



**Comparable Sales For  
4917 Marion Ave, Torrance, CA 90505-4408**

**Projected Values Calculated by:**

Sq Footage  
\$789,487.65

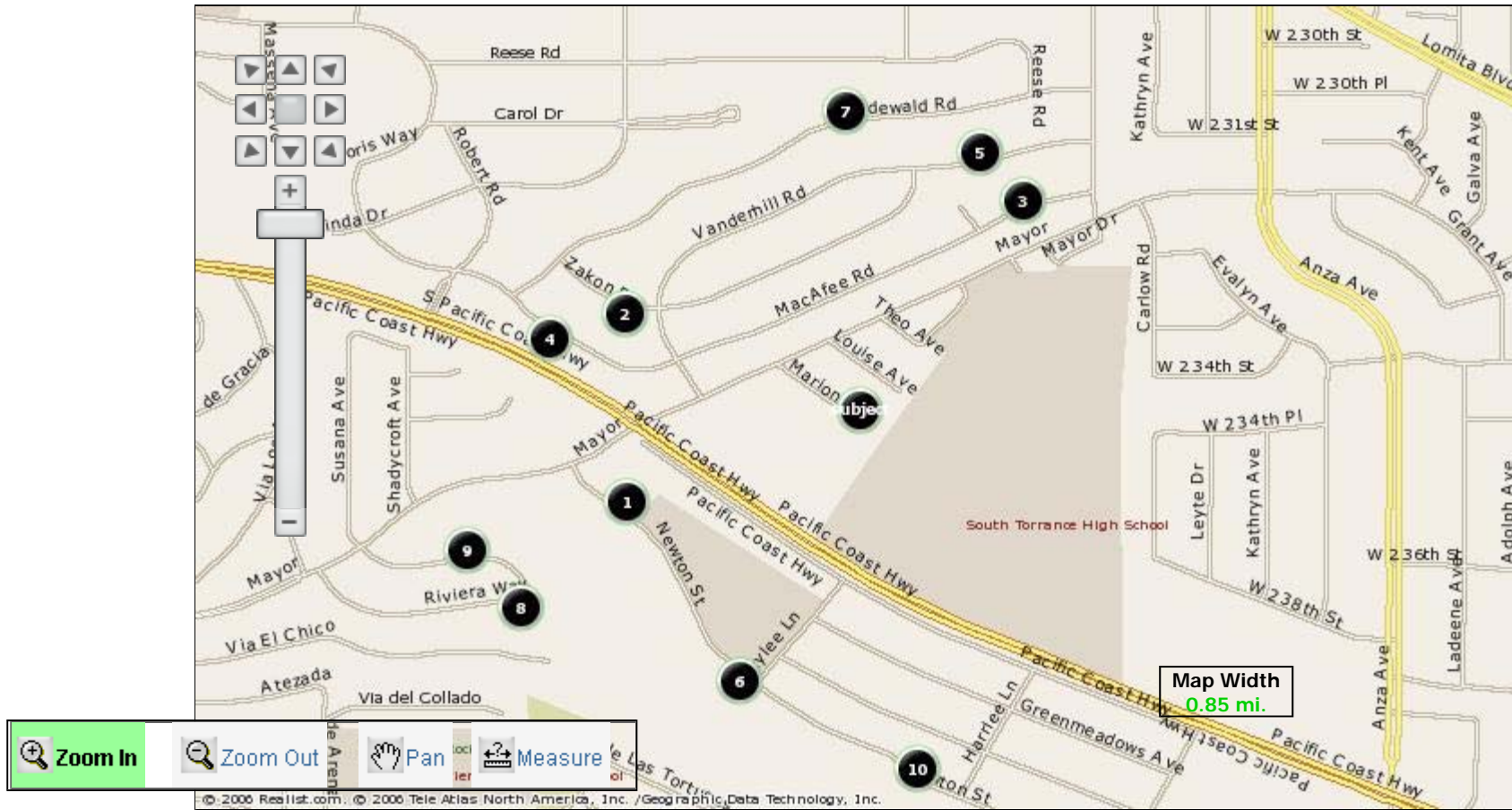
**Comparable Statistics:**

	Subject Property	High	Low	Median	Average
Sq Footage	1,173	1,276	1,112	1,194	1,194
Sale Price	\$265,000.00	\$1,055,000.00	\$680,000.00	\$803,000.00	\$802,800.00
Price/Sq Footage	\$225.92	\$885.07	\$576.27	\$654.71	\$673.05

**Summary**

	Address	City State Zip	Recording Date	Sale Price	Building Sq Ft	Bedrooms	Total Baths	Dist (miles)	Year Built
1.	5125 Newton St	Torrance CA 90505	08/08/2006	\$806,000	1,225	3	2	.228573	1954
2.	5224 Zakon Rd	Torrance CA 90505	05/19/2006	\$702,000	1,196	4	2	.231371	1949
3.	4709 Macafee Rd	Torrance CA 90505	04/25/2006	\$780,000	1,230	3	2	.266129	1956
4.	5312 Doris Way	Torrance CA 90505	03/24/2006	\$680,000	1,180	3	1	.283915	1949
5.	4729 Vanderhill Rd	Torrance CA 90505	03/31/2006	\$760,000	1,152	3	2	.293824	1956
6.	4902 Newton St	Torrance CA 90505	07/14/2006	\$810,000	1,112	3	2	.307255	1954
7.	4917 Bindewald Rd	Torrance CA 90505	01/04/2006	\$820,000	1,152	3	2	.319449	1956
8.	23705 Susana Ave	Torrance CA 90505	02/28/2006	\$815,000	1,276	3	2	.365424	1954
9.	23656 Susana Ave	Torrance CA 90505	07/10/2006	\$1,055,000	1,192	3	2	.377	1954
10.	4623 Newton St	Torrance CA 90505	05/15/2006	\$800,000	1,228	3	2	.384483	1954

Realist Map



## Details

	Subject	Comp#1	Comp#2	Comp#3
Address	4917 Marion Ave	5125 Newton St	5224 Zakon Rd	4709 Macafee Rd
Property City	Torrance	Torrance	Torrance	Torrance
Zip Code	90505	90505	90505	90505
Map Page/Grid	793-B2	793-B2	793-B2	793-B1
Tract Number	15272	18249	15397	15570
School District	Torrance Unif	Torrance Unif	Torrance Unif	Torrance Unif
Dist (miles)		.228573	.231371	.266129
Tax ID	7529-002-015	7531-008-005	7530-007-021	7530-015-017
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR	SFR
Annual Tax	\$3,855	\$7,608	\$6,260	\$4,528
Settle Date	06/00/1988	07/26/2006	02/08/2006	04/02/2006
Sale Price	\$265,000	\$806,000	\$702,000	\$780,000
Year Built	1953	1954	1949	1956
Recording Date	08/01/1988	08/08/2006	05/19/2006	04/25/2006
Building Sq Ft	1,173	1,225	1,196	1,230
Style	Conventional	Conventional	Conventional	Conventional
Stories	1	1	1	1
Total Units	1	1	1	1
Total Rooms	5	5	5	5
Bedrooms	3	3	4	3
Total Baths	2	2	2	2
Full Baths	2	2	2	2
Fireplaces	1	1		
Floor Cover	Hardwood	Hardwood	None	Hardwood
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Stucco	Stucco	Stucco	Stucco
Garage Type	Carport	Attached Garage	Attached Garage	Attached Garage
Garage Capacity	2	2	1	2
Foundation	Raised	Raised	Slab	Raised
Roof Material	Composition Shingle	Composition Shingle	Gravel & Rock	Composition Shingle
Pool				
Effective Year Built	1958	1955	1956	
Water		Public	Public	Public
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Floor Furnace	Wall Furnace	Forced Air
Lot Frontage	50	56	53	50
Lot Depth	100	100	122	137
Lot Acres	.1147	.1285	.1492	.1668
Waterfront Influence				
Lot Sq Ft	5000	5600	6500	7270
Condition		Good	Average	Average
Quality		Average	Fair	Average

Document No  
Deed Type

1210612  
Grant Deed

1755576  
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1105507  
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	Subject	Comp#4	Comp#5	Comp#6
Address	4917 Marion Ave	5312 Doris Way	4729 Vanderhill Rd	4902 Newton St
Property City	Torrance	Torrance	Torrance	Torrance
Zip Code	90505	90505	90505	90505
Map Page/Grid	793-B2	793-B2	793-B1	793-B2
Tract Number	15272	15397	15570	18249
School District	Torrance Unif	Torrance Unif	Torrance Unif	Torrance Unif
Dist (miles)		.283915	.293824	.307255
Tax ID	7529-002-015	7530-006-009	7530-010-016	7531-011-007
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR	SFR
Annual Tax	\$3,855	\$897	\$7,225	\$4,418
Settle Date	06/00/1988	03/20/2006	03/02/2006	06/29/2006
Sale Price	\$265,000	\$680,000	\$760,000	\$810,000
Year Built	1953	1949	1956	1954
Recording Date	08/01/1988	03/24/2006	03/31/2006	07/14/2006
Building Sq Ft	1,173	1,180	1,152	1,112
Style	Conventional	Conventional	Conventional	Conventional
Stories	1	2	1	1
Total Units	1	1	1	1
Total Rooms	5	6	5	5
Bedrooms	3	3	3	3
Total Baths	2	1	2	2
Full Baths	2	1	2	2
Fireplaces	1			
Floor Cover	Hardwood	None	Hardwood	Hardwood
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Stucco	Stucco	Stucco	Stucco
Garage Type	Carport	Carport	Carport	Attached Garage
Garage Capacity	2	1	2	2
Foundation	Raised	Slab	Raised	Raised
Roof Material	Composition Shingle	Gravel & Rock	Gravel & Rock	Composition Shingle
Pool				
Effective Year Built	1958	1954		
Water				
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Central	Wall Furnace
Lot Frontage	50	51	52	60
Lot Depth	100	122	121	221
Lot Acres	.1147	.1423	.1434	.3044
Waterfront Influence				
Lot Sq Ft	5000	6200	6250	13260
Condition				Average
Quality				Average

Document No  
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	Subject	Comp#7	Comp#8	Comp#9
Address	4917 Marion Ave	4917 Bindewald Rd	23705 Susana Ave	23656 Susana Ave
Property City	Torrance	Torrance	Torrance	Torrance
Zip Code	90505	90505	90505	90505
Map Page/Grid	793-B2	793-B1	793-B2	793-A2
Tract Number	15272	22022	18249	18249
School District	Torrance Unif	Torrance Unif	Torrance Unif	Torrance Unif
Dist (miles)		.319449	.365424	.377
Tax ID	7529-002-015	7530-003-013	7531-016-016	7531-013-004
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR	SFR
Annual Tax	\$3,855	\$1,072	\$888	\$1,061
Settle Date	06/00/1988	12/02/2005	02/01/2006	06/21/2006
Sale Price	\$265,000	\$820,000	\$815,000	\$1,055,000
Year Built	1953	1956	1954	1954
Recording Date	08/01/1988	01/04/2006	02/28/2006	07/10/2006
Building Sq Ft	1,173	1,152	1,276	1,192
Style	Conventional	Conventional	Conventional	Conventional
Stories	1	1	1	1
Total Units	1	1	1	1
Total Rooms	5	5	5	5
Bedrooms	3	3	3	3
Total Baths	2	2	2	2
Full Baths	2	2	2	2
Fireplaces	1			
Floor Cover	Hardwood	Hardwood	Hardwood	Hardwood
Interior Wall	Plaster	Plaster	Plaster	Plaster
Exterior	Stucco	Stucco	Stucco	Stucco
Garage Type	Carport	Carport	Carport	Carport
Garage Capacity	2	2	2	2
Foundation	Raised	Raised	Raised	Raised
Roof Material	Composition Shingle	Gravel & Rock	Gravel & Rock	Composition Shingle
Pool				
Effective Year Built	1958			
Water				
Sewer	Type Unknown	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Central	Heated	Heated
Lot Frontage	50	77	56	83
Lot Depth	100	182	105	303
Lot Acres	.1147	.3213	.1356	.5766
Waterfront Influence			Corner	
Lot Sq Ft	5000	14000	5907	25117
Condition				
Quality				

Document No	1210612	9675	430969	1509920
Deed Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed

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	Subject	Comp#10
Address	4917 Marion Ave	4623 Newton St
Property City	Torrance	Torrance
Zip Code	90505	90505
Map Page/Grid	793-B2	793-B3
Tract Number	15272	19425
School District	Torrance Unif	Torrance Unif
Dist (miles)		.384483
Tax ID	7529-002-015	7532-005-002
County Use Code	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR
Annual Tax	\$3,855	\$5,906
Settle Date	06/00/1988	05/10/2006
Sale Price	\$265,000	\$800,000
Year Built	1953	1954
Recording Date	08/01/1988	05/15/2006
Building Sq Ft	1,173	1,228
Style	Conventional	Conventional
Stories	1	1
Total Units	1	1
Total Rooms	5	5
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Fireplaces	1	
Floor Cover	Hardwood	Hardwood
Interior Wall	Plaster	Plaster
Exterior	Stucco	Stucco
Garage Type	Carport	Carport
Garage Capacity	2	2
Foundation	Raised	Raised
Roof Material	Composition Shingle	Composition Shingle
Pool		Spa
Effective Year Built	1958	
Water		
Sewer	Type Unknown	Type Unknown
Heat Type	Heated	Heated
Lot Frontage	50	59
Lot Depth	100	108
Lot Acres	.1147	.1462
Waterfront Influence		
Lot Sq Ft	5000	6370
Condition		
Quality		

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