

Online Data Reports

Property Report For:

5845 W 78TH PL
Los Angeles, CA
90045

Prepared On:

May 29, 2024

[Report Link](#)

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Owners & Residents

[Gerri Barbara Siegel](#)

70 Years Old

Dates at Location: 10/30/1991 to 05/28/2024

[David H Siegel](#)

70 Years Old

Dates at Location: 01/01/1980 to 05/28/2024

[Deanna S Siegel](#)

30 Years Old

Dates at Location: 11/01/2006 to 05/28/2024

[Evan Jeffrey Siegel](#)

27 Years Old

Dates at Location: 12/04/2015 to 05/28/2024

[Judith H Siegel](#)

97 Years Old

Dates at Location: 07/01/2020 to 09/01/2021

[Sharon L Siegel](#)

66 Years Old

Dates at Location: 08/06/2012 to 09/01/2021

[Philip M Siegel](#)

56 Years Old (Deceased 1984)

Dates at Location: 07/01/2020

[Michael Meblin Nunberg](#)

71 Years Old

Dates at Location: 02/01/1980 to 01/23/2003

[Barbara G Siegel](#)

70 Years Old

Dates at Location: 10/30/1991 to 07/13/2001

Santos Orsi Molina

68 Years Old

Dates at Location: 12/04/1996



Ownership Timeline



2018 - Present

Siegel Family Trust

Date of Purchase
August 2018



1993 - 2018

David H Siegel, Gerri Siegel

Date of Purchase
November 1993



N/A - 1993

D H Siegel

Property Details

Building Details

Overall Attributes

Number Of Stories

 1

Year Built

 1950

Room Count

Total Room Count

 4

Bedrooms

 4

Bathrooms

 4

Other Details

Air Conditioning Type

 Yes

Heating

 Central

Fire Sprinklers

 No

Pool

 SPA/HOT TUB (Only)

Legal Description

 9 15001, 331 46



Lot Information

Legal Description

9 15001331 469 15001331 46

Land Use Code

Single Family Residence

County Land Use Code

06037

County

Los Angeles

Type Of Deed

Deed Of Trust

Coordinates

33.968193, -118.385285

Land SqFt

8,628 sq. ft.

Land Acres

0.20 acres

Lot Depth

148 ft.

Lot Width

58 ft.

Assessed Year

2023

Assessed Value

532246

Land Value

167937

Improvements Value

364309

Parcel Number

4105-012-006

Tract Name

Census Tract 2760

GEOID

06037276000

Qualified GEOID

1400000US06037276000

Businesses At This Address

CHANNIN CORP

#B-K181-JJ7T

Domestic

CHANNIN CORP

Holding Companies, Nec

#B-DLC2-M93F

DUNS 096727241

Domestic

3 Principal

Company Contacts

GERRI SIEGEL

REGISTERED AGENT

CLOUD PEOPLE MUSIC LLC

#B-CHPQ-7P82

Domestic

[Show 9 More Businesses](#)



Home Value

\$2,014,000

95

Confidence Score

Last Updated 04-26-2024

\$1,913,300 -

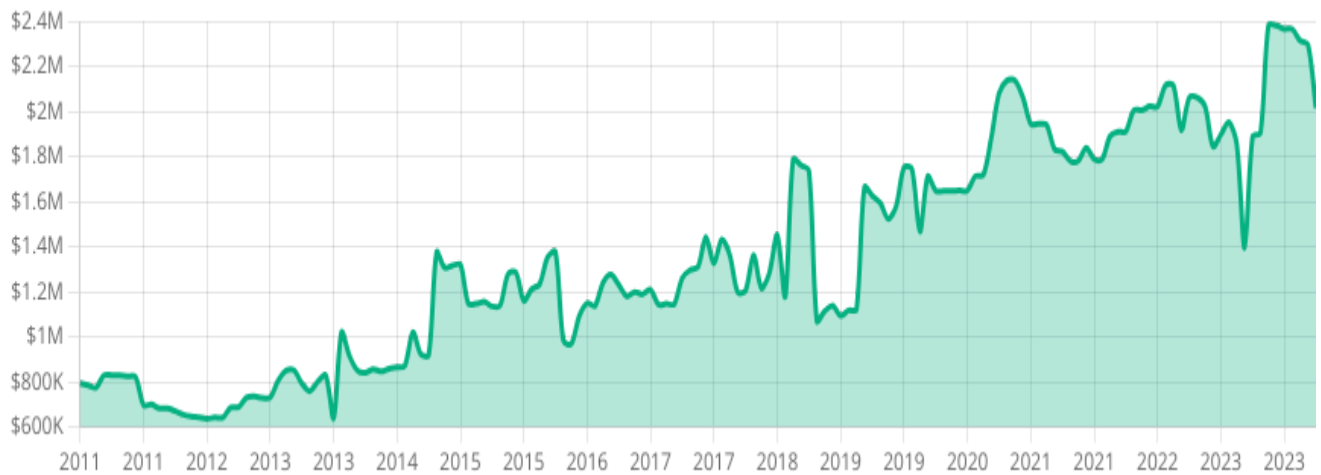
\$2,114,700

Probable Market Range

-12.3%

Change from last year

Historical Market Value



Date	Total Value	Change
2024-04	\$2,014,000	-14.9%
2023-12	\$2,366,500	+17.0%
2022-12	\$2,022,000	+7.0%
2021-12	\$1,890,250	-8.4%
2020-12	\$2,063,750	+20.5%
2019-12	\$1,713,000	+50.4%
2018-12	\$1,139,000	-4.9%
2017-12	\$1,198,000	+0.8%

Date 2016-12	Total Value \$1,189,000	Change -12.1%
Date 2015-12	Total Value \$1,353,000	Change +2.7%
Date 2014-12	Total Value \$1,316,900	Change +54.8%
Date 2013-12	Total Value \$850,579	Change +16.6%
Date 2012-12	Total Value \$729,539	Change +6.8%
Date 2011-12	Total Value \$683,178	Change -



Nearest Sex Offenders



[Anthony D Crane](#)

Black, Male

0.3 miles away

Assault With Intent To Commit A Specified Sex Offense, Oral Copulation With A Minor Under 14 Years Of Age Or By Force Or Fear, Prior Code: Sexual Penetration Of Victim With Foreign Object By Force



[James Allen Mckay](#)

38, White, Male

1.5 miles away

11-37-1.10 - Sex Offender Registration Violation



[James Yvon Cloutier](#)

White, Male

1.5 miles away

Lewd Or Lascivious Acts With A Child Under 14 Years Of Age



[Lee Edward Lark](#)

Black, Male

1.6 miles away

Possess Or Control Obscene Matter Depicting Minor In Sexual Conduct



[Matthew Jr Braun](#)

Black, Male

1.6 miles away

Assault With Intent To Commit A Specified Sex Offense



[Kossy L Smith](#)

Black, Male

1.7 miles away

Rape By Force Or Fear, Sexual Penetration Of Victim With Foreign Object, Oral Copulation With A Minor Under 14 Years Of Age Or By Force Or Fear

Deeds & Sales Records



February 05, 2021

Deed Of Trust

Residential

Conventional

Buyer

[David H Siegel](#), [Gerri Siegel](#)

Lender Mortgage
Bank \$51,281

County Records

APN #	Document Type	County
4105-012-006	Deed Of Trust	Los Angeles

Purchase Type
Mortgage

Title Records

Transaction Id
307929349

Mortgages Records

Term	Term Date	Lender Name
15 years	05/01/2026	Wells Fargo Bank Na
Lender Address	Document Number	Instrument Number
Sioux Falls, SD	0000646627	110646627

Buyer Records

Vesting Changes



August 13, 2018

Quit Claim Deed

Residential

Arms-Length

Seller

[David H & Gerri Siegel](#)

Buyer

Siegel Family Trust

5845 W 78th Pl Los Angeles Ca 900453153

County Records

APN #	Document Type	County
4105-012-006	Quit Claim Deed	Los Angeles
Document #	Instrument #	Purchase Type
0000852920	852920	Transfer

Title Records

Transaction Id	Company	Code
796361478	Attorney Only	5421
Tract	Lot	Plat Map Book
15001	9	331
Plat Map Page		
46		

Buyer Records

Vesting Changes
Revocable Trust



July 04, 2014

Deed Of Trust

Residential

Buyer

[David H Siegel](#), [Gerri Siegel](#)

Lender	Mortgage
Federal Savings Bank (FSB)	\$169,000

County Records

APN #	Document Type	County
4105-012-006	Deed Of Trust	Los Angeles
Document #	Purchase Type	
0002536535	Mortgage	

Title Records

Transaction Id	Company	Code
101749986	Equity Title/america Llc	18377

Mortgages Records

Rate Type	Lender Name	Lender Address
Adjustable Rate	Washington Mutual Fsb	Stockton, CA
Document Number		
0002536535		

Buyer Records

Vesting Changes



July 07, 2014

Deed Of Trust

Residential

Buyer

[David H Siegel](#), [Gerri Siegel](#)

Lender	Mortgage
Federal Savings Bank (FSB)	\$232,000

County Records

APN #	Document Type	County
4105-012-006	Deed Of Trust	Los Angeles
Document #	Purchase Type	
0002186122	Mortgage	

Title Records

Transaction Id	Company	Code
64264122	Continental	5782

Mortgages Records

Rate Type	Book	Lender Name
Adjustable Rate	4105	Cenfed Bank
Document Number		
0002186122		

Buyer Records

Vesting Changes



July 07, 2014

Deed Of Trust

Residential

Buyer

[David H Siegel](#), [Gerri Siegel](#)

Lender	Mortgage
Mortgage Company	\$225,000

County Records

APN #	Document Type	County
4105-012-006	Deed Of Trust	Los Angeles

Document #	Purchase Type
0000287695	Mortgage

Title Records

Transaction Id	Company	Code
66235461	Old Republic Title	104

Mortgages Records

Rate Type	Book	Lender Name
Fixed Rate	4105	Spectrum Home Loans Inc

Document Number
0000287695

Buyer Records

Vesting Changes



October 17, 2007

Deed Of Trust

Residential

Buyer

[David H Siegel](#), [Gerri Siegel](#)

5845 W 78th Pl

Lender	Mortgage
Funding/Finance Company	\$113,000

County Records

APN #	Document Type	County
4105-012-006	Deed Of Trust	Los Angeles

Document #
0002408399

Purchase Type
Mortgage

Title Records

Transaction Id
227828473

Company
Equity Title Company

Code
3856

Tract
15001

Lot
9

Plat Map Book
331

Plat Map Page
46

Mortgages Records

Rate Type
Fixed Rate

Lender Name
Pacific Coast Lending

Lender Address
Agoura Hills, CA

Document Number
0002408399

Buyer Records

Vesting Changes



November 08, 1993

Quit Claim Deed

Residential

Seller

[D H Siegel](#)

Buyer

[David H Siegel](#), [Gerri Siegel](#)

County Records

APN #
4105-012-006

Document Type
Quit Claim Deed

Book
4105

County
Los Angeles

Document #
0002186121

Purchase Type
Transfer

Title Records

Transaction Id
64264121

Company
Unknown

Buyer Records

Vesting Changes

Property Taxes

Most Recent Tax Assessment (2023)

\$532,246

Total Value

\$6,712

Property Tax

+6.3%

Change from last year

\$167,937

Land Value

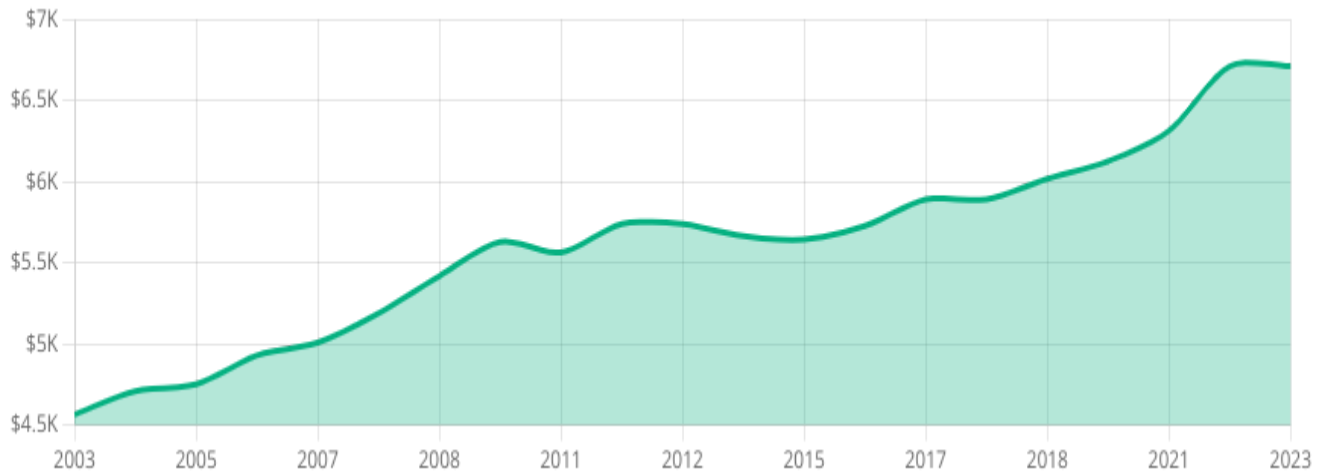
\$364,309

Improvement Value

1.26%

Tax Rate

Property Tax History



Year 2023	Property Tax \$6,712	Change +6.3%
Land \$167,937	+ Additions \$364,309	= Assessment \$532,246
Year 2021	Property Tax \$6,313	Change +3.1%
Land \$161,417	+ Additions \$350,163	= Assessment \$511,580
Year 2020	Property Tax \$6,126	Change +1.8%
Land \$159,762	+ Additions \$346,573	= Assessment \$506,335
Year 2019	Property Tax \$6,018	Change +2.2%
Land \$156,630	+ Additions \$339,778	= Assessment \$496,408

Year 2018	Property Tax \$5,891	Change 0.0%
Land \$153,559	+ Additions \$333,116	= Assessment \$486,675
Year 2017	Property Tax \$5,891	Change +2.9%
Land \$150,549	+ Additions \$326,585	= Assessment \$477,134
Year 2016	Property Tax \$5,727	Change +1.5%
Land \$147,598	+ Additions \$320,182	= Assessment \$467,780
Year 2015	Property Tax \$5,644	Change -0.4%
Land \$145,381	+ Additions \$315,373	= Assessment \$460,754
Year 2014	Property Tax \$5,664	Change -1.3%
Land \$142,534	+ Additions \$309,196	= Assessment \$451,730
Year 2013	Property Tax \$5,739	Change 0.0%
Land \$141,890	+ Additions \$307,799	= Assessment \$449,689
Year 2012	Property Tax \$5,739	Change +3.2%
Land \$139,108	+ Additions \$301,764	= Assessment \$440,872
Year 2011	Property Tax \$5,563	Change -1.2%
Land \$136,381	+ Additions \$295,848	= Assessment \$432,229
Year 2010	Property Tax \$5,629	Change +3.9%
Land \$135,362	+ Additions \$293,637	= Assessment \$428,999
Year	Property Tax	Change

2009	\$5,418	+4.4%
Land	Additions	Assessment
\$135,684	+ \$294,335	= \$430,019
Year	Property Tax	Change
2008	\$5,188	+3.6%
Land	Additions	Assessment
\$133,024	+ \$288,564	= \$421,588
Year	Property Tax	Change
2007	\$5,008	+1.6%
Land	Additions	Assessment
\$130,416	+ \$282,906	= \$413,322
Year	Property Tax	Change
2006	\$4,929	+3.7%
Land	Additions	Assessment
\$127,859	+ \$277,359	= \$405,218
Year	Property Tax	Change
2005	\$4,751	+0.9%
Land	Additions	Assessment
\$125,352	+ \$271,921	= \$397,273
Year	Property Tax	Change
2004	\$4,709	+3.2%
Land	Additions	Assessment
\$122,895	+ \$266,590	= \$389,485
Year	Property Tax	Change
2003	\$4,565	-
Land	Additions	Assessment
\$120,643	+ \$261,704	= \$382,347



Building Permits ?

No Building Permits found



Foreclosures

No Foreclosures found