MINI PROPERTY REPORT

5363 E Appian Way, Long Beach, CA 90803

mini

Presented by

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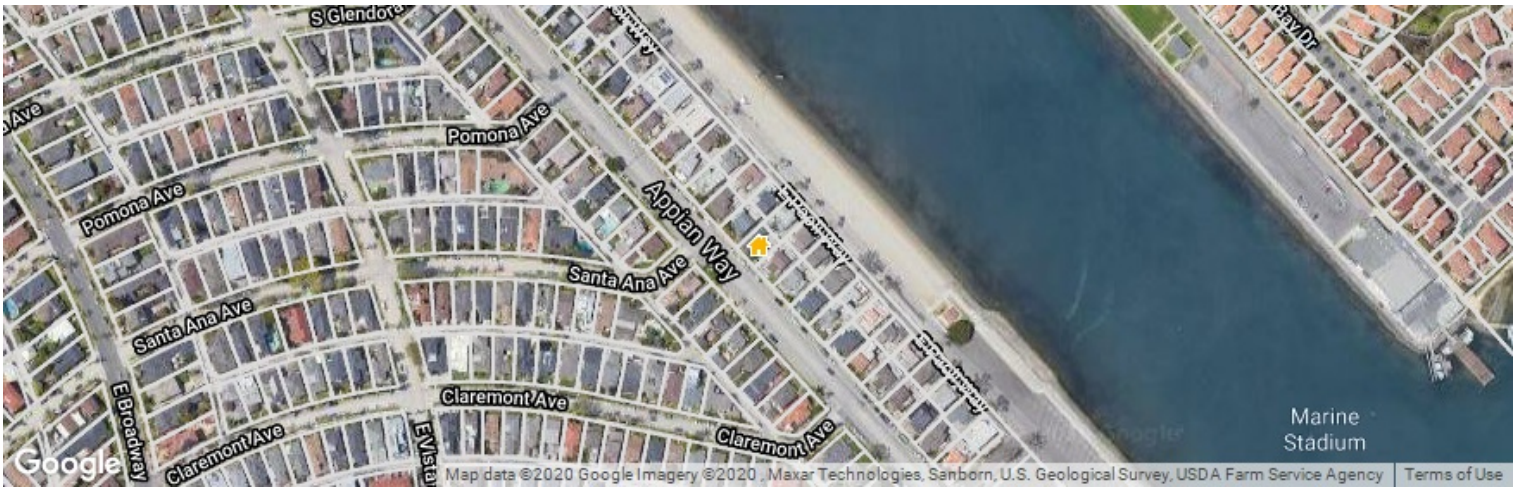

Legend: Subject Property

FOR SALE

• *Active: 6/3/2020*

Current Estimated Value

$1,302,790

Last RVM® Update: 6/30/2020
Days in RPR: 51

RVM® Est. Range: $1,028,378 – $1,282,582

RVM® Confidence: ★★★★☆

RVM® Change - Last 1 Month: –

RVM® Change - Last 12 Months: 6.73%

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Home Facts

Public Remarks

Contemporary beach home in turnkey condition, owned & remodeled by an architect & impeccably maintained. Located in a highly desirable pedestrian family-friendly neighborhood, 50 steps to the sandy beach. Enclosed private yards, low maintenance landscape; fenced garden box perfect for organic herbs. Efficient open floor plan and seamless indoor/outdoor flow exemplify the SoCal coastal living lifestyle.Three shaded trellises, spacious patios, built-in BBQ in the granite countertop, custom built-in benches are ideal for entertaining. Bright & Airy, neutral color palette & clean lines give a modern beach vibe. Stainless steel BOSCH cooktop, oven, dishwasher, microwave & refrigerator, FP in LR, customized Built-Ins thru-out, designed and utilized for ample storage. A multiuse BR and BA on the main floor and 3 BR/2 BA on the 2nd floor. Spacious master suite with sitting area/office & a one of the kind private cabana balcony (288 sq.ft) Built with premium redwood, custom awning & Sunbrella curtains overlooking water and street scene perfect to chill with a glass of wine and unwind with jetted tub for two. 2nd largest BR with a unique cozy niche for added sleeping or reading, room for a king bed, study area & more. 3rd BR upstairs has full height mirror closets. Walking distance to school, parks, farmerâs market, quaint 2nd street for dining/shopping, enjoy summer concerts at the park, kayaking, paddleboards, gondolas, windsurf and more. Virtual tour on https://youtu.be/1GxuSgAVnzI

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	**Single Family Residence**	**Single Family Residence**	–
Property Subtype	**Single Family**	**Single Family Residence**	–
Bedrooms	**3**	**4**	–
Total Baths	**3**	**3**	–
Full Baths	**3**	**3**	–
Partial Baths	–	–	–
Living Area (sq ft)	**1,773**	**1,811**	–
Lot Size	**3,374 sq ft**	**3,374 sq ft**	–
Lot Dimensions	**3374 SF**	–	–
Garage	–	**Yes**	–
Garage (spaces)	–	**2**	–
Pool	–	**None**	–
Year Built	**1961**	**1961**	–
Heating	**Central**	**Central**	–
Cooling	–	**Central Air**	–
Fireplaces	–	**Yes**	–
Foundation	–	**Slab**	–
Number of Units	**1**	–	–
Number of Stories	–	**2**	–

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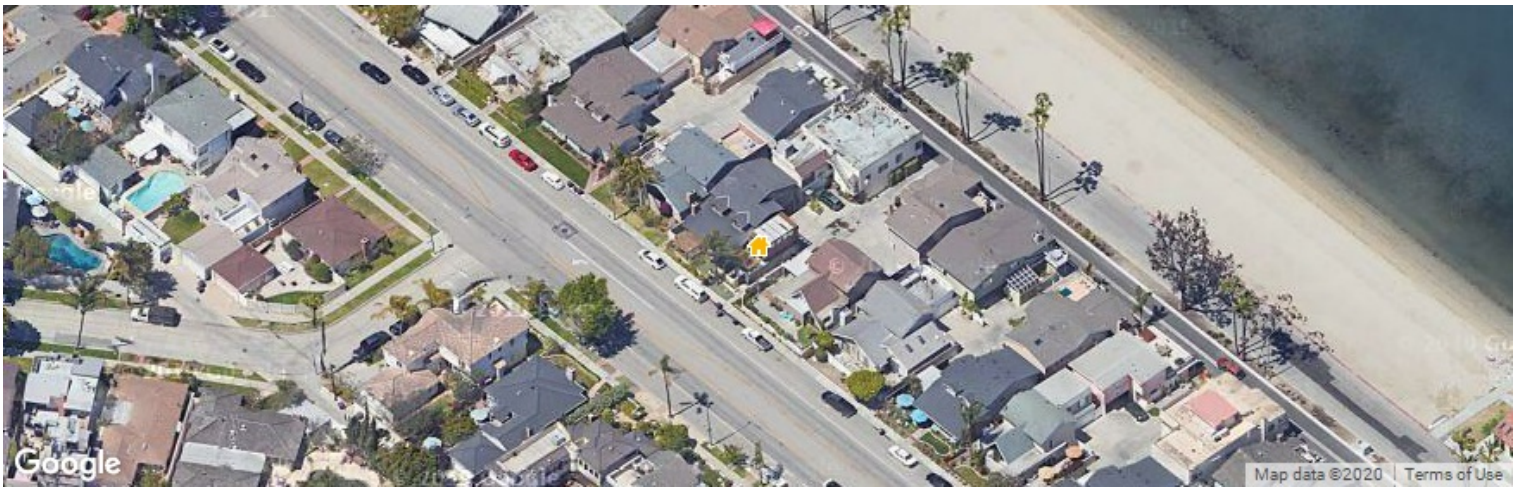
Extended Home Facts



Legend: Subject Property

Interior Features

Appliance	BBQ, Dishwasher, Gas Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Water Heater
Bathroom	Master Bath - Double Sink, Exhaust Fans, Granite Counters, Jetted Tub, Remodeled
Cooling	Central Air
Dining	Dining Room
Fireplace	Wood Burning
Floor	Carpet, Stone
Heating	Central
Kitchen	Granite Counters
Laundry	In Garage
General	Balcony, Block Wall, Built-In, Ceiling Fans, Granite Counters, Open Floor Plan , Recessed Lights
Room Details	Foyer, Main Floor Br, Master Suite

Exterior Features

Foundation	Slab
Pool	None
Road	Paved
Parking Spaces	2
Sewer	Public Sewer
Levels	Two
Utilities	Cable Available, Electricity Connected, Natural Gas, Sewer Conn., Water
Water	Public
View	Water
General	Awning, Barbecue Private

Exterior Details

Lot Size - Square Feet	3374 sq ft
Lot Size - Acres	0.078 ac
Neighborhood Code	10/10155

Location Details

Directions to Property	Two blocks north of Bayshore on Appian, across from Sant Ana
Zoning	LBR1S
Community Features	Biking, Dog Park, Park, Water Sports, Sidewalks, Street Light(S)
Area Description	1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr
Walkability Score (out of 5)	Overall: 2.7 | Amenity: 2.7 | Leisure: 2.9

Other Details

Building Quality	B

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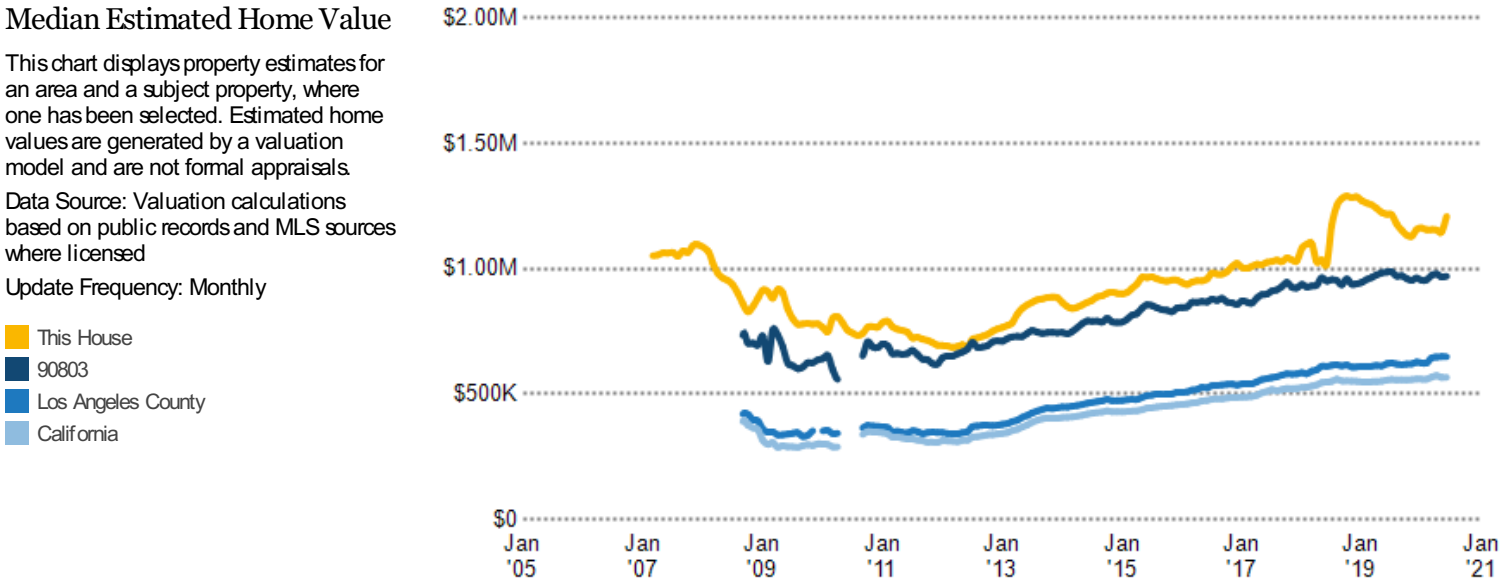
Property History

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Sales History

Sales Date	Sales Amount	Price per sq. ft.
3/30/1999	$339,000	$187

Assessed Values

Date	Improvements	Land	Total	Tax
2019	$107,047	$381,129	$488,176	$6,194
2018	$104,949	$373,656	$478,605	$5,997
2017	$99,049	$366,330	$465,379	$5,886
2016	$97,107	$359,148	$456,255	$5,466
2015	$95,649	$353,754	$449,403	$5,245
2014	$93,776	$346,825	$440,601	$5,207
2013	$93,353	$345,258	$438,611	$5,046
2012	$91,523	$338,489	$430,012	$5,129
2011	$89,729	$331,852	$421,581	$4,917
2009	$89,271	$330,155	$419,426	–
2007	$85,805	$317,336	$403,141	–
2006	$84,123	$311,114	$395,237	–
2005	$84,123	$311,114	$395,237	–

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
7242-003-121	–	LBR1S	060375776.035006	TRACT NO 29683 LOT 61	Long Beach, CA 90803

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Deed Records

Recording Date	3/2/2012	3/2/2012	11/10/2010	11/10/2010	12/17/2003	7/17/2003	11/5/2002	7/30/20
Document Type	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Intrafamily Transfer	Intrafam Transfe
Sales Price	–	–	–	–	–	–	–	–
Sales Price Code	Non-arms length transaction.	Non-arms length transaction.	Transfer Tax on document indicated as EXEMPT.	Transfer Tax on document indicated as EXEMPT.	Non-arms length transaction.	Non-arms length transaction.	Non-arms length transaction.	Non-arm length transact
Buyer Name	ENRICO COMO, JEANINE V COMO WU	ENRICO COMO, JEANINE V COMO WU	ENRICO COMO, JEANINE V WU	ENRICO COMO, JEANINE V COMO WU	ENRICO COMO, JEANINE V WU	ENRICO COMO, JEANINE V WU	ENRICO COMO, JEANINE V WU	ENRICC COMO, JEANIN WU
Buyer ID	Trustee	Husband and Wife	Trustee	Husband and Wife	Trustee	Husband and Wife	Trustee	Husban and Wif
Seller Name	ENRICO COMO, JEANINE V COMO WU	ENRICO COMO, JEANINE V WU	ENRICO COMO, JEANINE V COMO WU	ENRICO COMO, JEANINE V WU	ENRICO COMO, JEANINE V WU	ENRICO COMO, JEANINE V WU	ENRICO COMO, JEANINE V WU	ENRICC COMO, JEANIN WU
Seller ID	Husband and Wife	Trustee	Husband and Wife	Trustee	Husband and Wife	Trustee	Husband and Wife	Trustee
Document #	12-0333954	12-0333952	10-1616779	10-1616777	03-3806771	03-2040375	02-2649863	02-177685
County Transfer Tax	–	–	–	–	–	–	–	–
Contract Date	2/22/2012	2/22/2012	10/5/2010	10/5/2010	11/27/2003	6/20/2003	10/1/2002	7/2/200
Inter-family Transfer	1	1	1	1	1	1	1	1

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Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

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Neighborhood: Housing Stats and Charts

	90803	Long Beach	Los Angeles County	California	USA
Median Estimated Home Value	$971K	$633K	$650K	$568K	$249K
Estimated Home Value 12-Month Change	-1.6%	+2.8%	+4.4%	+2%	+2%
Median List Price	$1.1M	$649K	$780K	$590K	$128K
List Price 1-Month Change	0%	+3%	+1.4%	+3.6%	+4.4%
List Price 12-Month Change	-7.9%	+3.8%	+5.4%	+8.2%	+2.7%
Median Home Age	62	66	58	45	41
Own	44%	40%	46%	55%	64%
Rent	56%	60%	54%	45%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$5.53B	$27.8B	$271B
% Change in Permits for All Buildings	–	–	+6%	+3%	+4%
% Change in $ Value for All Buildings	–	–	0%	0%	+5%

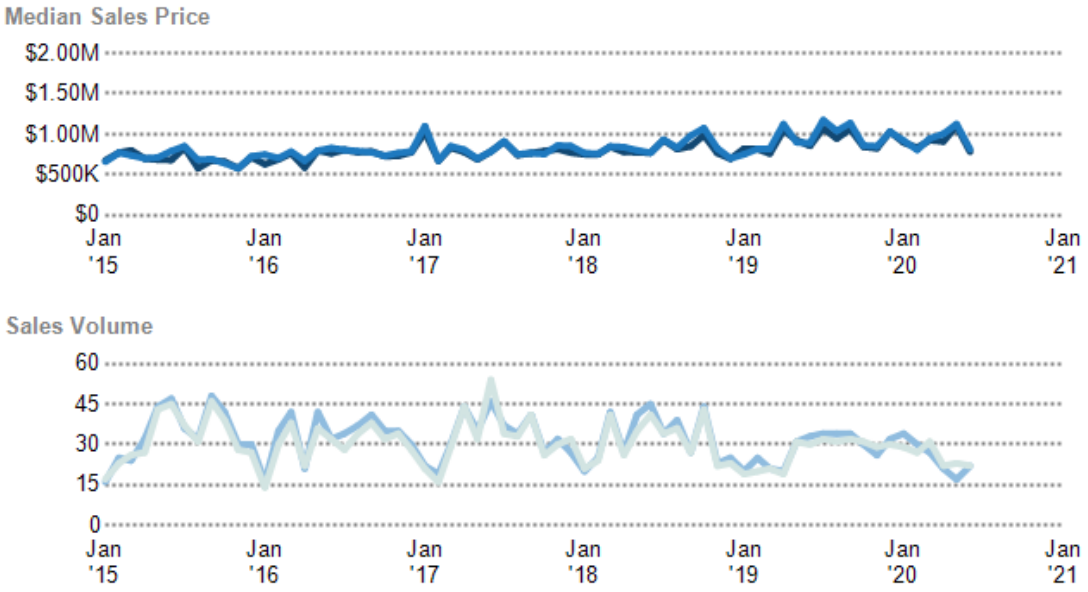
Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



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Median Listing Price vs. Listing Volume

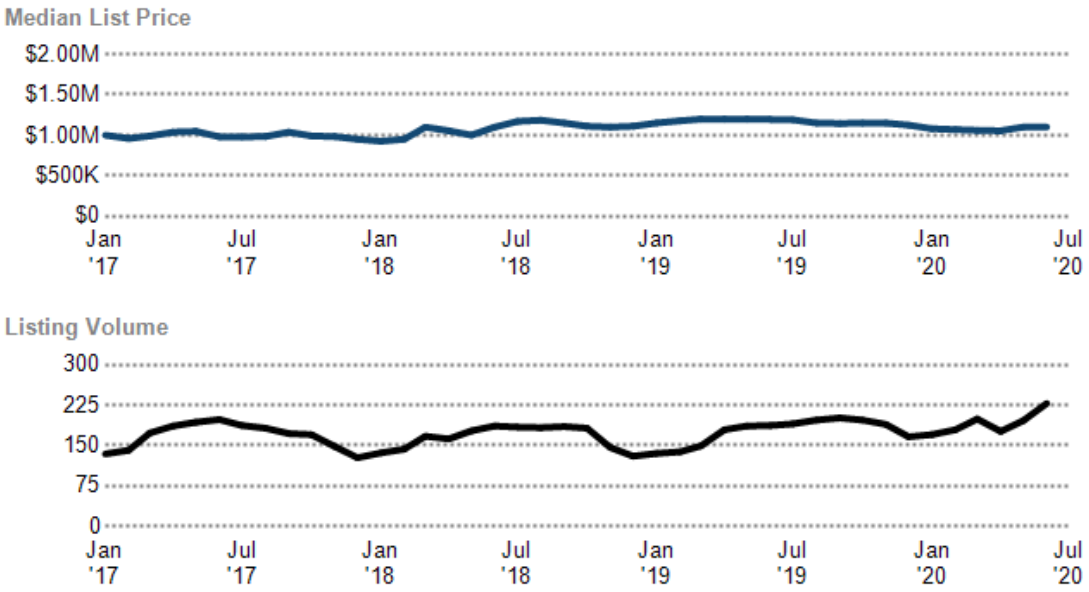
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

Median List Price

Listing Volume



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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.

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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: http://blog.narrpr.com

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