



PROPERTY
PROFILE



Property:
8151 Reseda Blvd
Reseda, CA 91335
APN: 2103-007-013

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PROPERTY DETAILS

Mdda Llc
8151 Reseda Blvd, Reseda, CA 91335

APN: 2103-007-013
Los Angeles County

Owner Information

Primary Owner: **MDDA LLC**

Secondary Owner:

Mail Address: **3124 HOFFMAN DR
PLANO TX 75025**

Site Address: **8151 RESEDA BLVD
RESEDA CA 91335**

Assessor Parcel Number: **2103-007-013**

Census Tract: **1310.10**

Housing Tract Number: **34214**

Lot Number: **1**

Page Grid: **530-J2**

Legal description: **Lot: 1 Tract No: 34214 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER:
02/02413 TR#:34214 *TR=34214 LOT 1 City/Muni/Twp: REGION/CLUSTER: 02/02413**

Sale Information

Sale Date: **06/27/2014**

Document #: **14-0666601**

Sale Amount: **N/A**

Seller: **GENE, DAMON C;
GENE, DYLAN W**

Sale Type:

Cost/SF: **N/A**

Assessment & Tax Information

Assessed Value: **\$2,646,844**

Land Value: **\$1,183,505**

Imp. Value: **\$1,463,339**

Homeowner
Exemption:

% Improvement: **55.29%**

Tax Amount: **\$33,665.20**

Tax Status: **Current**

Tax Year: **2016**

Tax Rate Area: **8-852**

Tax Account ID:

Property Characteristics

Bedrooms:

Year Built: **1987**

Pool:

Bathrooms:

Square Feet: **19,098 SF**

Lot Size: **16,993 SF**

Partial Baths:

Number of Units: **20**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Apartments**

Building Style:

Owner
Exclusions:

Use Code: **Apartment House (5+ Units)**

Zoning: **LAR3**



TRANSACTION HISTORY

Mdda Llc
8151 Reseda Blvd, Reseda, CA 91335

APN: 2103-007-013
Los Angeles County

Mortgage Record

Recording Date: **06/27/2014** Document #: **14-0666602 BK-PG -**
Loan Amount: **\$1,825,000** Loan Type: **Commercial Loan**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **UNION BANK NA**
Lender Type: **Bank**
Borrowers Name: **MDDA LLC**
Vesting:

Prior Transfer

Recording Date: **06/27/2014** Document #: **14-0666601 BK-PG -**
Price: **N/A** Document Type: **Grant Deed**
First TD: **\$1,825,000** Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #: **14-0666602** Interest Rate:
Lender Name: **UNION BANK NA**
Buyer Name: **MDDA LLC**
Buyer Vesting:
Seller Name: **GENE, DAMON C; GENE, DYLAN W; GENE, AUSTIN K; NORTHRUP, MEGAN C**
Legal description: **Lot: 1 Tract No: 34214 Map Ref: MB905 PG89&90**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **05/16/2013** Document #: **13-0742357 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A** Type of Sale: **Non-Arms Length Transfer**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **GENE, DAMON C; GENE, DYLAND W; GENE, AUSTIN K; NORTHRUP, MEGAN C**
Buyer Vesting: **Tenants In Common**
Seller Name: **WONG, RAYMONT G; WONG, DONNA G; ALBERT; JONG H WONG & SHARON WONG REVOCABLE TRUS; WONG, ALBERT G; WONG, ALBERT GENE**
Legal description: **Lot: 1 Tract No: 34214 Map Ref: MB905 PG89&90**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **06/25/2001** Document #: **01-1085376 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or Dissolution**

First TD: **N/A** Type of Sale: **Transfer Tax On Doc. Indicated As EXEMPT**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **GENE, ALBERT; WONG, ALBERT G**
Buyer Vesting: **Trust**
Seller Name: **WONG, JONG H; JONG H & SHARON WONG REVOCABLE TRUST**
Legal description: **Lot: 1 Tract No: 34214 Map Ref: MB905 PG89&90**
City/Muni/Twp: **LOS ANGELES**

Prior Transfer

Recording Date: **07/15/1998** Document #: **98-1198211 BK-PG -**
Price: **\$87,500** Document Type: **Grant Deed**
First TD: **N/A** Type of Sale: **Partial Sale Amount**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **WONG, JONG H; WONG, SHARON**
Buyer Vesting: **Community Property (Marital Community)**
Seller Name: **KREMER, ALOYSIUS L AND VIOLA; THE KREMER FAMILY TRUST**
Legal description:
Abbreviated Description: ***TR=34214 LOT 1**
City/Muni/Twp: **RESEDA**

Prior Transfer

Recording Date: **11/16/1995** Document #: **95-1841781 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **KREMER, ALOYSIUS L; KREMER, VIOLA**
Buyer Vesting: **Family Trust**
Seller Name: **KREMER, ALOYSIUS L; KREMER, VIOLA**
Legal description: **Lot: 1875 Tract No: 1875 Map Ref: MB19 PG38**
Abbreviated Description: **NORTHERLY100 FT SLY150 FT ELY195 FT LOT20**
City/Muni/Twp: **LOS ANGELES**

COMPARABLES

Mdda Llc
8151 Reseda Blvd, Reseda, CA 91335

APN: 2103-007-013
Los Angeles County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		06/27/2014	N/A	N/A	19,098	//	1987	16,993 SF		
1	18315 MALDEN ST	05/04/2017	\$1,350,000	\$236	5,703	/8/10	1959	7,920 SF	Yes	.55 Mi.
2	8351 AMIGO AVE	04/14/2017	\$1,940,000	\$232	8,350	/15/11	1962	11,288 SF		.26 Mi.
3	8411 LINDLEY AVE	12/15/2016	\$790,000	\$252	3,125	/5/5	1975	6,825 SF		.59 Mi.
4	8343 LINDLEY AVE	12/15/2016	\$1,120,000	\$238	4,700	/10/6	1957	7,799 SF		.56 Mi.
5	18315 MALDEN ST	12/09/2016	\$1,125,000	\$197	5,703	/8/10	1959	7,920 SF	Yes	.55 Mi.
6	18540 CHASE ST	11/18/2016	\$2,600,000	\$242	10,728	//15	1959	15,524 SF	Yes	.40 Mi.
7	8400 AMIGO AVE # 1	11/01/2016	\$2,400,000	\$223	10,728	//15	1959	15,715 SF	Yes	.31 Mi.
8	8306 LINDLEY AVE	08/23/2016	\$537,500	\$110	4,855	/10/6	1957	8,452 SF		.57 Mi.
9	7254 CANBY AVE	07/22/2016	\$1,355,000	\$231	5,845	//	1965	8,250 SF		1.11 Mi.
10	18006 SCHOENBORN ST	07/06/2016	\$1,200,000	\$250	4,800	/10/6	1958	7,319 SF		.66 Mi.
11	8809 ETIWANDA AVE	06/07/2016	\$2,125,000	\$258	8,222	/16/16	1968	12,064 SF	Yes	.89 Mi.
12	18314 NAPA ST	06/01/2016	\$1,100,000	\$192	5,703	/7/10	1959	7,883 SF		.57 Mi.
13	18957 SATICOY ST	03/24/2016	\$1,244,000	\$297	4,180	//	1946	41,634 SF		.89 Mi.
14	7308 CANBY AVE	02/05/2016	\$1,900,000	\$239	7,929	/15/13	2005	8,001 SF		1.07 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		06/27/2014	N/A	N/A	19,098	//	1987	16,993 SF		
1	18315 MALDEN ST NORTHRIDGE, CA 91325-5004	05/04/2017	\$1,350,000	\$236	5,703	/8/10	1959	7,920 SF	Yes	.55 Mi.
APN: 2786-024-045 Document #: 17-0497777 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:27&26 Tract No:23684 MapRef:MB632 PG81&82 City/Muni/Twp:LOS ANGELES										
Buyer Name: 18315 MALDEN AVENUE LLC										
Seller Name: COHEN, AVRAHAM										
2	8351 AMIGO AVE NORTHRIDGE, CA 91324-4763	04/14/2017	\$1,940,000	\$232	8,350	/15/11	1962	11,288 SF		.26 Mi.
APN: 2785-018-050 Document #: 17-0414651 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:1 Tract No:20521 MapRef:MB651 PG75&76 City/Muni/Twp:LOS ANGELES										
Buyer Name: 8351 AMIGO APARTMENTS LLC										
Seller Name: 8351 AMIGO INVESTMENT LLC										
3	8411 LINDLEY AVE NORTHRIDGE, CA 91325-3755	12/15/2016	\$790,000	\$252	3,125	/5/5	1975	6,825 SF		.59 Mi.
APN: 2786-012-061 Document #: 16-1592352 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:A MapRef:PM2833 MB63 PG75&76 City/Muni/Twp:LOS ANGELES										
Buyer Name: 5861 CHERRY AVE LLC										
Seller Name: ALICATA NORTON, SHERI WILDE, NATALI										
4	8343 LINDLEY AVE NORTHRIDGE, CA 91325-3749	12/15/2016	\$1,120,000	\$238	4,700	/10/6	1957	7,799 SF		.56 Mi.
APN: 2786-013-027 Document #: 16-1592356 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:47 Tract No:21127 MapRef:MB588 PG29-33 City/Muni/Twp:LOS ANGELES										
Buyer Name: 5861 CHERRY AVE LLC										
Seller Name: NORTON, RALPH L ALICATA NORTON, SHERI LEE										
5	18315 MALDEN ST NORTHRIDGE, CA 91325-5004	12/09/2016	\$1,125,000	\$197	5,703	/8/10	1959	7,920 SF	Yes	.55 Mi.
APN: 2786-024-045 Document #: 16-1564462 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:26&27 Tract No:23684 MapRef:MB632 PG81&82 City/Muni/Twp:LOS ANGELES										
Buyer Name: COHEN, AVRAHAM										
Seller Name: SHOHMELIAN, PUZANT ODABASHIAN, DORENA										
6	18540 CHASE ST NORTHRIDGE, CA 91324-4608	11/18/2016	\$2,600,000	\$242	10,728	/15	1959	15,524 SF	Yes	.40 Mi.
APN: 2785-018-038 Document #: 16-1454049 Document Type: Grant Deed Price Code: R										
Property Type: Apartments Land Use: Apartment house (5+ units)										
Legal: Lot:1&2 Tract No:23414 MapRef:MB637 PG82&83 City/Muni/Twp:LOS ANGELES										

Buyer Name: APPIAN WAY DEVELOPMENT JV

Seller Name: CHASE STREET APARTMENTS LLC

7 8400 AMIGO AVE # 1 **11/01/2016** **\$2,400,000** **\$223** **10,728** **//15** **1959** **15,715 SF** **Yes** **.31 Mi.**
LOS ANGELES, CA 91324-

APN: 2785-018-043 Document #: 16-1353907 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:9&10 Tract No:23414 MapRef:MB637 PG82&83 City/Muni/Twp:LOS ANGELES

Buyer Name: AMIGO III APARTMENTS LLC

Seller Name: NORTHRIDGE CITY APARTMENTS LLC

8 8306 LINDLEY AVE **08/23/2016** **\$537,500** **\$110** **4,855** **/10/6** **1957** **8,452 SF** **.57 Mi.**
NORTHRIDGE, CA 91325-4236

APN: 2787-006-001 Document #: 16-1003582 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:1 Tract No:14922 MapRef:MB535 PG12&13 City/Muni/Twp:LOS ANGELES

Buyer Name: LACSAMANA, MARIANO LACSAMANA, AGNES G

Seller Name: DOCTROW, GARY A THE GARY A DOCTROW 2012 TRUST

9 7254 CANBY AVE **07/22/2016** **\$1,355,000** **\$231** **5,845** **//** **1965** **8,250 SF** **1.11 Mi.**
RESEDA, CA 91335-3061

APN: 2119-021-019 Document #: 16-0861974 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:4 Block:2 Tract No:4577 MapRef:MB49 PG83 City/Muni/Twp:LOS ANGELES

Buyer Name: CANBY GARDEN APARTMENTS LLC

Seller Name: DAVIS, CRAIG LEE

10 18006 SCHOENBORN ST **07/06/2016** **\$1,200,000** **\$250** **4,800** **/10/6** **1958** **7,319 SF** **.66 Mi.**
NORTHRIDGE, CA 91325-3850

APN: 2787-006-012 Document #: 16-0785809 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:32 Tract No:14922 MapRef:MB535 PG12&13 City/Muni/Twp:LOS ANGELES

Buyer Name: SULTAN, CRAIG SULTAN, DEBBIE

Seller Name: CASTELLANOS, LOUIE J CASTELLANOS, ANA R

11 8809 ETIWANDA AVE **06/07/2016** **\$2,125,000** **\$258** **8,222** **/16/16** **1968** **12,064 SF** **Yes** **.89 Mi.**
NORTHRIDGE, CA 91325-3045

APN: 2769-023-023 Document #: 16-0648565 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:A MapRef:PM78 MB1 PG22 City/Muni/Twp:LOS ANGELES

Buyer Name: WOOSTER BUILDINGS LLC

Seller Name: AMMARI, HAYEL AMMARI, MAJDULEN

12 18314 NAPA ST **06/01/2016** **\$1,100,000** **\$192** **5,703** **/7/10** **1959** **7,883 SF** **.57 Mi.**
NORTHRIDGE, CA 91325-3648

APN: 2786-024-046 Document #: 16-0627842 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:25&28 Tract No:23684 MapRef:MB632 PG81&82 City/Muni/Twp:LOS ANGELES

Buyer Name: HARB, FOUAD Y FOUAD Y HARB LIVING TRUST

Seller Name: GCV LLC

13 18957 SATICOY ST 03/24/2016 \$1,244,000 \$297 4,180 // 1946 41,634 SF .89 Mi.
RESEDA, CA 91335-1704

APN: 2104-013-023 Document #: 16-0322170 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:76 Tract No:8938 MapRef:MB124 PG31&32 City/Muni/Twp:LOS ANGELES

Buyer Name: APEC DEVELOPMENT LLC

Seller Name: REDFERN, THOMAS W REDFERN, MARY SUSAN

14 7308 CANBY AVE 02/05/2016 \$1,900,000 \$239 7,929 /15/13 2005 8,001 SF 1.07 Mi.
RESEDA, CA 91335-3140

APN: 2119-021-038 Document #: 16-0136125 Document Type: Grant Deed Price Code: R

Property Type: Apartments Land Use: Apartment house (5+ units)

Legal: Lot:5 Tract No:24056 MapRef:MB676 PG26-28 City/Muni/Twp:LOS ANGELES

Buyer Name: KOSHKI, MOZAFAR

Seller Name: 7308 CANBY LLC

Area Sales Analysis

Total Area Sales: **14**

Median # of Bedrooms: **8**

Median Lot Size: **8,126 SF**

Median # of Baths: **10**

Median Living Area: **5,703 SF**

Median Year Built: **1959**

Price Range - 2 Yrs: **\$537,500 To \$2,600,000**

Age Range: **12 Years To 71 Years**

Median Value: **\$1,297,000**

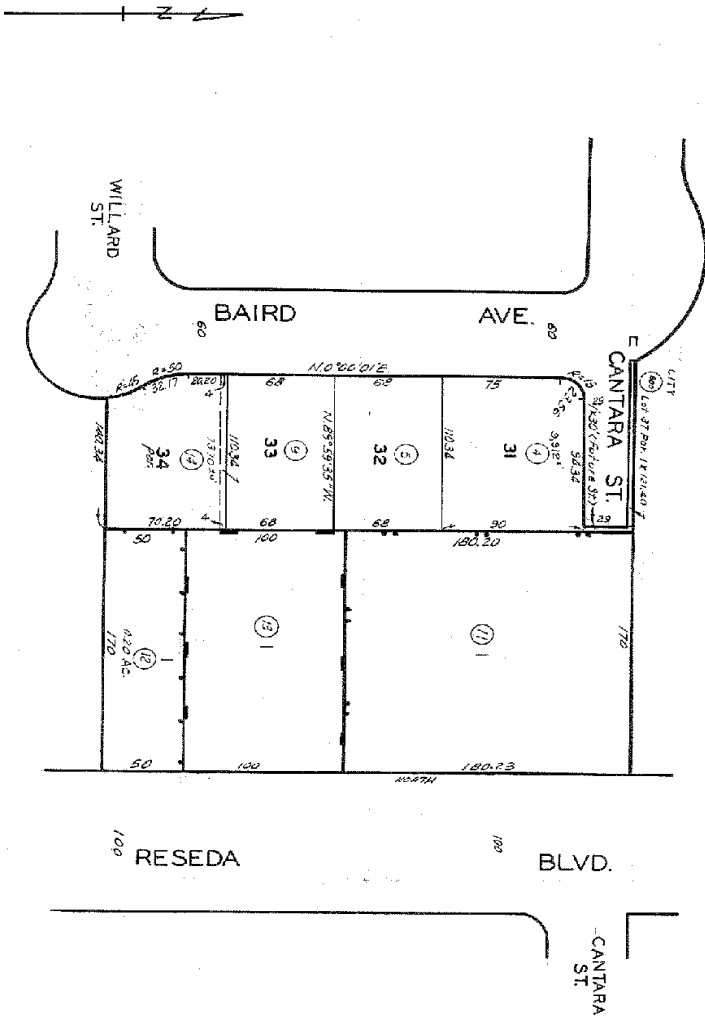
Median Age: **58 Years**

ASSESSOR MAPS

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

2103 7 1095
 1/8" = 60'



CODE 98512
 TRACT NO. 20844
 M.B. 591-61-62

TRACT NO. 34214
 M.B. 905-89-90

FOR PREV. ASMT. SEE 284-6 & 44
 TRACT NO. 33134
 M.B. 883-80-81

TRACT NO. 33304
 M.B. 899-37-38

REVISED
 5/1/84
 5/1/85
 5/1/86
 5/1/87
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 5/1/93
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 5/1/97
 5/1/98
 5/1/99
 5/1/00

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.



Neighbors

Mdda Llc
8151 Reseda Blvd, Reseda, CA 91335

APN: 2103-007-013
Los Angeles County

MDDA LLC
8151 RESEDA BLVD
RESEDA CA 91335
APN: 2103-007-013

Bedrooms: Bathrooms:
Lot Size: 16,993 SF
Square Feet: 19,098 SF
Year Built: 1987
Garage:

YU, THOMAS P; YU, LISA K
8135 RESEDA BLVD
RESEDA CA 91335
APN: 2103-007-012

Bedrooms: 14 Bathrooms: 14
Lot Size: 8,499 SF
Square Feet: 9,214 SF
Year Built: 1981
Garage:

CHANWITPREECHA, GAYOON; THE GAYOON CHANWITPREECHA FAMILY TRUST,
8140 BAIRD AVE
RESEDA CA 91335
APN: 2103-007-009

Bedrooms: 4 Bathrooms: 2
Lot Size: 7,943 SF
Square Feet: 1,902 SF
Year Built: 1956
Garage:

CALIFORNIA VALLEY PROPERTIES LLC,
8155 RESEDA BLVD
RESEDA CA 91335
APN: 2103-007-011

Bedrooms: Bathrooms:
Lot Size: 30,634 SF
Square Feet: 27,915 SF
Year Built: 1978
Garage:

AHMADI KHALIL
8134 BAIRD AVE
RESEDA CA 91335
APN: 2103-007-014

Bedrooms: 3 Bathrooms: 2
Lot Size: 7,341 SF
Square Feet: 1,382 SF
Year Built: 1956
Garage:

GUSACK AMANDA; KOVARIK LAURI
8148 BAIRD AVE
RESEDA CA 91335
APN: 2103-007-005

Bedrooms: 4 Bathrooms: 3
Lot Size: 7,501 SF
Square Feet: 1,892 SF
Year Built: 1956
Garage:

DUSCKETT RICHARD & BARBARA; DUSCKETT TRUST
8154 BAIRD AVE
RESEDA CA 91335
APN: 2103-007-004

Bedrooms: 4 Bathrooms: 2
Lot Size: 9,910 SF
Square Feet: 1,788 SF
Year Built: 1956
Garage:

DLGP III NORTHVIEW LLC
8111 RESEDA BLVD
RESEDA CA 91335
APN: 2103-008-055

Bedrooms: 3 Bathrooms:
Lot Size: 1.88 AC
Square Feet: 65,367 SF
Year Built: 1976
Garage:

PHILLIPS JASMINE
18537 WILLARD ST
RESEDA CA 91335
APN: 2103-006-030

Bedrooms: 4 Bathrooms: 2
Lot Size: 7,965 SF
Square Feet: 1,500 SF
Year Built: 1956
Garage:

DIGNITY HEALTH
18460 CANTARA ST
RESEDA CA 91335
APN: 2102-002-039

Bedrooms: Bathrooms:
Lot Size: 2.24 AC
Square Feet: 7,152 SF
Year Built: 1996
Garage:

VALLE JOSE J; MARTINEZ GUSSIE J
18532 WILLARD ST
RESEDA CA 91335
APN: 2103-008-057

Bedrooms: 3 Bathrooms: 3

ZAKARIA ASHRAF & AZIZA
18531 CANTARA ST
RESEDA CA 91335
APN: 2103-005-040

Bedrooms: 3 Bathrooms: 2

Square Feet: 2,040 SF
Year Built: 1987

Lot Size: 5,815 SF
Garage:

MORROW JAMES E; JAMES E MORROW TRUST

18536 CANTARA ST
RESEDA CA 91335
APN: 2103-006-001

Bedrooms: 3

Square Feet: 1,462 SF

Year Built: 1956

Bathrooms: 2
Lot Size: 8,060 SF
Garage:

Square Feet: 1,965 SF
Year Built: 1965

Lot Size: 8,806 SF
Garage:

AYALA MIGUEL J
18536 WILLARD ST
RESEDA CA 91335
APN: 2103-008-056

Bedrooms: 3

Square Feet: 2,040 SF

Year Built: 1987

Bathrooms: 3
Lot Size: 7,849 SF
Garage:

LEE SUNG P & JEONG A

18541 WILLARD ST
RESEDA CA 91335
APN: 2103-006-029

Bedrooms: 3

Square Feet: 1,902 SF

Year Built: 1956

Bathrooms: 2
Lot Size: 8,099 SF
Garage:

