

6240 Buffalo Ave, Van Nuys, CA 91401-2418, Los Angeles County 📍 **Active Listing**

APN: 2330-011-018 CLIP: 8748881049



MLS Beds 3	MLS Full Baths 2	Half Baths N/A	MLS List Price \$990,000	Sale Date N/A
MLS Sq Ft 1,568	Lot Sq Ft 6,390	MLS Yr Built 1952	Type SFR	

OWNER INFORMATION

Owner Name	Valenzuela Albert (Te) & Ralen	Tax Billing City & State	Van Nuys, CA
Owner Name 2	Valenzuela	Tax Billing Zip	91401
Mail Owner Name	Albert & Ralene Valenzuela	Tax Billing Zip+4	2418
Tax Billing Address	6240 Buffalo Ave	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	\$1,160,466	School District	LOS ANGELES UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	29 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	27 / 100	Walkable Score	83 / 100
Total Incidents (1 yr)	108	Q1 Home Price Forecast	\$1,194,215
Standardized Test Rank	53 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION

Zip Code	91401	Comm College District Code	Los Angeles City
Carrier Route	C047	Census Tract	1236.02
Zoning	LAR1	Topography	Rolling/Hilly
Tract Number	13008	Within 250 Feet of Multiple Flood Zone	No
School District	Los Angeles		

TAX INFORMATION

APN	2330-011-018	Tax Area	13
Exemption(s)	Homeowner	Lot	29
% Improved	62%	Water Tax Dist	Southern California
Legal Description	TRACT # 13008 LOT 29		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$206,767	\$202,714	\$198,740
Assessed Value - Land	\$78,565	\$77,025	\$75,515
Assessed Value - Improved	\$128,202	\$125,689	\$123,225
YOY Assessed Change (\$)	\$4,053	\$3,974	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,509		
2022	\$2,549	\$40	1.58%
2023	\$2,670	\$121	4.74%

Special Assessment	Tax Amount
Safe Clean Water83	\$80.91
Flood Control 62	\$27.46
Laco Vectr Cntrl80	\$19.27
Lacity Park Dist21	\$17.39
La Stormwater 21	\$21.89
Rposd Measure A 83	\$28.38
Trauma/Emerg Srv86	\$78.40
Total Of Special Assessments	\$273.70

CHARACTERISTICS

County Land Use	Single Family Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Heated
Lot Frontage	48	Cooling Type	Evap Cooler

Lot Depth	132	Garage Type	Attached Garage
Lot Acres	0.1467	Parking Type	Attached Garage
Lot Area	6,390	Parking Spaces	2
Lot Shape	Irregular	Roof Material	Wood Shake
Style	Conventional	Roof Shape	Gable
Building Sq Ft	1,568	Construction Type	Frame
Stories	1	Interior Wall	Plaster
Total Units	1	Exterior	Stucco
Total Rooms	6	Floor Cover	Hardwood
Bedrooms	3	Foundation	Raised
Total Baths	2	Pool	Pool
MLS Total Baths	2	Year Built	1952
Full Baths	2	Effective Year Built	1952
Fireplaces	1	Other Impvs	Fence, Addition
Condition	Good	Equipment	Range Oven, Dishwasher, Disposal, Range Hood
Quality	Good	Building Type	Type Unknown
Water	Public	# of Buildings	1

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$1,099,900	Confidence Score	74
RealAVM™ Range	\$961,800 - \$1,237,900	Forecast Standard Deviation	13
Value As Of	09/30/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	5462	Cap Rate	4.1%
Estimated Value High	6442	Forecast Standard Deviation (FSD)	0.18
Estimated Value Low	4482		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

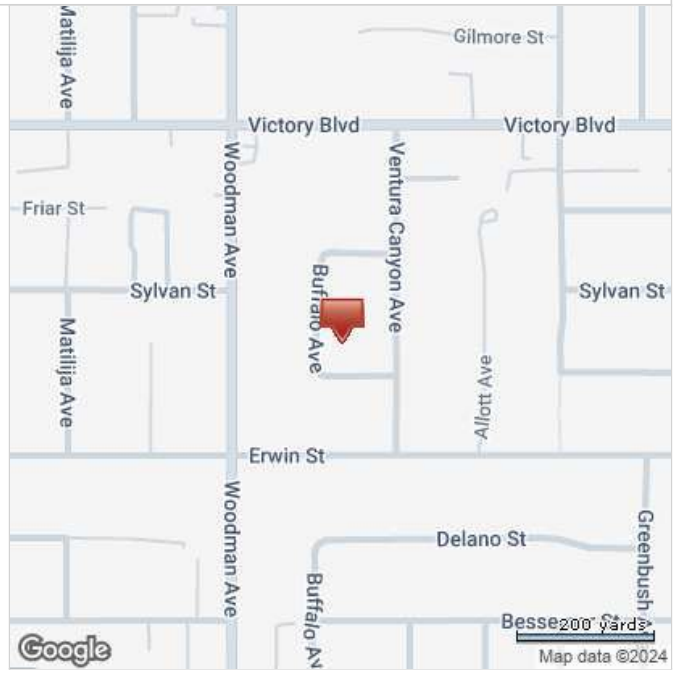
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	SW24113279	MLS Current List Price	\$990,000
MLS Status	Active	MLS Original List Price	\$1,150,000
MLS Source	CRM	MLS Listing Agent	Swcrewmic-Michael Crewse
MLS Area	VN - VAN NUYS	MLS Listing Broker	RELIABLE REALTY INC.
MLS Status Change Date	09/08/2024		

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/28/1978	Sale Type	Full
Sale Price	\$95,000	Deed Type	Deed (Reg)
Price Per Square Feet	\$60.59	Owner Name	Valenzuela Albert (Te) & Ralene
Document Number	701221	Owner Name 2	Valenzuela
Recording Date	10/11/2007	06/28/1978	04/17/1974
Sale Date	09/27/2007		
Sale Price		\$95,000	\$48,000
Nominal	Y		
Buyer Name	Valenzuela Family Trust	Valenzuela Albert & Valenzuela Ralene	
Seller Name	Valenzuela Albert & Ralene		
Document Number	2329665	701221	
Document Type	Quit Claim Deed	Deed (Reg)	Deed (Reg)

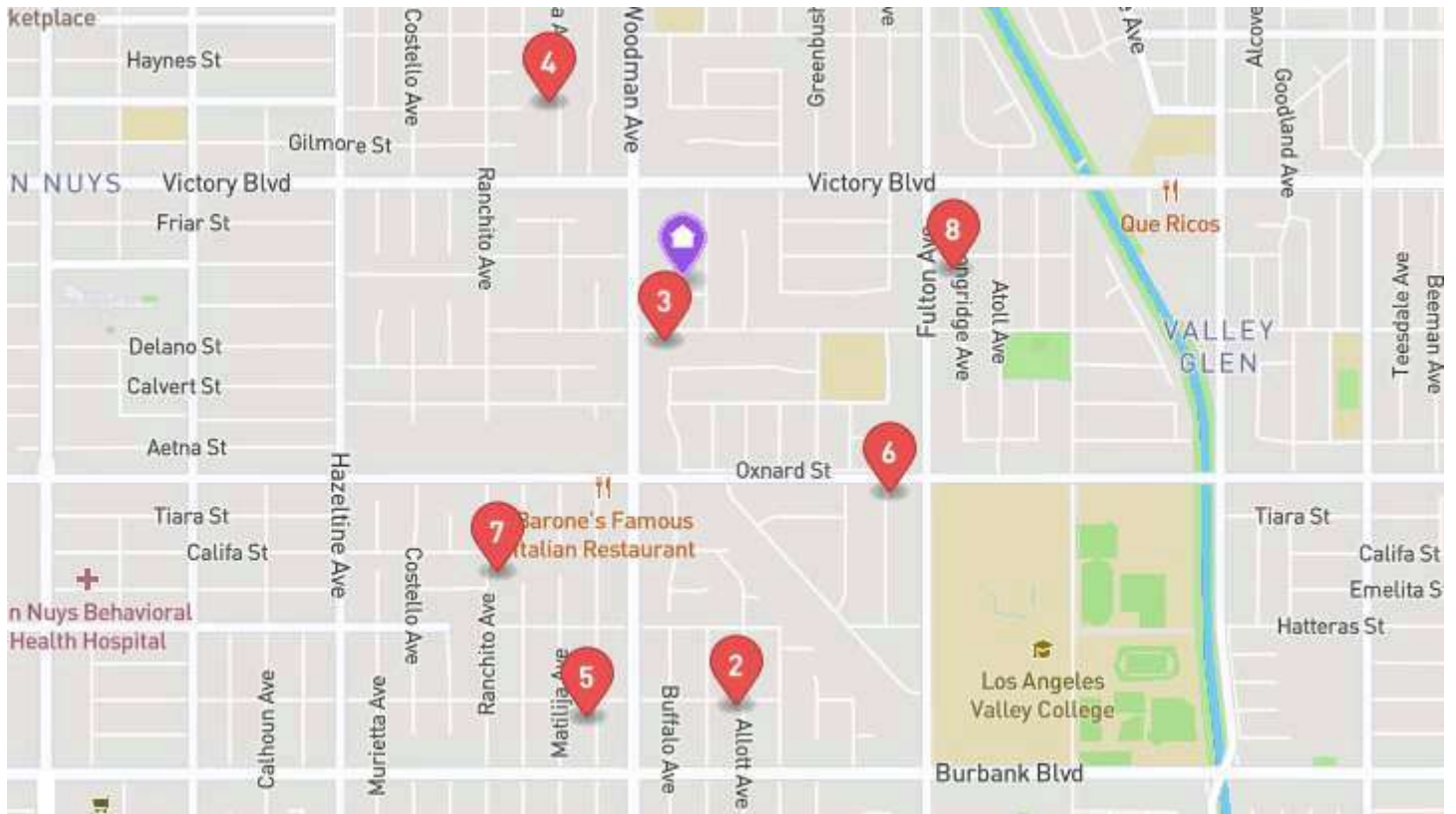
MORTGAGE HISTORY			
Mortgage Date	08/01/2002		03/25/1993
Mortgage Amount	\$124,000		\$140,000

PROPERTY MAP



*Lot Dimensions are Estimated

Map of Comparable Listings



STATUS: S = CLOSED

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	6240 Buffalo Ave	3	2.00	1,568	-
2	SR24073572	S	5657 Allott Avenue	3	2.00	1,662.0	\$1,250,000
3	224002849	S	13641 Erwin Street	4	2.00	1,994.0	\$1,275,000
4	P1-17374	S	6501 Matilija Avenue	3	2.00	1,670.0	\$1,286,000
5	SR24070292	S	5643 Mammoth Avenue	3	2.00	1,915.0	\$1,325,000
6	SR24120874	S	5954 Nagle Avenue	4	2.00	1,637.0	\$1,351,000
7	24392945	S	5844 Ranchito Avenue	3	2.00	1,848.0	\$1,595,000
8	SR24002365	S	6249 Longridge Avenue	3	3.00	1,356.0	\$1,600,000

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
5657 Allott Avenue	5/20/24	3	2.00	1,662.0	\$1,250,000	\$752
13641 Erwin Street	10/8/24	4	2.00	1,994.0	\$1,275,000	\$639
6501 Matilija Avenue	5/17/24	3	2.00	1,670.0	\$1,286,000	\$770
5643 Mammoth Avenue	4/10/24	3	2.00	1,915.0	\$1,325,000	\$692
5954 Nagle Avenue	7/29/24	4	2.00	1,637.0	\$1,351,000	\$825
5844 Ranchito Avenue	6/27/24	3	2.00	1,848.0	\$1,595,000	\$863
6249 Longridge Avenue	4/26/24	3	3.00	1,356.0	\$1,600,000	\$1,180
Averages				1,726	\$1,383,142	\$817

Sold Property Analysis

Averages

108.26%

Homes sold for an average of 108.26% of their list price.

21

Days on market

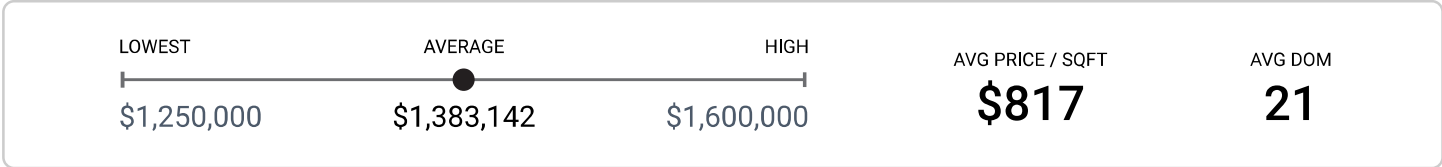
It took an average of 21 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
5657 Allott Avenue	\$1,100,000	\$1,250,000	113.64%	4	\$752
13641 Erwin Street	\$1,399,000	\$1,275,000	91.14%	52	\$639
6501 Matilija Avenue	\$999,000	\$1,286,000	128.73%	7	\$770
5643 Mammoth Avenue	\$1,325,000	\$1,325,000	100.00%	-	\$692
5954 Nagle Avenue	\$1,087,000	\$1,351,000	124.29%	9	\$825
5844 Ranchito Avenue	\$1,595,000	\$1,595,000	100.00%	16	\$863
6249 Longridge Avenue	\$1,599,000	\$1,600,000	100.06%	39	\$1,180
Averages	\$1,300,571	\$1,383,143	108.26%	21	\$817

Comparable Property Statistics

S 7 Sold Listings



5657 Allott Avenue Valley Glen, CA 91401

MLS #SR24073572

\$1,250,000

CLOSED 5/20/24

3 Beds 2.00 Baths

1,662.0 Sq. Ft. (\$752 / sqft)

Year Built 1953

Days on market: 4



Details

Prop Type: Single Family Residence

County: Los Angeles

Area: VG - Valley Glen

Style: Traditional

Full baths: 2.0

Acres: 0.1391

Lot Size (sqft): 6,060

Garages: 2

List date: 4/12/24

Sold date: 5/20/24

Off-market date: 4/17/24

Updated: May 20, 2024 5:45 AM

List Price: \$1,100,000

Orig list price: \$1,100,000

School District: Los Angeles Unified

Features

Association Y N: No

Attached Garage Y/N: Y

Community Features: Valley

Contract Status Change

Date: 2024-05-20T00:00:00

Cooling: Central Air

Elevation Units: Feet

Flooring: Wood

Heating: Central

Interior Features: Crown Molding, Pantry, Wainscoting

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash To New Loan, Conventional

Lot Features: Corner Lot, Landscaped

Main Level Bedrooms: 1

Number Of Units In Community: 1

Parking Total: 2

Patio And Porch Features: Patio

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Room Type: Art Studio, Bonus Room, Exercise Room, Kitchen, Main Floor Bedroom, Office, See Remarks, Walk-In Closet

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: None

Special Listing Conditions: Standard

View: None

Water Source: Public

Year Built Source: Assessor

Zoning: LAR1

Remarks

Welcome to an oasis of comfort and creativity! Nestled on a corner lot, this gated and private 3-bedroom home offers the perfect blend of tranquility and convenience.

As you enter through the front gate, you're greeted by lush landscaping and several inviting patio areas, setting the stage for relaxation and outdoor enjoyment.

Step inside to discover a warm and inviting interior featuring vaulted wood-beamed ceilings and a charming brick fireplace, creating a cozy atmosphere perfect for gatherings or quiet evenings at home.

The kitchen boasts custom maple cabinetry, ample counter space, and a delightful breakfast nook, making it a chef's dream come true.

With one bedroom and a bathroom conveniently located downstairs, and an upstairs bedroom featuring a large walk-in closet and recently remodeled bathroom, this home offers both comfort and practicality.

Hardwood floors, plantation shutters, crown molding, and wainscoting add timeless elegance and character throughout the home.

Outside, the front yard includes a tranquil coy pond, adding to the serenity of the surroundings.

Convenience is key with an attached two-car garage featuring built-in storage, while the ideal location puts you close to movie studios, restaurants, shopping, and transportation options.

Don't miss out on this hidden gem - it's a rare find that offers the perfect combination of luxury, functionality, and charm.

Courtesy of Coldwell Banker Realty

Information is deemed reliable but not guaranteed.

5657 Allott Avenue

Valley Glen, CA 91401

MLS #SR24073572

\$1,250,000

3 Beds 2.00 Baths
Year Built 1953

1,662.0 Sq. Ft. (\$752 / sqft)
Days on market: 4

CLOSED 5/20/24



13641 Erwin Street Van Nuys, CA 91401

MLS #224002849

\$1,275,000

CLOSED 10/8/24

4 Beds 2.00 Baths

Year Built 1936

1,994.0 Sq. Ft. (\$639 / sqft)

Days on market: 52



Details

Prop Type: Single Family Residence

County: Los Angeles

Area: VN - Van Nuys

Full baths: 2.0

Acres: 0.3511

Lot Size (sqft): 15,294

Garages: 2

List date: 7/11/24

Sold date: 10/8/24

Off-market date: 10/8/24

Updated: Oct 8, 2024 12:49 PM

List Price: \$1,299,000

Orig list price: \$1,399,000

School District: Los Angeles Unified

Features

Association Y N: No

Attached Garage Y/N: N

Contract Status Change Date: 2024-10-08T00:00:00

Cooling: Central Air

Flooring: Carpet, Wood

Heating: Central

Levels: One

Listing Terms: Conventional, Cash To New Loan, Cash

Parking Total: 2

Pool Private Y N: No

Property Attached Yes/No: No

Senior Community Yes/No: No

Sewer: Public Sewer

Special Listing Conditions: Standard

Year Built Source: Assessor

Zoning: LCA22*

Remarks

PRICED TO SELL! Fantastic Investor or Income generating Opportunity! Privately Gated Mini Compound in Valley Glen pocket, Sherman Oaks adjacent. DUPLEX with TWO ADDRESSES: 13641 and 13643 Erwin Street. TWO SINGLE FAMILY HOMES detached on a huge flat 15,300 sq ft lot. Live in one while restoring the main house and add an ADU. Unique property with tons of charm & character featuring Main House 2+1 (1234 sq ft) and REMODELED Second House 2+1 (760

sq ft) with kitchen and bathroom. Old barn in rear yard with plumbing can be torn down to create space for an large ADU. Main home features front porch, wide planked mahogany floors, wood beamed ceilings in step down living room, fireplace and bay window overlooking private enclosed front yard. Dining room leads to Kitchen with cozy breakfast nook. Indoor laundry room off kitchen. Covered patio in rear yard is a great space to create an enclosed area for GYM or home office. 2 car detached garage newly rebuilt in 2007 with patio can be converted to a Studio unit. Rare opportunity to purchase a huge lot for DEVELOPMENT or multifamily living with endless possibilities!

Courtesy of Christie's International Real Estate Southern California
Information is deemed reliable but not guaranteed.