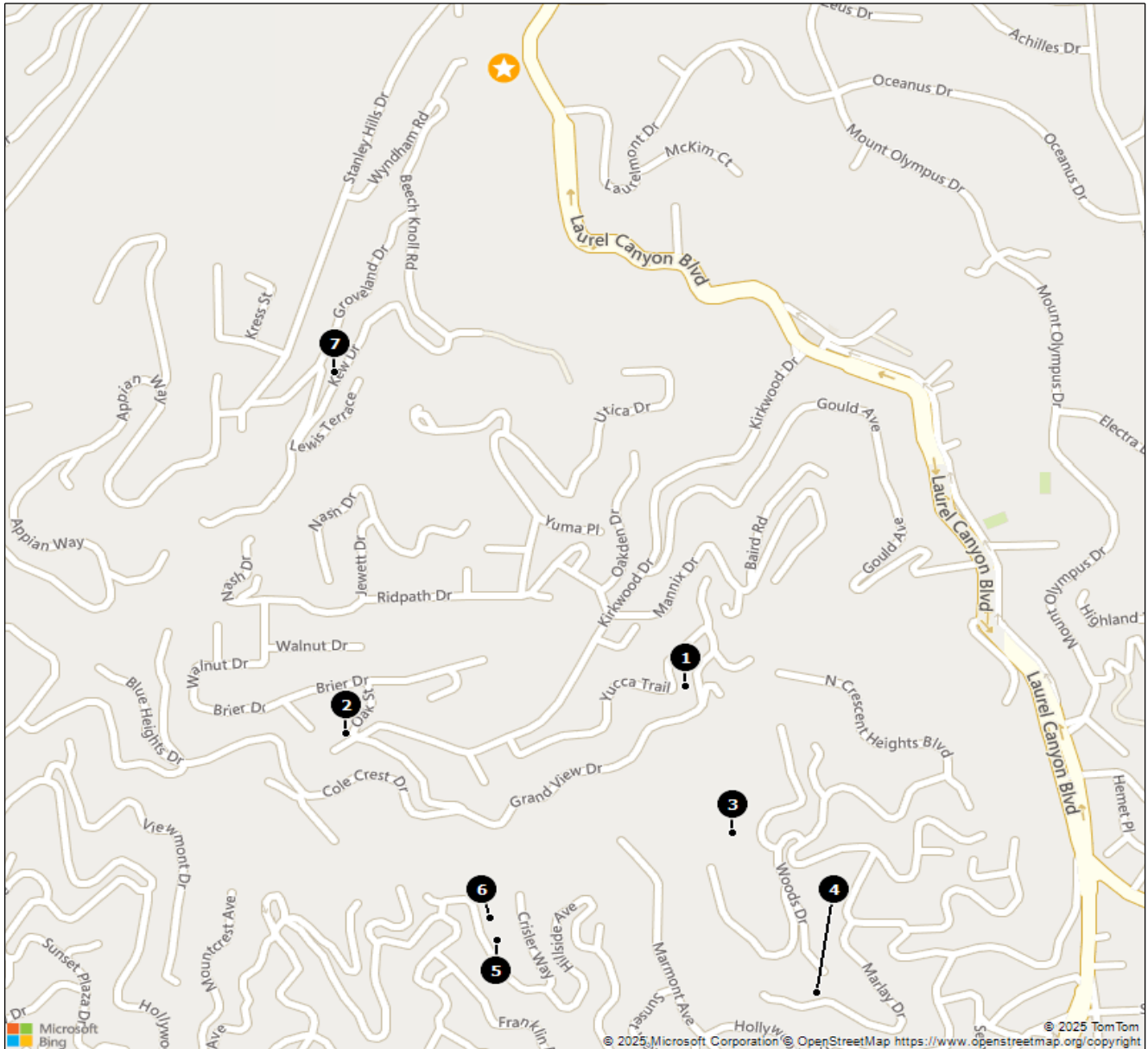
Prior Transfer

Recording Date:	10/19/2007	Document #:	07-2383797
Price:	\$9,000	Document Type:	Public Action
First TD:		Type of Sale:	?
Lender Name:			
Buyer Name:	PATINO, MARIA MADALENA		
Buyer Vesting:			
Sell Name:	NIVOSUS ENTERPRISES INC,		
City/Muni/Twp:	TUJUNGA		
Legal:	LOT:11 SUBD:MERRYWOOD		

Prior Transfer

Recording Date:	04/18/1997	Document #:	97-0587228
Price:	\$3,000	Document Type:	Other
First TD:		Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	BORNA, MARK; BORNA, WANDA		
Buyer Vesting:	Joint Tenancy		
Sell Name:	MONTEILH, LARRY J		
City/Muni/Twp:	WESTLAKE VILLAGE		
Legal:	MERRYWOOD LOT 11		

LOS ANGELES, CA 90046-



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 8289 Grand View Dr, Los Angeles	12/02/2024	\$95,000	0	0	0	3270
2. 8523 Oak Ct, Los Angeles	06/13/2024	\$2,500	0	0	0	3900
3. 1644 Morton Ave, West Hollywood	09/25/2024	\$25,000	0	0	0	5855
4. 1525 Marlay Dr, Los Angeles	04/30/2024	\$1,400,000	0	0	0	5837
5. 8637 Hillside Ave, Los Angeles	06/05/2024	\$210,000	0	0	0	5420
6. 8649 Hillside Ave, Los Angeles	06/05/2024	\$215,000	0	0	0	5539
7. 2114 Kew Dr, Los Angeles	03/20/2025	\$50,000	0	0	0	3540

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04/23/2025 09:09:42 AM

Customer Service Rep: Theresa Harrington



Criteria Selected:

Searched by Radius: 1 miles
 Maximum Area: 0 SqFt.
 Maximum Bathrooms: 1 Minimum Bathrooms: 0
 Pool: All
 Land Use: Same as Subject
 Date Range: 04/28/2024 to 04/23/2025

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	3,270	5,420	5,855
Living Area (SqFt):			
Sale Price:	\$2,500	\$95,000	\$1,400,000
Year Built:			
Age:			

Subject Property

Sale Date: 04/18/1997 **Year Built:** N/A **Price:** \$3,000 **Pool:** N
Lot Size: 4,999 SF **Square Feet:** N/A **\$/SF:** N/A **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
1	8289 GRAND VIEW DR LOS ANGELES, CA 90046	12/02/2024	\$95,000	\$83,000	\$0	0	0	0	3,270 SF	N/A
Owner: ALEXEY LOSKOT		Seller: SOLEIL DEVELOPMENT LLC								
APN: 5556-008-034		Document #: 24-0841176								
Legal: Lot:87 Tract No:798 Map Ref:MB 16 PG 34&35		City/Muni/Twp:LOS ANGELES								
Land Use: Residential-Vacant Land		Located approximately 0.60 miles from subject property.								
2	8523 OAK CT LOS ANGELES, CA 90046	06/13/2024	\$2,500	\$0	\$0	0	0	0	3,900 SF	N/A
Owner: LISA MICHELLE BOISSET, BRYAN WALTER		Seller: PETERHOFF INC								
APN: 5556-014-035		Document #: 24-0386403								
Legal: Lot:483 Tract No:798 Map Ref:MB 16 PG 34&35										
Land Use: Residential-Vacant Land		Located approximately 0.64 miles from subject property.								
3	1644 MORTON AVE WEST HOLLYWOOD, CA	09/25/2024	\$25,000	\$0	\$0	0	0	0	5,855 SF	N/A
Owner: EDDIE HAIG GRIGORIAN		Seller: BANCO FORECLOSURE SALES LLC								
APN: 5556-024-005		Document #: 24-0653270								
Legal: Lot:142 Tract No:865 Map Ref:MB 16 PG 97		City/Muni/Twp:LOS ANGELES								
Land Use: Residential-Vacant Land		Located approximately 0.74 miles from subject property.								
4	1525 MARLAY DR LOS ANGELES, CA 90069	04/30/2024	\$1,400,000	\$900,000	\$0	0	0	0	5,837 SF	N/A
Owner: 1525 MARLAY LLC		Seller: STEPHIA LLC								
APN: 5556-031-007		Document #: 24-0282111								
Legal: Lot:3&4 Tract No:12204 Map Ref:MB 230 PG 40&41		Abbreviated Description:PORTION LOT3								
Land Use: Residential-Vacant Land		Located approximately 0.91 miles from subject property.								

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
5	8637 HILLSIDE AVE LOS ANGELES, CA 90069	06/05/2024	\$210,000	\$0	\$0	0	0	0	5,420 SF	N/A
Owner: VERIDIAN DEVELOPMENT LLC				Seller: FAISAL AL SAUD						
APN: 5558-030-018				Document #: 24-0365588						
Legal: Lot:324 Tract No:8500 Map Ref:MB 92 PG 88&89City/Muni/Twp:LOS ANGELES										
Land Use: Residential-Vacant Land				Located approximately 0.82 miles from subject property.						
6	8649 HILLSIDE AVE LOS ANGELES, CA 90069	06/05/2024	\$215,000	\$0	\$0	0	0	0	5,539 SF	N/A
Owner: PERIPHERAL PROPERTIES LLC				Seller: FAISAL AL SAUD						
APN: 5558-030-020				Document #: 24-0365156						
Legal: Lot:326 Tract No:8500 Map Ref:MB 92 PG 88&89City/Muni/Twp:LOS ANEELES										
Land Use: Residential-Vacant Land				Located approximately 0.79 miles from subject property.						
7	2114 KEW DR LOS ANGELES, CA 90046	03/20/2025	\$50,000	\$0	\$0	0	0	0	3,540 SF	N/A
Owner: JAMES JOSEPH				Seller: COLLIN BERNSEN						
APN: 5567-012-004				Document #: 25-0178457						
Legal: Lot:4 Block:13 Tract No:2008 Map Ref:MB 21 PG 195City/Muni/Twp:LOS ANGELES										
Land Use: Residential-Vacant Land				Located approximately 0.32 miles from subject property.						

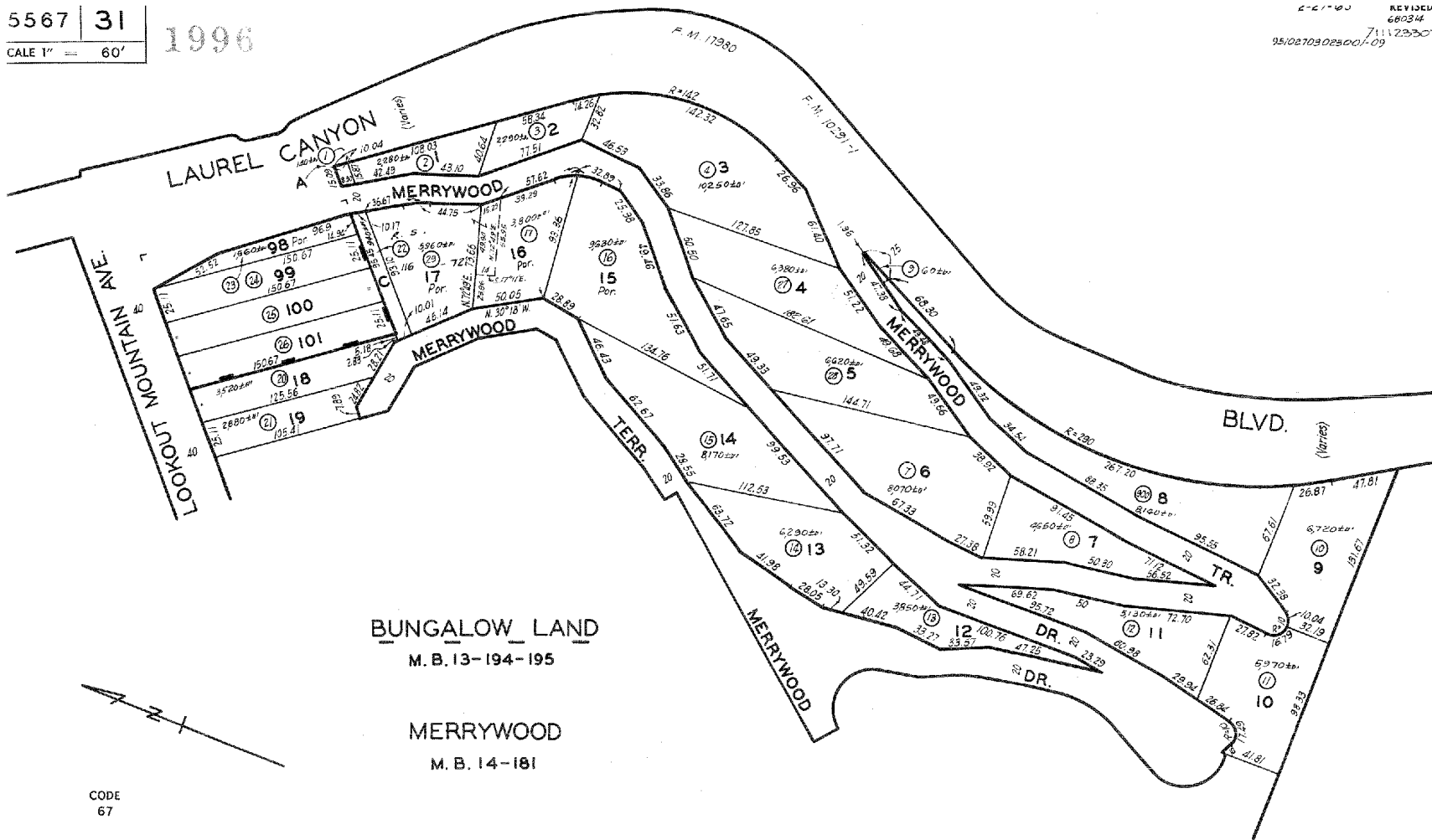


LAWSON PETER G AND GIOVANNA TRS 8409 WYNDHAM RD LOS ANGELES, CA 90046 APN: 5567-006-015 Bedrooms: 2 Telephone: Bathrooms: 2 Square Feet: 1,274 Lot size: 41,253 Year Built: 1951 Garage: Sale Date: 04/12/1983 Land Use: Single Family Residential	PETT CYNTHIA 8407 WYNDHAM RD LOS ANGELES, CA 90046 APN: 5567-006-016 Bedrooms: 2 Telephone: Bathrooms: 1 Square Feet: 1,797 Lot size: 19,282 Year Built: 1960 Garage: Sale Date: 04/21/2021 Land Use: Single Family Residential
GALLO ANDREW L & CARISSA 2323 MERRYWOOD DR LOS ANGELES, CA 90046 APN: 5567-031-007 Bedrooms: 2 Telephone: 571-309-6406 Bathrooms: 1 Square Feet: 884 Lot size: 8,372 Year Built: 1946 Garage: Sale Date: 12/30/2022 Land Use: Single Family Residential	LAWSON PETER G AND GIOVANNA TRS 8409 WYNDHAM RD LOS ANGELES, CA 90046 APN: 5567-006-017 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 1,867 Year Built: Garage: Sale Date: 12/22/1995 Land Use: Residential-Vacant Land
REVIVO ROY & OLGA 8401 WYNDHAM RD LOS ANGELES, CA 90046 APN: 5567-007-001 Bedrooms: 4 Telephone: Bathrooms: 5 Square Feet: 3,286 Lot size: 8,072 Year Built: 1966 Garage: Sale Date: 12/28/2016 Land Use: 1022	STELLY DEMETRIUS D 2335 MERRYWOOD DR LOS ANGELES, CA 90046 APN: 5567-031-014 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 6,284 Year Built: Garage: Sale Date: 06/05/2020 Land Use: Residential-Vacant Land
8060 JOVENITA LLC 2340 LAUREL CANYON BLVD LOS ANGELES, CA 90046 APN: 5565-018-002 Bedrooms: 5 Telephone: Bathrooms: 6 Square Feet: 5,188 Lot size: 1 Year Built: 1922 Garage: Sale Date: 04/23/2014 Land Use: Single Family Residential	HELVEY JASON W 8389 WYNDHAM RD LOS ANGELES, CA 90046 APN: 5567-007-002 Bedrooms: 2 Telephone: Bathrooms: 2 Square Feet: 1,497 Lot size: 8,155 Year Built: 1965 Garage: Sale Date: 09/08/2000 Land Use: Single Family Residential
RAMPOLLA REINALDO 2304 LAUREL CANYON BLVD LOS ANGELES, CA 90046 APN: 5565-018-001 Bedrooms: 2 Telephone: Bathrooms: 2 Square Feet: 1,140 Lot size: 6,750 Year Built: 1948 Garage: Sale Date: 02/03/2022 Land Use: Single Family Residential	REES JAMES C 2340 STANLEY HILLS DR LOS ANGELES, CA 90046 APN: 5567-005-016 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 3,765 Year Built: Garage: Sale Date: 06/17/2022 Land Use: Residential-Vacant Land

5567 | 31
 SCALE 1" = 60'

1996

2-2-1-00
 REVISION
 660314
 95/02/03 02:00/09



BUNGALOW LAND

M.B. 13-194-195

MERRYWOOD

M.B. 14-181

CODE
 67

FOR PREV. ASSM'T. SEE: 526-2&11

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

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4/23/2025

Customer Service Rep:

Theresa

This page is part of your document - DO NOT DISCARD



20211913207



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

12/27/21 AT 03:14PM

FEES :	28.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	103.00



LEADSHEET



202112273240056

00021738652



013018374

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E497026

RECORDING REQUESTED BY:

J *Maria Magdalena Patino*

MAIL TAX STATEMENTS TO

WHEN RECORDED MAIL TO:

MARLENE IDY PATINO

7920 LEDGE AVE

SUN VALLEY, CA 91352

TITLE: WARRANTY DEED

RECORDING REQUESTED BY:

Maria Magdalena Patino

MAIL TAX STATEMENTS TO

WHEN RECORDED MAIL TO:

MARLENE IDY PATINO

7920 LEDGE AVE

SUN VALLEY, CA 91352

DOCUMENTARY TRANSFER TAX \$	<u>0</u>
— COMPUTED ON FULL VALUE OF PROPERTY CONVEYED	
— OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.	
<i>Maria Magdalena Patino</i>	
SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX-FIRM NAME	

This is a Gift R#T11930
TITLE: WARRANTY DEED *Vacant Land*

STATE OF CALIFORNIA; KNOW ALL MEN BY THESE PRESENT:

THAT "I" MARIA MADALENA PATINO, GRANTER/OWNER OF A PROPERTY LOCATED AT 2323 MERRYWOOD DR. LOT #11, ASSESSOR'S PARCEL NUMBER 5567-031-012 (MAPBOOK 5567/PAGE 031/PARCEL 012, MERRYWOOD M.B. 14-181), THAT CERTAIN TRACT, PIECE OF PARCEL, OR LAND SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, GIVE THIS PROPERTY AS A GIFT TO MARLENE IDY PATINO AS A GIFT NOW GRANTEE. THIS WARRANTY DEED IS INTENDED TO REPLACE ANY WARRANTY DEED ON SUCH PROPERTY FROM MARIA MADALENA PATINO TO MARLENE IDY PATINO WHICH HAS BEEN RECORDED IN THE DEED RECORDINGS IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. TO HAVE AND TO HOLD THE SAME UNTO THE SAID GRANTEE'S ASSIGNS FOREVER WITH ALL APPURTENANCES THEREUNTO BELONGING UNTO THAT SAID MARLENE IDY PATINO, THEIR HEIRS, AND AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME ARE PART OF THIS PROPERTY.

SIGNED,

Maria Magdalena Patino
MARIA MADALENA PATINO

DATE *12-27-2021*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles) S.S.

On December 27, 2021 Before me, Jessica M. Garcia, a Notary Public, personally appeared MARIA MADALENA PATINO who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal


NOTARY'S SIGNATURE

Place Notary Seal In Box Below



OPTIONAL

Though the information is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: December 27, 2021 Number of Pages: One

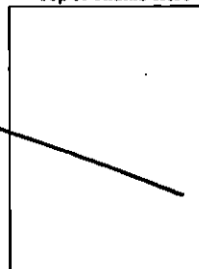
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer-Title(s): _____
☐ Partner- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Right Thumbprint of Signer
Top of Thumb Here

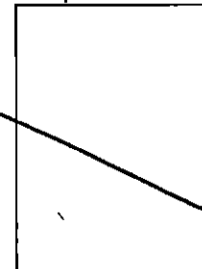


Signer is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer-Title(s): _____
☐ Partner- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Right Thumbprint of Signer
Top of Thumb Here



Signer is Representing: _____

