








[HOME](#)   [LOGOUT](#)

## NiteOwl Plus

-  [Property Search](#)
-  [Sales Tracker](#)
-  [Recent Sales](#)
-  [Farm Export](#)
-  [Useful Links](#)
-  [User Profile](#)

[New Search](#)
[View All Reports](#)

[Property Profile](#)
**Prepared For:**

**Robert Rooks  
Rooks  
17088 Coolfield  
Covina, 91722**

**Report Includes:**

- Cover Sheet
- Property Details
- Quick Comps
- Comparable Sales
- Street/Aerial Map
- Plat Maps
- Nearby Homeowners
- Community Profile
- Demographics
- Neighborhood Profile
- Historical Sales Averages
- School Report

**Property Address:** 4917 MARION AVE TORRANCE,   **Parcel Number:** 7529002015  
 CA 90505-4408



**Compliments Of:**   **Kathy Gardiner**  
 655 N. Central Avenue, Suite 2200

**Glendale, CA 91203-  
(818)552-7000**

This information has been furnished as an accommodation by LandAmerica Financial Group. In conformance with the rules established by state insurance commissioners who urge you to shop for the best service available and compare charges and fees for title insurance, escrow, and other service associated with the purchase of your property.

This package is furnished for information only. It is compiled from data which we believe to be correct, but no liability is assumed by this company as to the accuracy of such data.

**Prepared by:**   NiteOwl+  
**Documents:**   NiteOwl+ Order  
**Notes:**   N/A

**Date Prepared:**   9/4/2006 4:51:43 PM EST



## Property Details

**4917 MARION AVE TORRANCE, CA 90505-4408**

**Property Last Updated: 8/5/2006 10:08:37 AM**

**County Last Updated: 7/6/2006 12:49:30 AM**

### Ownership Information

Parcel No: **7529-002-015**  
 Owner(s): **WU SHU-TENG & SHUSI**  
 Phone: **(310) 375 - 1696**  
 Site Address: **4917 MARION AVE TORRANCE, CA 90505-4408** [View Property History](#)  
 Mail Address: **4917 MARION AVE TORRANCE, CA 90505 - 4408**

### Sales and Loan Information

Recording Date:	<b>08/01/1988</b>	Lender Name:	<b>WESTERN FED'L S&amp;L</b>
Sale Price:	<b>\$265,000.00</b>	Title Company:	<b>CHICAGO TITLE INSURANCE COMPAN</b>
Sale Code:	<b>SALE PRICE (FULL)</b>	Loan Amt Other:	<b>N/A</b>
Document #:	<b>000001210612</b>	Seller:	<b>RUSCH ROBERT E</b>
Document Type:	<b>GRANT DEED</b>	Prior Sales Price:	<b>\$225,000.00</b>
Deed Type:	<b>DEED OF TRUST</b>	Prior Sales Date:	<b>02/00/1988</b>
Loan Amt 1 St:	<b>\$212,000.00</b>	Prior Doc #:	<b>000000219831</b>
Loan type:	<b>CONVENTIONAL</b>	Prior Doc Type:	<b>GRANT DEED</b>

### Assessment and Tax Information

Assessed Value:	<b>\$356,755.00</b>	Assessed Improved Value:	<b>\$83,733.00</b>
Assessed Land Value:	<b>\$273,022.00</b>	Assessed Improved %:	<b>23.47%</b>
Tax Area:	<b>9340</b>	Tax Year:	<b>2005</b>
Owner Exempt:	<b>Y</b>	Tax Amount:	<b>\$3,855.11</b>

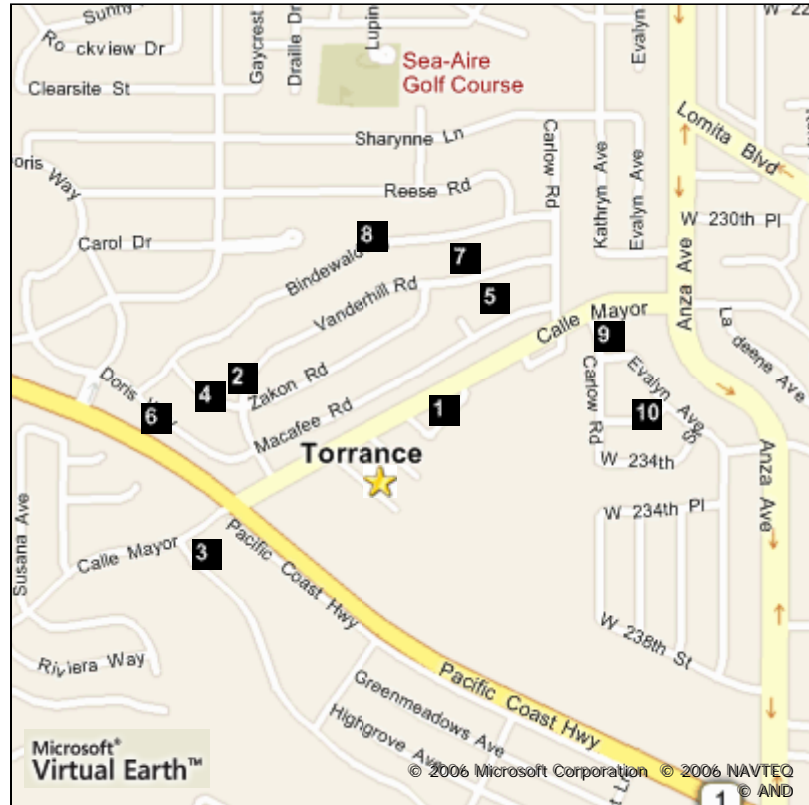
### Property Description

Use Code:	<b>SFR</b>	Old Map-Grid (CA only):	<b>PAGE 7529 GRID 002</b>
Zoning:	<b>LA TOR1*</b>	Municipality:	<b>N/A</b>
Legal:	<b>TRACT NO 15272 LOT 15</b>	Subdivision Name:	<b>N/A</b>
Map Grid:	<b>PAGE 67 GRID F6 793-B2</b>	Room Count:	<b>5</b>
County:	<b>LOS ANGELES</b>	Bathrooms:	<b>2.00</b>
Tract:	<b>15272</b>	Bedrooms:	<b>3</b>
Block:	<b>N/A</b>	\$/SqFt:	<b>225.92</b>
Lot:	<b>15</b>	House Style:	<b>CONVENTIONAL</b>
Square Feet:	<b>1,173</b>	Lot Depth:	<b>100</b>
Square Footage Living Area:	<b>1173</b>	Yr Built / Effective Yr Built:	<b>1953/1958</b>
Lot Size:	<b>5,000</b>	No Of Stories:	<b>1.0</b>
Lot Frontage:	<b>50</b>	Foundation:	<b>RAISED</b>
Acreage:	<b>0.11</b>	Roof Frame:	<b>UNKNOWN</b>
No Of Units:	<b>1</b>		
Construction Type:	<b>UNKNOWN</b>		
Roof Cover:	<b>COMPOSITION SHINGLE</b>		

Roof Shape: **GABLE**  
Fireplaces: **1**  
Census Tract: **651222**

Exterior: **STUCCO**  
Flood Zone ID: **0601650005B**  
Census Block: **2**

Deemed Reliable, But Not Guaranteed



**AVERAGES**

Average Sqft	Average Beds	Average Baths	Average Loan	Average Price	Average \$/Sqft
1,608.80	4	2	616,410.00	\$724,200	45.01

**PROPERTIES**

No.	Address	Miles	Bed	Bath	SQFT	Lot SQFT	Built	Date	Price	\$/Sqft
1	<a href="#">4826 MAYOR DR, 90505-4413</a>	0.12	4	2.00	1,423	8,700	1953	06/14/2006	\$810,000	\$569.22
2	<a href="#">5228 VANDERHILL RD, 90505-4348</a>	0.21	4	4.00	3,384	6,930	1999	06/14/2006	\$1,300,000	\$384.16
3	<a href="#">5137 NEWTON ST, 90505-5439</a>	0.23	3	2.00	1,513	5,876	1954	06/13/2006	\$760,000	\$502.31
4	<a href="#">5224 ZAKON RD, 90505-4352</a>	0.23	4	2.00	1,196	6,500	1949	05/19/2006	\$702,000	\$586.96
5	<a href="#">4709 MACAFEE RD, 90505-4324</a>	0.27	3	2.00	1,230	7,270	1956	04/25/2006	\$780,000	\$634.15
6	<a href="#">5312 DORIS WAY, 90505-4321</a>	0.28	3	1.00	1,180	6,200	1949	03/24/2006	\$680,000	\$576.27
7	<a href="#">4729 VANDERHILL RD, 90505-4337</a>	0.29	3	2.00	1,152	6,250	1956	03/31/2006	\$760,000	\$659.72
8	<a href="#">4918 BINDEWALD RD, 90505-4309</a>	0.30	5	3.00	2,259	6,540	1955	06/20/2006	N/A	\$0.00
9	<a href="#">4441 W 232ND ST, 90505-4422</a>	0.33	3	2.00	1,370	6,300	1960	04/19/2006	\$720,000	\$525.55
10	<a href="#">4426 W 233RD ST, 90505-4424</a>	0.34	3	2.00	1,381	5,995	1960	05/22/2006	\$730,000	\$528.60

Deemed Reliable, But Not Guaranteed



## 10 Comparables Found

	Average	High	Low
Sales Price:	\$724,200.00	\$1,300,000.00	N/A
Loan Amount:	616,410.00	1,040,000.00	345,500.00
Assessed Value:	399,994.40	989,132.00	72,644.00
Square Footage:	1,608.80	3,384.00	1,152.00
Bedrooms:	3.5	5.0	3.0
Year Built:	1959	1999	1949
Acreage:	6,656	8,700	5,876
Bathrooms:	2.2	4.0	1.0
Square Footage \$:	0.00	0.00	1,152.00
Square Footage %:	100%	2.10%	0.72%

You can view the property detail by clicking the corresponding APN.

1	Owner:	<b>COOPER STEVEN &amp; DIXIE</b>	APN:	<a href="#">7529-003-014</a>
Miles: <b>0.12</b>	Site:	<b>4826 MAYOR DR TORRANCE, CA 90505-4413</b>	House Style:	<b>CONVENTIONAL</b>
	Mail:	<b>4826 MAYOR DR TORRANCE, CA 90505-4413</b>	Acreage:	<b>0.20</b>
	Sale Price:	<b>\$810,000</b>	Transferred:	<b>06/14/2006</b>
	Use Code:	<b>SFR</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>4</b> Bathroom: <b>2.00</b> Year: <b>1953</b> Sqft: <b>1,423</b>	Lot Size:	<b>8,700</b>
	Thomas Guide:	<b>793-B2</b>	Document:	<b>000001309067</b>

2	Owner:	<b>TOOTOONCHI MEHRDAD &amp; RAZYEH</b>	APN:	<a href="#">7530-011-019</a>
Miles: <b>0.21</b>	Site:	<b>5228 VANDERHILL RD TORRANCE, CA 90505-4348</b>	House Style:	<b>CONVENTIONAL</b>
	Mail:	<b>5228 VANDERHILL RD TORRANCE, CA 90505-4348</b>	Acreage:	<b>0.16</b>
	Sale Price:	<b>\$1,300,000</b>	Transferred:	<b>06/14/2006</b>
	Use Code:	<b>SFR</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>4</b> Bathroom: <b>4.00</b> Year: <b>1999</b> Sqft: <b>3,384</b>	Lot Size:	<b>6,930</b>
	Thomas Guide:	<b>793-B1</b>	Document:	<b>000001308082</b>

3	Owner:	<b>TAKEGUMA MICHAEL</b>	APN:	<a href="#">7531-008-003</a>
Miles: <b>0.23</b>	Site:	<b>5137 NEWTON ST TORRANCE, CA 90505-5439</b>	House Style:	<b>CONVENTIONAL</b>
	Mail:	<b>5137 NEWTON ST TORRANCE, CA 90505-5439</b>	Acreage:	<b>0.13</b>
	Sale Price:	<b>\$760,000</b>	Transferred:	<b>06/13/2006</b>
	Use Code:	<b>SFR</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>3</b> Bathroom: <b>2.00</b> Year: <b>1954</b> Sqft: <b>1,513</b>	Lot Size:	<b>5,876</b>

	Thomas Guide:	<b>793-B2</b>	Document:	<b>000001296266</b>
<b>4</b>	Owner:	<b>ANVARIPOUR MAJID</b>	APN:	<a href="#">7530-007-021</a>
Miles: <b>0.23</b>	Site:	<b>5224 ZAKON RD TORRANCE, CA 90505-4352</b>	House Style:	<b>CONVENTIONAL</b>
	Mail:	<b>5224 ZAKON RD TORRANCE, CA 90505-4352</b>	Acreage:	<b>0.15</b>
	Sale Price:	<b>\$702,000</b>	Transferred:	<b>05/19/2006</b>
	Use Code:	<b>SFR</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>4</b> Bathroom: <b>2.00</b> Year: <b>1949</b> Sqft: <b>1,196</b>	Lot Size:	<b>6,500</b>
	Thomas Guide:	<b>793-B2</b>	Document:	<b>000001105507</b>
<b>5</b>	Owner:	<b>SALAS HAROLD</b>	APN:	<a href="#">7530-015-017</a>
Miles: <b>0.27</b>	Site:	<b>4709 MACAFEE RD TORRANCE, CA 90505-4324</b>	House Style:	<b>CONVENTIONAL</b>
	Mail:	<b>4709 MACAFEE RD TORRANCE, CA 90505-4324</b>	Acreage:	<b>0.17</b>
	Sale Price:	<b>\$780,000</b>	Transferred:	<b>04/25/2006</b>
	Use Code:	<b>SFR</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>3</b> Bathroom: <b>2.00</b> Year: <b>1956</b> Sqft: <b>1,230</b>	Lot Size:	<b>7,270</b>
	Thomas Guide:	<b>793-B1</b>	Document:	<b>000000895437</b>
<b>6</b>	Owner:	<b>ELMEL GHASSAN R</b>	APN:	<a href="#">7530-006-009</a>
Miles: <b>0.28</b>	Site:	<b>5312 DORIS WAY TORRANCE, CA 90505-4321</b>	House Style:	<b>CONVENTIONAL</b>
	Mail:	<b>5312 DORIS WAY TORRANCE, CA 90505-4321</b>	Acreage:	<b>0.14</b>
	Sale Price:	<b>\$680,000</b>	Transferred:	<b>03/24/2006</b>
	Use Code:	<b>SFR</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>3</b> Bathroom: <b>1.00</b> Year: <b>1949</b> Sqft: <b>1,180</b>	Lot Size:	<b>6,200</b>
	Thomas Guide:	<b>793-B2</b>	Document:	<b>000000633639</b>
<b>7</b>	Owner:	<b>JOLLS ANDREW W &amp; MELISSA C</b>	APN:	<a href="#">7530-010-016</a>
Miles: <b>0.29</b>	Site:	<b>4729 VANDERHILL RD TORRANCE, CA 90505-4337</b>	House Style:	<b>CONVENTIONAL</b>
	Mail:	<b>4729 VANDERHILL RD TORRANCE, CA 90505-4337</b>	Acreage:	<b>0.14</b>
	Sale Price:	<b>\$760,000</b>	Transferred:	<b>03/31/2006</b>
	Use Code:	<b>SFR</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>3</b> Bathroom: <b>2.00</b> Year: <b>1956</b> Sqft: <b>1,152</b>	Lot Size:	<b>6,250</b>
	Thomas Guide:	<b>793-B1</b>	Document:	<b>000000687812</b>
<b>8</b>	Owner:	<b>LIN WEN Y &amp; CHUANG C</b>	APN:	<a href="#">7530-009-021</a>
Miles: <b>0.30</b>	Site:	<b>4918 BINDEWALD RD TORRANCE, CA 90505-4309</b>	House Style:	<b>CONVENTIONAL</b>

Mail: **4918 BINDEWALD RD TORRANCE, CA 90505-4309**      Acreage: **0.15**  
 Sale Price: **N/A**      Transferred: **06/20/2006**  
 Use Code: **SFR**      No. of Units: **1**  
 Bedroom: **5** Bathroom: **3.00** Year: **1955** Sqft: **2,259** Lot Size: **6,540**  
 Thomas Guide: **793-B1**      Document: **000001350166**

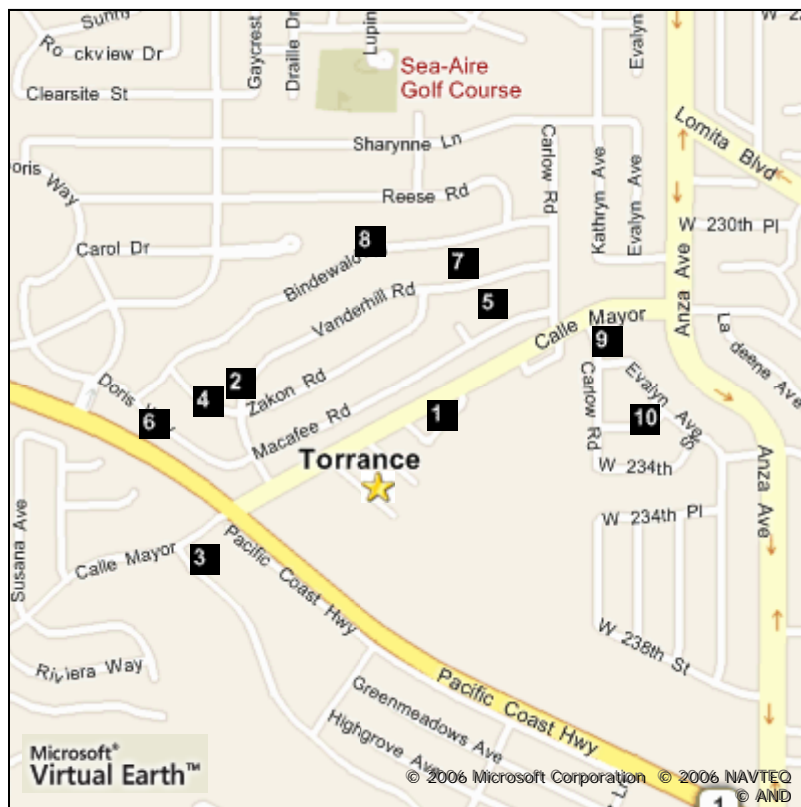
---

9      Owner: **NOW CHRISTIAN**      APN: [7529-005-001](#)  
 Miles: **0.33**      Site: **4441 W 232ND ST TORRANCE, CA 90505-4422**      House Style: **CONVENTIONAL**  
 Mail: **180 GRAND AVE 700 OAKLAND, CA 94612-3763**      Acreage: **0.14**  
 Sale Price: **\$720,000**      Transferred: **04/19/2006**  
 Use Code: **SFR**      No. of Units: **1**  
 Bedroom: **3** Bathroom: **2.00** Year: **1960** Sqft: **1,370** Lot Size: **6,300**  
 Thomas Guide: **793-C1**      Document: **000000854760**

---

10      Owner: **GREENBERG LAWRENCE B & LINDA D**      APN: [7529-006-013](#)  
 Miles: **0.34**      Site: **4426 W 233RD ST TORRANCE, CA 90505-4424**      House Style: **CONVENTIONAL**  
 Mail: **34 SAN CLEMENTE DR RANCHO PALOS VERDES, CA 90275-6600**      Acreage: **0.14**  
 Sale Price: **\$730,000**      Transferred: **05/22/2006**  
 Use Code: **SFR**      No. of Units: **1**  
 Bedroom: **3** Bathroom: **2.00** Year: **1960** Sqft: **1,381** Lot Size: **5,995**  
 Thomas Guide: **793-C2**      Document: **000001114939**

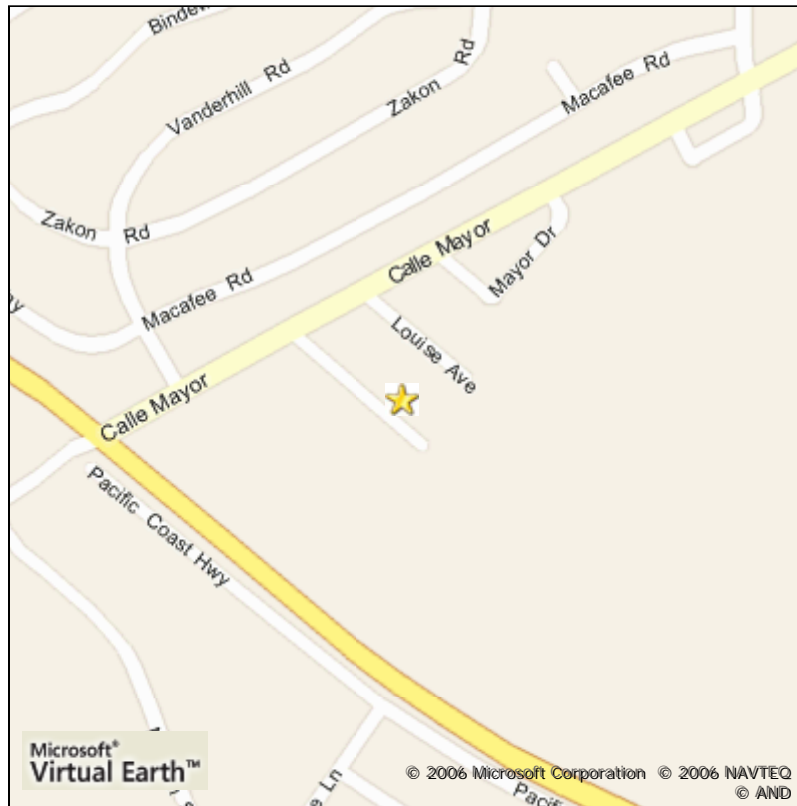
---



Deemed Reliable, But Not Guaranteed



4917 MARION AVE TORRANCE, CA 90505-4408



[Get Driving Directions](#)

Deemed Reliable, But Not Guaranteed



3 Assessors Parcel Map for the parcel number 7529002015 were found.

**4917 MARION AVE TORRANCE, CA 90505-4408**

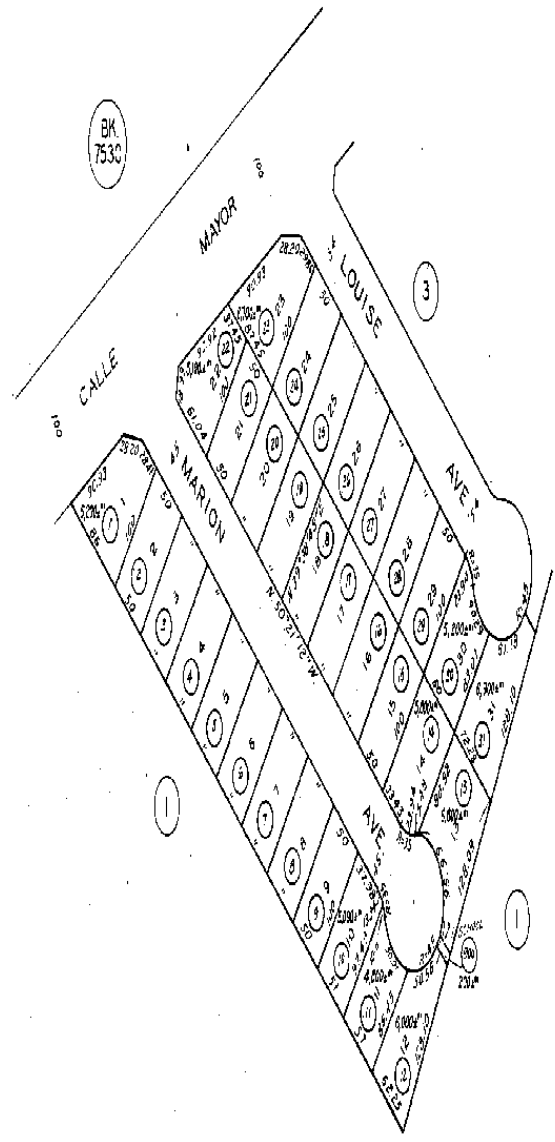
**Map 1 of 3**

4/10/25

7529 2  
SCALE 1" = 100'



BK. 7530



CODE  
9340

FOR PREV. ASSMT SEE:  
822-1

TRACT NO. 15272 M.3. 460 - 10 - 12

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

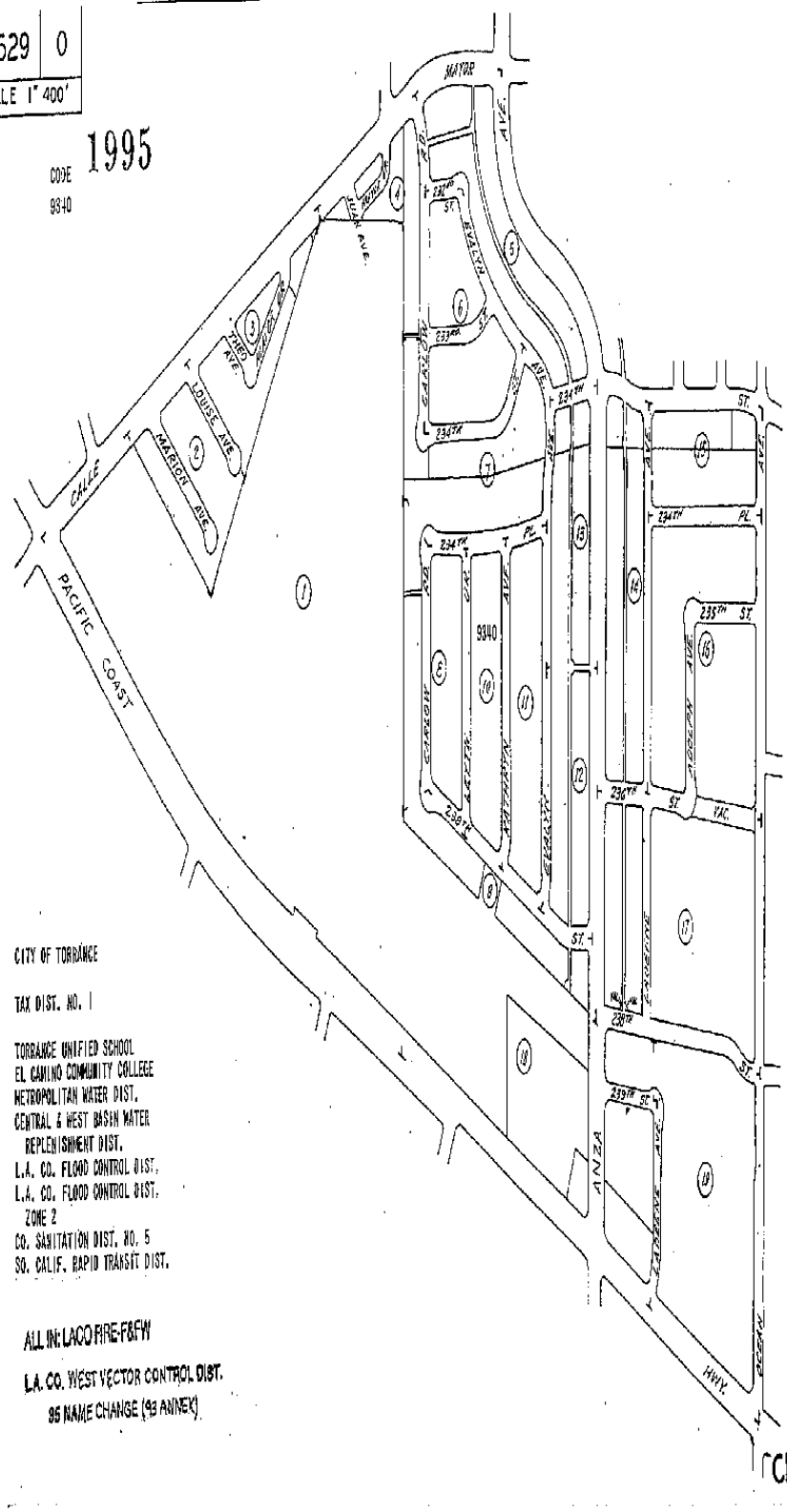
[Save/View in .TIF format \(cd6\ed.42\ad\\_2005-08-22.upd\sdsmds.tiff\sds.asm\b7000p\520-549\7529-002-01-00-0700-0100-000\)](#)



7529 0  
SCALE 1" = 400'

TITLE  
02/03-55  
02/22-02  
94/208-45

1995  
CODE  
9310



CITY OF TORRANCE  
 TAX DIST. NO. 1  
 TORRANCE UNIFIED SCHOOL  
 EL CAMINO COMMUNITY COLLEGE  
 METROPOLITAN WATER DIST.  
 CENTRAL & WEST BASIN WATER  
 REPLENISHMENT DIST.  
 L.A. CO. FLOOD CONTROL DIST.  
 L.A. CO. FLOOD CONTROL DIST.  
 ZONE 2  
 CO. SANITATION DIST. NO. 5  
 SO. CALIF. RAPID TRANSIT DIST.

ALL IN: LACO FIRE-REVIEW  
 L.A. CO. WEST VECTOR CONTROL DIST.  
 95 NAME CHANGE (93 ANNEX)

MAY 2 1995

BOOK 7529  
 CITY OF TORRANCE  
 RECORD MAP

Save/View in .TIF format (cd6\ed.42\ad\_2005-08-22.upd\sdsmds.tiff\sds.asm\b7000p\520-549\7529-000-01-01-0506-0400-000)





You can view the property detail by clicking the corresponding APN.

1	Owner:	<b>J &amp; M KIERMAN /TR &amp; KIERNAN JAMES C &amp; MARGARET</b>	APN:	<a href="#">7529-002-012</a>
Miles: <b>0.02</b>	Site:	<b>4902 MARION AVE TORRANCE, CA 90505-4409</b>	Transferred:	<b>09/12/1967</b>
	Mail:	<b>4902 MARION AVE TORRANCE, CA 90505-4409</b>	Sale Price:	<b>\$21,500</b>
	Use Code:	<b>SFR</b>	Document:	<b>N/A</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>4 Bath: 2.00 Year: 1953 Sqft: 1,053 Lot Size: 6,000</b>		
2	Owner:	<b>FERRARO GWENDOLYN D</b>	APN:	<a href="#">7529-002-011</a>
Miles: <b>0.02</b>	Site:	<b>4906 MARION AVE TORRANCE, CA 90505-4409</b>	Transferred:	<b>02/07/2002</b>
	Mail:	<b>4906 MARION AVE TORRANCE, CA 90505-4409</b>	Sale Price:	<b>\$345,000</b>
	Use Code:	<b>SFR</b>	Document:	<b>000000301831</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>3 Bath: 2.00 Year: 1953 Sqft: 1,377 Lot Size: 4,800</b>		
3	Owner:	<b>WATSON FAMILY TRUST &amp; LORRAINE C</b>	APN:	<a href="#">7529-002-010</a>
Miles: <b>0.02</b>	Site:	<b>4912 MARION AVE TORRANCE, CA 90505-4409</b>	Transferred:	<b>N/A</b>
	Mail:	<b>4912 MARION AVE TORRANCE, CA 90505-4409</b>	Sale Price:	<b>N/A</b>
	Use Code:	<b>SFR</b>	Document:	<b>N/A</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>4 Bath: 2.00 Year: 1953 Sqft: 1,443 Lot Size: 5,090</b>		
4	Owner:	<b>MCDONALD TIMOTHY T</b>	APN:	<a href="#">7529-002-008</a>
Miles: <b>0.02</b>	Site:	<b>4924 MARION AVE TORRANCE, CA 90505-4409</b>	Transferred:	<b>03/01/1975</b>
	Mail:	<b>617 FAYETTE S DR SAFETY HARBOR, CA 34695-4311</b>	Sale Price:	<b>\$41,000</b>
	Use Code:	<b>SFR</b>	Document:	<b>N/A</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>	No. of Units:	<b>1</b>
	Bedroom:	<b>3 Bath: 1.00 Year: 1953 Sqft: 1,053 Lot Size: 5,000</b>		
5	Owner:	<b>G A &amp; M RICHEY FAMILY TRUST &amp; RICHEY GRANVILLE A</b>	APN:	<a href="#">7529-002-009</a>
Miles: <b>0.02</b>	Site:	<b>4918 MARION AVE TORRANCE, CA</b>	Transferred:	<b>08/30/1976</b>

			<b>90505-4409</b>		
	Mail:	<b>4918 MARION AVE TORRANCE, CA 90505-4409</b>		Sale Price:	<b>\$57,000</b>
	Use Code:	<b>SFR</b>		Document:	<b>N/A</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>		No. of Units:	<b>1</b>
	Bedroom:	<b>4 Bath: 2.00 Year: 1953 Sqft: 1,671 Lot Size: 5,000</b>			
<hr/>					
6	Owner:	<b>MENDOZA NORA</b>		APN:	<b><a href="#">7529-002-007</a></b>
	Miles: <b>0.02</b>	Site: <b>4930 MARION AVE TORRANCE, CA 90505-4409</b>		Transferred:	<b>01/22/2001</b>
	Mail:	<b>4930 MARION AVE TORRANCE, CA 90505-4409</b>		Sale Price:	<b>\$283,000</b>
	Use Code:	<b>SFR</b>		Document:	<b>000000110805</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>		No. of Units:	<b>1</b>
	Bedroom:	<b>3 Bath: 1.00 Year: 1953 Sqft: 1,279 Lot Size: 5,000</b>			
<hr/>					
7	Owner:	<b>SCHULTE TRUST &amp; JAN &amp; MARIA P</b>		APN:	<b><a href="#">7529-002-005</a></b>
	Miles: <b>0.04</b>	Site: <b>5008 MARION AVE TORRANCE, CA 90505-4411</b>		Transferred:	<b>10/14/1959</b>
	Mail:	<b>5008 MARION AVE TORRANCE, CA 90505-4411</b>		Sale Price:	<b>N/A</b>
	Use Code:	<b>SFR</b>		Document:	<b>N/A</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>		No. of Units:	<b>1</b>
	Bedroom:	<b>3 Bath: 1.00 Year: 1953 Sqft: 1,053 Lot Size: 5,000</b>			
<hr/>					
8	Owner:	<b>BANFIELD FAMILY TRUST &amp; EDWARD A &amp; DONNA</b>		APN:	<b><a href="#">7529-002-004</a></b>
	Miles: <b>0.05</b>	Site: <b>5014 MARION AVE TORRANCE, CA 90505-4411</b>		Transferred:	<b>09/15/1966</b>
	Mail:	<b>5014 MARION AVE TORRANCE, CA 90505-4411</b>		Sale Price:	<b>N/A</b>
	Use Code:	<b>SFR</b>		Document:	<b>N/A</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>		No. of Units:	<b>1</b>
	Bedroom:	<b>3 Bath: 1.00 Year: 1953 Sqft: 1,053 Lot Size: 5,000</b>			
<hr/>					
9	Owner:	<b>FORT AUDREY &amp; DAVID B</b>		APN:	<b><a href="#">7529-002-016</a></b>
	Miles: <b>N/A</b>	Site: <b>4923 MARION AVE TORRANCE, CA 90505-4408</b>		Transferred:	<b>10/07/1971</b>
	Mail:	<b>4923 MARION AVE TORRANCE, CA 90505-4408</b>		Sale Price:	<b>\$5,000</b>
	Use Code:	<b>SFR</b>		Document:	<b>N/A</b>
	Thomas Guide:	<b>Page 7529 Grid 002</b>		No. of Units:	<b>1</b>
	Bedroom:	<b>4 Bath: 2.00 Year: 1953 Sqft: 1,647 Lot Size: 5,000</b>			
<hr/>					
10	Owner:	<b>RABAGO ROBERT J</b>		APN:	<b><a href="#">7529-002-013</a></b>

Miles: <b>0.01</b>	Site: <b>4905 MARION AVE TORRANCE, CA 90505-4408</b>	Transferred: <b>11/04/1986</b>
	Mail: <b>4905 MARION AVE TORRANCE, CA 90505-4408</b>	Sale Price: <b>\$166,400</b>
	Use Code: <b>SFR</b>	Document: <b>000001503519</b>
	Thomas Guide: <b>Page 7529 Grid 002</b>	No. of Units: <b>1</b>
Bedroom: <b>4</b>	Bath: <b>2.00</b> Year: <b>1953</b> Sqft: <b>1,885</b>	Lot Size: <b>6,800</b>

---

Deemed Reliable, But Not Guaranteed



## Community Profile

Here are some of the services located in the selected area.

### RESTAURANTS

Miles: 0.15	TACO BELL NO 68346 5125 PACIFIC COAST HWY TORRANCE, CA 90505-5442	(310) 373-2788
Miles: 0.16	SEASHORE CHINESE 5137 CALLE MAYOR TORRANCE, CA 90505-4456	(310) 373-0751
Miles: 0.58	MEXICAN RIVIERA RESTAURANT 4239 PACIFIC COAST HWY TORRANCE, CA 90505-5525	(310) 373-6600
Miles: 0.60	THAI FOOD HOUSE 4222 PACIFIC COAST HWY TORRANCE, CA 90505-5526	(310) 373-5799
Miles: 0.60	WILSON BURGERS 4215 PACIFIC COAST HWY TORRANCE, CA 90505-5525	(310) 375-6188
Miles: 0.64	MARIAS MEXICAN RESTAURANT 4170 PACIFIC COAST HWY TORRANCE, CA 90505-5714	(310) 791-2687
Miles: 0.65	INVITATION TO INDIA NAWAAB SAHIB 4111 PACIFIC COAST HWY TORRANCE, CA 90505-5713	(310) 373-0331
Miles: 0.71	MONGOL KING 24012 VISTA MONTANA TORRANCE, CA 90505-6462	(310) 375-1513
Miles: 0.78	BORRELLIS RESTAURANT & BAR 22231 PALOS VERDES BLVD TORRANCE, CA 90505-2016	(310) 316-8500
Miles: 0.78	JADE PAGODA 22243 PALOS VERDES BLVD TORRANCE, CA 90505-2016	(310) 540-9337
Miles: 0.84	SUBWAY SANDWICHES & SALADS 3902 PACIFIC COAST HWY TORRANCE, CA 90505-5762	(310) 375-3885
Miles: 0.84	PAPAS CAFE 3901 PACIFIC COAST HWY TORRANCE, CA 90505-5757	(310) 375-8344
Miles: 0.84	DELI ROMA 3901 PACIFIC COAST HWY TORRANCE, CA 90505-5757	(310) 378-9999
Miles: 0.85	KANDA SEAFOOD BUFFET 23305 HAWTHORNE BLVD TORRANCE, CA 90505-3720	(310) 378-6699
Miles: 0.85	MARIE CALLENDERS RESTAURANTS & BAKERIES 23365 HAWTHORNE BLVD TORRANCE, CA 90505-3720	(310) 378-4209
Miles: 0.87	TGI FRIDAYS 23420 HAWTHORNE BLVD TORRANCE, CA 90505-4705	(310) 378-8280
Miles: 0.87	SKYPARK CAFE THE 23430 HAWTHORNE BLVD TORRANCE, CA 90505-4720	(310) 373-6736
Miles: 0.88	PUNTA SAL 3879 PACIFIC COAST HWY TORRANCE, CA 90505-5915	(310) 373-5125
Miles: 0.88	MCDONALDS RESTAURANTS 3880 PACIFIC COAST HWY TORRANCE, CA 90505-5916	(310) 373-8114
Miles: 0.89	SHIBU SEN 23737 HAWTHORNE BLVD TORRANCE, CA 90505-5905	(310) 373-0566
Miles: 0.91	SNAX HOME OF ORIGINAL SUPERBURGER 4535 SEPULVEDA BLVD TORRANCE, CA 90505-2207	(310) 316-6631
Miles: 0.94	TACO BELL NO 1068 3830 PACIFIC COAST HWY TORRANCE, CA 90505-5916	(310) 378-1446
Miles: 0.95	CONTESSAS DINING 3817 PACIFIC COAST HWY TORRANCE, CA 90505-5915	(310) 375-4633
Miles: 0.95	Y-NOT BURGERS 22940 HAWTHORNE BLVD TORRANCE, CA 90505-3618	(310) 375-4202
Miles: 0.96	ORIGINAL PANCAKE HOUSE 1756 S PACIFIC COAST HWY REDONDO BEACH, CA 90277-5902	(310) 543-9875
Miles: 0.96	SEAFOOD TOWN CHINESE RESTAURANTS 22922 HAWTHORNE BLVD TORRANCE, CA 90505-3618	(310) 378-0785
Miles: 0.96	GOLDEN GOOSE RESTAURANT 3809 PACIFIC COAST HWY TORRANCE, CA 90505-5915	(310) 373-4838
Miles: 0.97	NATE N LIZZYS DELI AND RESTAURANT 901 N PACIFIC COAST HWY REDONDO BEACH, CA 90277-2162	(310) 318-6664
Miles: 0.98	HANA RESTAURANT 22815 HAWTHORNE BLVD TORRANCE, CA 90505-3615	(310) 373-7560

Miles:	MONJIRO	
0.99	22807 HAWTHORNE BLVD TORRANCE, CA 90505-3615	(310) 378-1019
Miles:	TEXAS LOOSEYS CHILLI	
0.77	22252 PALOS VERDES BLVD TORRANCE, CA 90505-2017	(310) 540-9799
Miles:	GIANT GRINDER THE	
0.66	24004 ANZA TORRANCE, CA 90503	(310) 375-1160
Miles:	VINCES SPAGHETTI RESTAURANT	
0.87	23609 HAWTHORNE BLVD TORRANCE, CA 90505-5903	(310) 375-1455
Miles:	OLIVE GARDEN ITALIAN RESTAURANT	
0.87	23442 HAWTHORNE BLVD TORRANCE, CA 90505-4705	(310) 373-0395
Miles:	SOUTH BAY GRILL	
0.92	23805 HAWTHORNE BLVD TORRANCE, CA 90505-5907	(310) 378-0344
Miles:	JITTERS COFFEE BAR	
0.53	4322 PACIFIC COAST HWY TORRANCE, CA 90505-5528	(310) 378-0870
Miles:	COFFEE CARTEL	
0.66	916 MANHATTAN AVE MANHATTAN BEACH, CA 90266-5529	(310) 318-9029
Miles:	PERFECT CUP COFFEE HOUSE	
0.71	24002 VISTA MONTANA TORRANCE, CA 90505-6462	(310) 465-0757
Miles:	TCBY YOGURT	
0.99	1872 S PACIFIC COAST HWY REDONDO BEACH, CA 90277-6117	(310) 543-1299
Miles:	PASTA KITCHEN	
0.99	1888 S PACIFIC COAST HWY REDONDO BEACH, CA 90277-6117	(310) 540-8454
Miles:	RINALDIS IV	
0.52	4338 PACIFIC COAST HWY TORRANCE, CA 90505-5528	(310) 373-0993
Miles:	BILLYS BEST SANDWICH HOUSE	
0.98	22831 HAWTHORNE BLVD TORRANCE, CA 90505-3615	(310) 378-0882
Miles:	SUSHI FACTORY	
0.80	3963 PACIFIC COAST HWY TORRANCE, CA 90505-5709	(310) 378-2990
Miles:	CHALET DE FRANCE	
0.38	23254 ROBERT RD TORRANCE, CA 90505-3267	(310) 540-4646
Miles:	DOS AMIGOS	
0.60	4220 PACIFIC COAST HWY TORRANCE, CA 90505-5526	(310) 373-3308
Miles:	EL POLLO INKA	
0.89	23705 HAWTHORNE BLVD TORRANCE, CA 90505-5905	(310) 373-0062
Miles:	RUNAWAY BAY	
0.31	4525 CALLE MAYOR TORRANCE, CA 90505-4458	(310) 378-2777
Miles:	UPSTAIRS	
0.89	23737 HAWTHORNE BLVD TORRANCE, CA 90505-5905	(310) 373-0567

#### PLACES OF WORSHIP

---

Miles:	CORNERSTONE COMMUNITY CHURCH	
0.54	4565 SHARYNNE LN TORRANCE, CA 90505-3365	(310) 375-3433
Miles:	DEL AMO SOUTHERN BAPTIST KOREAN MISSION	
0.94	3915 W 226TH ST TORRANCE, CA 90505-2311	(310) 373-4009
Miles:	ST LAWRENCE MARTYR CHURCH	
0.65	1900 S PROSPECT AVE REDONDO BEACH, CA 90277-6003	(310) 540-0329
Miles:	CATHOLIC CHURCHES	
0.65	1900 S PROSPECT AVE REDONDO BEACH, CA 90277-6003	(310) 540-0329
Miles:	ASSEMBLIES OF GOD CHURCHES	
0.68	4000 PACIFIC COAST HWY TORRANCE, CA 90505-5712	(310) 373-8573
Miles:	CALVARY CHURCH OF THE COASTLANDS	
0.68	4000 PACIFIC COAST HWY TORRANCE, CA 90505-5712	(310) 373-8573
Miles:	EVANGELICAL FORMOSAN CHURCH	
0.54	4565 SHARYNNE LN TORRANCE, CA 90505-3365	(310) 373-1368
Miles:	LING LIANG CHURCH	
0.69	22525 KENT AVE TORRANCE, CA 90505-2305	(310) 373-7660
Miles:	CHINESE BREAD OF LIFE CHURCH	
0.69	22525 KENT AVE TORRANCE, CA 90505-2305	(310) 373-7660
Miles:	UNITED CHURCH OF CHRIST SEASIDE COMMUNITY UNITED	
0.79	CHURCH OF CHRIS 22940 OCEAN AVE TORRANCE, CA 90505-3503	(310) 375-4441
Miles:	BETH EL SHADDAI MESSIANIC	
0.94	3915 W 226TH ST TORRANCE, CA 90505-2311	(310) 375-2116
Miles:	SOUTH BAY CHINESE ALLIANCE CHURCH	
0.94	3915 W 226TH ST TORRANCE, CA 90505-2311	(310) 791-4431
Miles:	CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS THE	
		(310) 791-6256

0.69 22605 KENT AVE TORRANCE, CA 90505-2343

Deemed Reliable, But Not Guaranteed



## Demographics 2000

Demographics for the zip code 90505

**Total Population: 35,673**

**Percent Change in Population 1990 to 2000: 5.36%**

**Households: 14,035**

Age:	0-4	5-9	10-14	15-17	18-24	25-34	35-44	45-54	55-64	65-74	75+
Male:	876	947	991	554	1,140	2,289	3,129	2,825	2,124	1,522	928
Female:	862	903	959	523	1,034	2,097	3,094	2,961	2,201	1,901	1,813
% of Population:	4.87%	5.19%	5.47%	3.02%	6.09%	12.30%	17.44%	16.22%	12.12%	9.60%	7.68%

**Average Household Income: \$84,706**

**Per Capita Income: \$33,349**

**Median Household Income: \$67,718**

Income:	\$0-14K	\$15-24K	\$25-34K	\$35-39K	\$40-49K	\$50-74K	\$75-99K	\$100-149K	\$150+K
Households:	2,609	522	569	717	447	628	675	1,653	2,245
	25.92%	5.19%	5.65%	7.12%	4.44%	6.24%	6.71%	16.42%	22.31%

### Education:

<9th Grade	9-12th No Diploma	HS Diploma	Some College	AA Degree	BA/BS Degree	Grad. Degree
772	1,902	5,937	6,426	2,356	6,266	3,225
2.87%	7.07%	22.08%	23.90%	8.76%	23.31%	12.00%

### Employment by Industry:

Exec./Admin./Prof.: 8,135    Tech/Sales/Support: 6,832    Service: 1,542    Agri.: 107    Craft: 1,749

### Median Cash Rent: \$844

Owner Occupied	Renter Occupied	SFR Detached	SFR Attached	Multi-Fam 2-4	Multi-Fam 5-19	Multi-Fam 20+
7,646	5,886	7,953	323	851	788	1,291

### Building Age:

Year Built:	89-90	85-88	80-84	70-79	69-Earlier:
	40	226	246	2,303	11,200



## Demographics 2005

## Estimated 2005 Demographics for the zip code 90505

**Estimated 2005 Total Population: 37,396****Estimated Percent Change in Population 2000 to 2005: 4.83%****Estimated 2005 Households: 14,755**


---

Age:	0-4	5-9	10-14	15-17	18-24	25-34	35-44	45-54	55-64	65-74	75+
Male:	874	916	1,015	605	1,323	2,151	2,869	3,214	2,538	1,606	1,073
Female:	850	903	960	595	1,192	1,962	2,791	3,301	2,692	1,954	2,012
% Of Population:	4.61%	4.86%	5.28%	3.21%	6.73%	11.00%	15.14%	17.42%	13.99%	9.52%	8.25%

---

**Estimated 2005 Per Capita Income: \$37,429****Estimated 2005 Median Household Income: \$71,822**


---

Income:	\$0-14K	\$15- 24K	\$25- 34K	\$35- 39K	\$40- 49K	\$50- 74K	\$75- 99K	\$100- 149K	\$150+K
Households:	2,708	539	526	607	592	556	490	1,725	2,210
	27.21%	5.42%	5.28%	6.10%	5.95%	5.59%	4.92%	17.33%	22.20%

---

Deemed Reliable, But Not Guaranteed



## Neighborhood Profile

Neighborhood Profile for the zip code 90505

### Education:

Population over 25 with High School Degree	95%
Population over 25 with 2yr college degrees	9%
Population over 25 with 4yr college degrees	27%
Population over 25 with graduate degrees	15%
School expenditures per pupil (\$)	\$4,551
Pupil / teacher ratio	22 to 18
Students per librarian	5971
Students per counselor	669

### Economy:

Income - median household	\$66,163
Income - per capita	\$34,110
Unemployment rate	6%
Recent job growth - past 12 months	3%
Future job growth - through 2010	8%
Sales Tax	8%
Income Tax	6%
Cost of living index (100 = national average)	204

### Climate:

Altitude in feet	89
Rainfall in inches	14.8
Snowfall in inches	0
Mean (avg) January low temperature	46.2°F
Mean (avg) July high temperature	78.5°F
Days per year with some precipitation	35
Days per year with some sun	263
Comfort index - 100 = most comfort on hot days	52
UV index - 10 = most sun danger	6

### Health & Safety:

Health cost index (100 = national average)	119
Physicians per 100,000 population	246
Violent crime index - 10 = highest crime	4
Property crime index - 10 = highest crime	5

### People:

Population - 2004	36,257
Residents per square mile	6334
Type of neighborhood	City Neighborhood
Population - male	48%
Population - female	52%
Population - single	40%
Population - married	60%
Median age of population	40
Number of households	14,483
Mean (average) household size	2.52

### Commute:

Commuters who travel by bus	1%
Commuters who travel by carpool	9%
Commuters who travel by auto alone	85%
Commute time to work - one way	27.4
Commuter who work at home	5%

### Housing:

Median age of housing	36.1
Median value of housing	\$770,000
House appreciation - last 12 months	18%
Housing owned by occupant	55%
Housing rented by occupant	40%
Housing currently vacant	4%

### Environmental Indexes:

Air quality index - 100 = best	1
Watershed quality - 100 = best	52
Lack of Superfund sites - 100 = best	10

Deemed Reliable, But Not Guaranteed





This report searches All schools within a 5 mile radius.

### Public Schools

Select	Miles	School Name	Address	Phone	Student Population
<b>Elementary Schools</b>					
	2.79	<a href="#">Adams (John) Elementary</a>	2121 238th Street	(310) 533-4480	388
	1.25	<a href="#">Alta Vista Elementary</a>	815 Knob Hill Avenue	(310) 798-8650	612
	1.42	<a href="#">ANZA Elementary</a>	21400 Ellinwood Drive	(310) 533-4559	643
	4.71	<a href="#">Arlington Elementary</a>	17800 Van Ness Avenue	(310) 533-4519	603
	0.80	<a href="#">Arnold (Joseph) Elementary</a>	4100 227th Street	(310) 533-4524	658
	2.85	<a href="#">Beryl Heights Elementary</a>	920 Beryl Street	(310) 798-8611	374
	3.88	<a href="#">Birney Elementary</a>	1600 Green Lane	(310) 798-8626	277
	4.76	<a href="#">Caroldale Avenue Elementary</a>	22424 Caroldale Avenue	(310) 320-8570	1047
	4.84	<a href="#">Carr (Evelyn) Elementary</a>	3404 West 168th Street	(310) 533-4467	514
	2.14	<a href="#">Cornerstone At Pedregal Elementary</a>	6069 Grove Oak Place	(310) 378-0324	394
	1.02	<a href="#">Dapplegray Elementary</a>	3011 Palos Verdes Dr. North	(310) 541-3706	650
	3.87	<a href="#">Edison Elementary</a>	3800 182nd Street	(310) 533-4513	604
	3.53	<a href="#">Eshelman Avenue Elementary</a>	25902 Eshelman Avenue	(310) 326-1576	716
	2.48	<a href="#">Fern Elementary</a>	1314 Fern Avenue	(310) 533-4506	581
	4.50	<a href="#">Green (William) Elementary</a>	4520 West 168th Street	(310) 370-3585	1006
	3.94	<a href="#">Halldale Elementary</a>	21514 Halldale Avenue	(310) 328-3100	695
	3.87	<a href="#">Harbor City Elementary</a>	1508 West 254th Street	(310) 326-5075	777
	4.09	<a href="#">Hermosa View Elementary</a>	1800 Prospect Avenue	(310) 798-1680	304
	1.82	<a href="#">Hickory Elementary</a>	2800 227th Street	(310) 533-4481	851
	3.30	<a href="#">Jefferson Elementary</a>	600 Harkness Lane	(310) 798-8631	644
	4.65	<a href="#">Lincoln Elementary</a>	2223 Plant Avenue	(310) 798-8646	598
	2.75	<a href="#">Lomita Fundamental Center Elementary</a>	2211 West 247th Street	(310) 326-1655	1075
	4.34	<a href="#">Lunada Bay Elementary</a>	520 Paseo Lunado	(310) 377-3005	460
	4.24	<a href="#">Madison Elementary</a>	2200 Mackay Lane	(310) 798-8623	417
	4.13	<a href="#">Meyler Street Elementary</a>	1123 West 223rd Street	(310) 328-3910	1097
	4.90	<a href="#">Miraleste Kindergarten</a>	6245 Viaduct Canada	(310) 732-0922	92
	2.23	<a href="#">Montemalaga Elementary</a>	1121 Viaduct Nogales	(310) 378-	481

			5228	
4.84	<a href="#">One Hundred Eight-Sixth St. Elementary</a>	1581 West 186th Street	(310) 324-1153	878
4.53	<a href="#">Pennekamp (Aurelia) Elementary</a>	110 South Rowell	(310) 798-6223	587
4.67	<a href="#">Point Vicente Elementary</a>	30540 Rue De La Pierre	(310) 377-6972	377
3.71	<a href="#">President Avenue Elementary</a>	1465 West 243rd Street	(310) 326-7400	550
1.88	<a href="#">Rancho Vista Elementary</a>	4323 Palos Verdes Drive North	(310) 378-8388	466
0.60	<a href="#">Riviera Elementary</a>	365 Paseo De Arena	(310) 533-4460	631
4.98	<a href="#">Robinson (OPal) Elementary</a>	80 Morningside Drive	(310) 318-5120	374
0.48	<a href="#">Seaside Elementary</a>	4651 Sharynne Lane	(310) 533-4532	696
1.83	<a href="#">Silver Spur Elementary</a>	5500 Ironwood Street	(310) 378-5011	526
2.80	<a href="#">Soleado Elementary</a>	27800 Longhill Drive	(310) 377-6854	449
2.74	<a href="#">Torrance Elementary</a>	2125 Lincoln Avenue	(310) 533-4500	526
2.83	<a href="#">Towers Elementary</a>	5600 Towers Street	(310) 533-4535	628
0.80	<a href="#">Tulita Elementary</a>	1520 S. Prospect Ave.	(310) 798-8628	452
4.78	<a href="#">Two Hundred Thirty-Second Place</a>	23240 Archibald Avenue	(310) 830-8710	515
4.75	<a href="#">Van Deene Avenue Elementary</a>	826 West Javelin Street	(310) 320-8680	520
2.14	<a href="#">Victor Elementary</a>	4820 Spencer Street	(310) 533-4542	1067
3.55	<a href="#">Vista Grande Elementary</a>	7032 Purpleridge Drive	(310) 377-6066	517
1.46	<a href="#">Walteria Elementary</a>	24456 Madison Street	(310) 533-4487	658
3.62	<a href="#">Washington Elementary</a>	1100 Lilienthal Lane	(310) 798-8641	570
2.56	<a href="#">Wood (Howard) Elementary</a>	2250 235th Street	(310) 533-4484	414
4.19	<a href="#">Yukon Elementary</a>	17815 Yukon Avenue	(310) 533-4477	434

**Middle Schools**

3.67	<a href="#">Adams Middle</a>	2600 Ripley Avenue	(310) 798-8636	853
0.20	<a href="#">Calle Mayor Middle</a>	4800 Calle Mayor	(310) 533-4548	850
4.88	<a href="#">Casimir Middle</a>	17220 Casimir Avenue	(310) 533-4498	753
3.39	<a href="#">Fleming (Alexander) Middle</a>	25425 Walnut Street	(310) 326-4242	2025
4.02	<a href="#">Hermosa Valley Elementary</a>	1645 Valley Drive	(310) 937-5888	723
2.73	<a href="#">Hull (J. H.) Middle</a>	2080 231st Street	(310) 533-4516	824
1.35	<a href="#">Jefferson Middle</a>	21717 Talisman Street	(310) 533-4794	663
2.59	<a href="#">Lynn (Bert M.) Middle</a>	5038 Halison Street	(310) 533-4495	715
1.94	<a href="#">Madrona Middle</a>	21364 Madrona Avenue	(310) 533-4562	773
3.57	<a href="#">Magruder (Philip) Middle</a>	4100 185th Street	(310) 533-4527	784
4.79	<a href="#">Miraleste Intermediate</a>	29323 Palos Verdes Dr.	(310) 732-	1018

	East	0900	
3.78	<a href="#">Palos Verdes High</a>	600 Cloyden Road	(310) 378-8471 468
3.64	<a href="#">Palos Verdes Intermediate</a>	2161 Viaduct Olivera	(310) 544-4816 963
2.23	<a href="#">Parras (Nick G.) Middle</a>	200 North Lucia	(310) 798-8616 868
0.28	<a href="#">Richardson (Edward J.) Middle</a>	23751 Nancy Lee Lane	(310) 533-4790 671
3.26	<a href="#">Ridgecrest Intermediate</a>	28915 Northbay Road	(310) 544-2747 884
4.80	<a href="#">White (Stephen M.) Middle</a>	22102 S. Figueroa St.	(310) 328-7540 2008

**High Schools**

4.32	<a href="#">Mira Costa High</a>	701 South Peck Avenue	(310) 318-7337 2452
3.98	<a href="#">North High</a>	3620 West 182nd Street	(310) 533-4412 2084
3.55	<a href="#">Patton (George S.) Continuatio</a>	24514 Western Avenue	(310) 326-5564 54
3.65	<a href="#">Rancho Del Mar High (Cont.)</a>	38 Crest Road West	(310) 377-6691 58
2.36	<a href="#">Redondo High</a>	631 Vincent Park	(310) 798-8665 2083
2.58	<a href="#">Redondo Shores High (Cont.)</a>	1000 Del Amo Street	(310) 798-8690 245
2.51	<a href="#">Shery (Kurt T.) High (Cont.)</a>	2600 Vine Avenue	(310) 533-4440 167
0.21	<a href="#">South High</a>	4801 Pacific Coast Hwy.	(310) 533-4352 1928
2.85	<a href="#">Torrance High</a>	2200 Carson Street	(310) 533-4396 2114
2.28	<a href="#">West High</a>	20401 Victor Street	(310) 533-4299 2056

**Private Schools**

Select	Miles	School Name	Address	Phone	Student Population
<b>Elementary Schools</b>					
3.03		<a href="#">Advanced Education</a>	25533 Narbonne Avenue	(310)539-0315	109
2.69		<a href="#">Building Blocks Pre-School</a>	2165 W 236th St	(310)326-1361	26
2.83		<a href="#">California New Horizons Cd Cen</a>	26945 Rolling Hills Road	(310)377-4349	160
1.61		<a href="#">Carden Dominion School</a>	320 Knob Hill	(310)316-4471	180
4.71		<a href="#">Children First Child Developme</a>	4415 W. 165th St	(310)323-1298	20
4.96		<a href="#">Christ Luth Elem School</a>	28850 South Western Ave	(310)831-0848	489
4.36		<a href="#">Community Baptist School</a>	1243 Artesia Blvd.	(310)374-3118	182
4.12		<a href="#">Der Kinder Garden Pre School</a>	2019 Artesia Blvd	(310)372-7766	40
1.63		<a href="#">Der Kinder Garden Pre School</a>	21210 Anza	(310)542-2205	10
4.42		<a href="#">Harbor UCLA Child Care Ctr</a>	975 W Carson St	(310)212-4274	26
1.71		<a href="#">Hickory Tree School</a>	21720 Madrona Ave	(310)533-4830	172
2.24		<a href="#">Kinder Care Learning Center In</a>	2785 Pacific Coast Hwy Ste G	(310)325-1117	124
2.53		<a href="#">Little Lambs Preschool</a>	2336 W Lomita Blvd	(310)325-4886	50

4.15	<a href="#">Lorenz Hillside School</a>	1516 W Anaheim	(310)377-5311	42
4.96	<a href="#">Magic Rainbow Pre School</a>	1159 Aviation Blvd	(310)376-7556	65
2.73	<a href="#">Maimonides Torah Academy</a>	24412 Narbonne Ave	(310)326-8234	41
1.12	<a href="#">Menorah Community Day School</a>	1101 Camino Real	(310)316-2829	52
2.62	<a href="#">Nativity School</a>	2371 W Carson Street	(310)328-5387	303
4.32	<a href="#">North Torrance Preschool</a>	2806 W 182nd Street	(310)323-6995	87
3.30	<a href="#">Our Lady of Guadalupe School</a>	340 Massey Avenue	(310)372-7486	252
2.83	<a href="#">Peninsula Heritage School</a>	26944 Rolling Hills Rd	(310)541-4795	161
3.26	<a href="#">Peninsula Montessori Elem</a>	28915 Northbay Road	(310)544-3099	212
1.42	<a href="#">Peninsula Montessori School</a>	3646 Newton St	(310)544-3099	65
1.17	<a href="#">Riviera Hall Lutheran School</a>	330 Palos Verdes Blvd	(310)375-5528	245
2.22	<a href="#">Rolling Hills Country Day Scho</a>	26444 Crenshaw Boulevard	(310)377-4848	399
4.71	<a href="#">St. Catherine Laboure</a>	3846 Redondo Beach Blvd	(310)324-8732	550
2.05	<a href="#">St. James Elementary School</a>	4625 Garnet Street	(310)371-0416	322
3.49	<a href="#">St. John Fisher</a>	5446 Crest Rd	(310)377-2800	283
3.30	<a href="#">St. Margaret Mary School</a>	25515 Eshelman Ave	(310)326-9494	336
4.35	<a href="#">Suika Education Inc</a>	2706 W 182nd St	(310)323-5221	100
2.79	<a href="#">The Learning Tree Preschool</a>	2157 245th St	(310)539-3991	15
3.58	<a href="#">The Pines Christian School</a>	25200 Western Ave	(310)325-1213	84
4.28	<a href="#">Zion Ev Lutheran School</a>	1001 W 223rd St	(310)320-1771	24
<b>Secondary Schools</b>				
1.69	<a href="#">Bishop Montgomery High School</a>	5430 Torrance Blvd	(310)540-2021	1355
0.92	<a href="#">Sigma School</a>	23800 Hawthorne Blvd.	(310)375-1552	10
<b>Combined Schools</b>				
2.40	<a href="#">Chadwick School</a>	26800 S Academy Drive	(310)377-1543	725
3.32	<a href="#">Coast Christian Schools</a>	850 Inglewood Avenue	(310)370-5847	473
3.22	<a href="#">Coast Christian Schools</a>	525 Earle Ln	(310)376-9577	333
1.81	<a href="#">International Bilingual School</a>	300 B Paseo Del Mar	(310)373-0430	147
1.09	<a href="#">Nishiyamoto Academy of Cal</a>	3011 Palos Verdes Dr. North	(310)544-6880	128
1.81	<a href="#">Rolling Hills Preparatory</a>	300 A Paseo Del Mar	(310)791-1101	224
3.89	<a href="#">School of Life</a>	18090 Prairie Avenue	(310)370-4518	86
2.44	<a href="#">South Bay Junior Academy</a>	4400 Del Amo Boulevard	(310)370-6215	184
3.23	<a href="#">Switzer Center</a>	1110 Sartori Avenue	(310)328-3611	61

**Colleges**

Select	Miles	School Name	Address	Phone	Student Population
<b>2 Year college</b>					
	2.23	<a href="#">El Camino College</a>	16007 Crenshaw Boulevard	(310) 660-3670	med
	4.99	<a href="#">ITT Technical Inst: Torrance</a>	20050 South Vermont	(310) 380-1555	

Deemed Reliable, But Not Guaranteed



### Historical Sales Averages

This report searches properties sold in zip code 90505 since 1996.

#### SFR

Year Sold	Avg Bedrooms	Avg Bathrooms	Number Sold	Avg Sq Ft	Avg Cost Sq Ft	Avg Sale Price
2005	3.54	2.38	72	1,827.28	\$432.76	\$790,779.17
2004	3.41	2.18	238	1,695.46	\$407.70	\$691,245.80
2003	3.33	2.16	295	1,686.04	\$341.62	\$575,993.93
2002	3.47	2.26	292	1,805.79	\$270.66	\$488,753.42
2001	3.36	2.22	247	1,752.20	\$247.02	\$432,831.42
2000	3.43	2.37	268	1,872.24	\$228.71	\$428,199.69
1999	3.53	2.29	275	1,793.95	\$434.94	\$780,259.64
1998	3.51	2.46	239	1,900.49	\$198.39	\$377,046.86
1997	3.52	2.31	240	1,816.90	\$172.30	\$313,044.50
1996	3.50	2.21	205	1,765.36	\$167.18	\$295,140.93

Deemed Reliable, But Not Guaranteed

