

# Property Detail Report

0000, CA

APN: 4455-021-085

Los Angeles County Data as of: 01/15/2020

## Owner Information

Owner Name: Mountains Restoration Trust  
Vesting: Trustee / Corporate Trust  
Mailing Address: 3815 Old Topanga Canyon Rd, Calabasas, CA 91302-1854  
Occupancy: Unknown

## Location Information

Legal Description: Lots 1 And 2 P M 190-19, Lot 2 P M 69-18 And Por Of Sec 9 T1s R 17W  
County: Los Angeles, CA  
APN: 4455-021-085  
Alternate APN:  
Munic / Twnshp: North /Calabasas Park  
Twnshp-Rng-Sec: 1S-17W-09  
Census Tract / Block:  
Subdivision:  
Tract #:  
Neighborhood:  
School District: Las Virgenes Unified School District  
Elementary School: Chaparral Elementa...  
Middle School: A. C. Stelle Middl...  
High School: Calabasas High Sch...  
Latitude: 34.09198  
Longitude: -118.6673

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 09/17/2015 / 11/03/2015  
Price: \$125,000  
Transfer Doc #: 2015.1344111  
Buyer Name: Mountains Restoration Trust  
Seller Name: Cias E I Family Trust  
Deed Type: Grant Deed

## Last Market Sale

Sale / Rec Date: 09/17/2015 / 11/03/2015  
Sale Price / Type: \$125,000 / Unknown  
Deed Type: Grant Deed  
Multi / Split Sale:  
Price / Sq. Ft.:  
New Construction:  
1st Mtg Amt / Type:  
1st Mtg Rate / Type:  
1st Mtg Doc #: N/A  
2nd Mtg Amt / Type:  
2nd Mtg Rate / Type:  
Sale Doc #: 2015.1344111  
Seller Name: Cias E I Family Trust  
Lender:  
Title Company: Lawyers Title

## Prior Sale Information

Sale / Rec Date:  
Sale Price / Type:  
Prior Deed Type:  
1st Mtg Amt / Type:  
1st Mtg Rate / Type:  
Prior Sale Doc #: N/A  
Prior Lender:

## Property Characteristics


Gross Living Area:  
Living Area:  
Total Adj. Area:  
Above Grade:  
Basement Area:  
Style:  
Foundation:  
Quality:  
Condition:  
Total Rooms: 0  
Bedrooms:  
Baths (F / H):  
Pool:  
Fireplace:  
Cooling:  
Heating:  
Exterior Wall:  
Construction Type:  
Year Built / Eff:  
Stories:  
Parking Type:  
Garage #:  
Garage Area:  
Porch Type:  
Patio Type:  
Roof Type:  
Roof Material:

## Site Information

Land Use: Vacant -Residential Land  
Lot Area: 8,519,859 Sq. Ft.  
Zoning: LCA11\*  
State Use:  
Lot Width / Depth:  
# of Buildings:  
County Use: 010V - Vacant Residential  
Usable Lot: 8519859  
Res / Comm Units:  
Site Influence:  
Acres: 195.59  
Water / Sewer Type:  
Flood Zone Code: D  
Flood Map #: 06037C1531F  
Flood Map Date: 09/26/2008  
Community Name: Los Angeles County  
Flood Panel #: 1531F  
Inside SFHA: False

## Tax Information

Assessed Year: 2019  
Assessed Value: \$5,465,824  
Market Total Value:  
Tax Year: 04-988  
Land Value: \$5,465,824  
Market Land Value:  
Tax Area:  
Improvement Value:  
Market Imprv Value:  
Property Tax:  
Improved %:  
Market Imprv %:  
Exemption:  
Delinquent Year:

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