



MLS Beds	MLS Full Baths	Half Baths	MLS List Price	Sale Date
2	1	N/A	\$1,000,000	N/A
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
1,036	6,402	1937	SFR	

OWNER INFORMATION

Owner Name	Johnston Glen R	Tax Billing Zip	91505
Owner Name 2	Johnston Chris E	Tax Billing Zip+4	1612
Mail Owner Name	Glen R & Chris E Johnston	Owner Vesting	Deceased
Tax Billing Address	1736 N Niagara St	Owner Occupied	Yes
Tax Billing City & State	Burbank, CA		

COMMUNITY INSIGHTS

Median Home Value	\$1,060,647	School District	BURBANK UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	57 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	33 / 100	Walkable Score	88 / 100
Total Incidents (1 yr)	105	Q1 Home Price Forecast	\$1,097,870
Standardized Test Rank	70 / 100	Last 2 Yr Home Appreciation	16%

LOCATION INFORMATION

Zip Code	91505	Comm College District Code	Los Angeles City
Carrier Route	C003	Census Tract	3110.00
Zoning	BUR1YY	Topography	Rolling/Hilly
Tract Number	5255	Within 250 Feet of Multiple Flood Zone	No
School District	Burbank		

TAX INFORMATION

APN	2463-024-008	Lot	59
% Improved	31%	Water Tax Dist	Southern California
Tax Area	2530		
Legal Description	TRACT # 5255 LOT 59		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$502,401	\$67,159	\$65,843
Assessed Value - Land	\$349,135	\$42,010	\$41,187
Assessed Value - Improved	\$153,266	\$25,149	\$24,656
YOY Assessed Change (\$)	\$435,242	\$1,316	
YOY Assessed Change (%)	648.08%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$933		
2022	\$943	\$10	1.04%
2023	\$5,788	\$4,845	514.02%
Special Assessment	Tax Amount		
Safe Clean Water83	\$92.51		
Flood Control 62	\$27.78		
Laco Vectr Cntrl80	\$19.27		
Rposd Measure A 83	\$18.75		
Mwd Standby #5 86	\$14.20		
Trauma/Emerg Srv86	\$51.80		

CHARACTERISTICS			
County Land Use	Single Family Resid	Fireplaces	1
Universal Land Use	SFR	Sewer	Type Unknown
Lot Frontage	50	Heat Type	Heated
Lot Depth	128	Garage Type	Parking Avail
Lot Acres	0.147	Parking Type	On Site
Lot Area	6,402	Parking Spaces	Tax: 2 MLS: 1
Style	Conventional	Roof Material	Composition Shingle
Building Sq Ft	1,036	Roof Shape	Gable
Stories	1	Interior Wall	Plaster
Total Units	1	Exterior	Stucco
Total Rooms	5	Floor Cover	Hardwood
Bedrooms	2	Foundation	Raised
Total Baths	1	Year Built	1937
MLS Total Baths	1	Effective Year Built	1937
Full Baths	1	Other Impvs	Fence
Dining Rooms	1	Building Type	Type Unknown
Other Rooms	Dining Room	# of Buildings	1

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

ESTIMATED VALUE			
RealAVM™	\$828,100	Confidence Score	72
RealAVM™ Range	\$724,200 - \$932,100	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	4219	Cap Rate	3.8%
Estimated Value High	5084	Forecast Standard Deviation (FSD)	0.21
Estimated Value Low	3354		

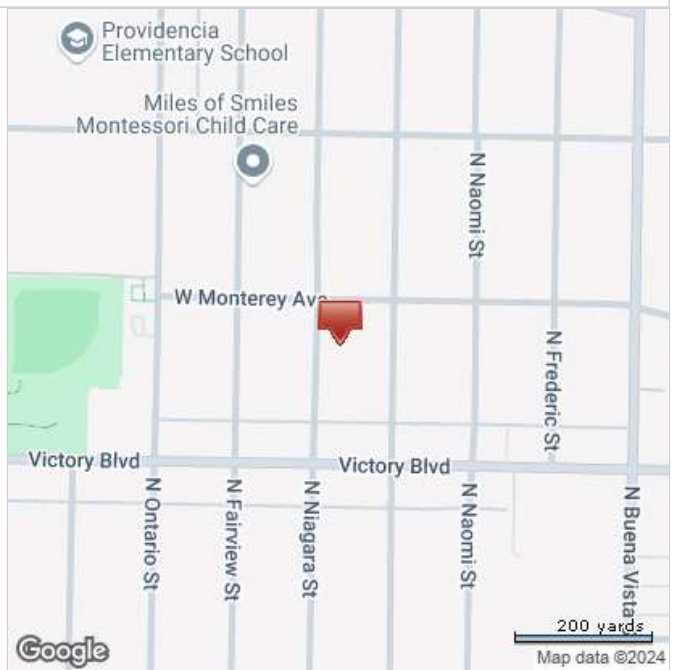
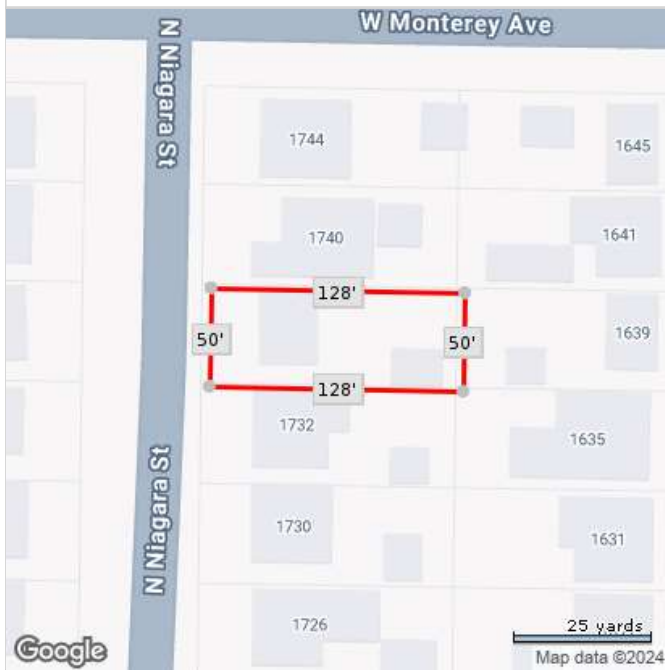
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(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	OC24205727	MLS Current List Price	\$1,000,000
MLS Status	Active	MLS Original List Price	\$1,000,000
MLS Source	CRM	MLS Listing Agent	Sdesaros-Roshni Desai
MLS Area	610 - BURBANK	MLS Listing Broker	TRIDENT HOME & COMMERCIAL RLTY
MLS Status Change Date	10/05/2024		

LAST MARKET SALE & SALES HISTORY			
Owner Name	Johnston Glen R	Owner Name 2	Johnston Chris E
Recording Date		02/27/1989	
Sale Date		02/1989	
Nominal		Y	
Buyer Name		Johnston Glen R & Johnston Chr	
Seller Name		Johnston Chris R	
Document Number		302501	
Document Type		Quit Claim Deed	

PROPERTY MAP



*Lot Dimensions are Estimated

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
1520 N Lima Street	8/20/24	2	2.00	1,254.0	\$1,390,000	\$1,108
1701 N Frederic Street	10/2/24	3	2.00	1,466.0	\$1,230,000	\$839
1841 N Maple Street	5/30/24	3	2.00	1,531.0	\$1,290,000	\$843
1501 N Catalina Street	3/26/24	2	2.00	1,233.0	\$1,225,000	\$994
Averages				1,371	\$1,283,750	\$946

Sold Property Analysis

Averages

106.58%

Homes sold for an average of 106.58% of their list price.

10 Days on market

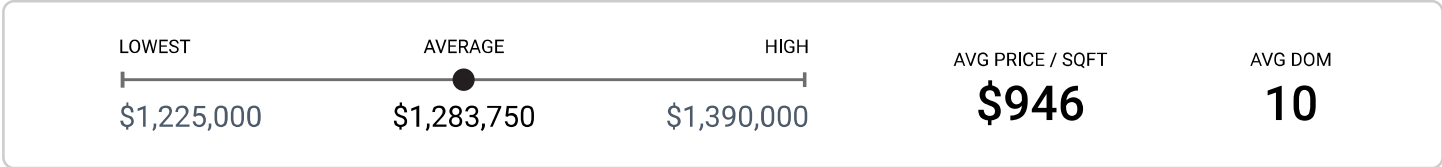
It took an average of 10 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
1520 N Lima Street	\$1,395,000	\$1,390,000	99.64%	9	\$1,108
1701 N Frederic Street	\$1,250,000	\$1,230,000	98.40%	10	\$839
1841 N Maple Street	\$1,199,000	\$1,290,000	107.59%	10	\$843
1501 N Catalina Street	\$1,015,000	\$1,225,000	120.69%	11	\$994
Averages	\$1,214,750	\$1,283,750	106.58%	10	\$946

Comparable Property Statistics

S 4 Sold Listings



1520 N Lima Street Burbank, CA 91505

MLS #24412379

\$1,390,000

CLOSED 8/20/24

2 Beds 2.00 Baths

1,254.0 Sq. Ft. (\$1,108 / sqft)

Year Built 1940

Days on market: 9



Details

Prop Type: Single Family Residence

County: Los Angeles

Area: 610 - Burbank

Style: Traditional

Full baths: 2.0

Acres: 0.1535

Lot Dim: 50x137

Lot Size (sqft): 6,687

Garages: 1

List date: 7/9/24

Sold date: 8/20/24

Off-market date: 7/18/24

Updated: Aug 20, 2024 5:30 AM

List Price: \$1,395,000

Orig list price: \$1,395,000

School District: Burbank Unified

Features

Association Y N: No

Attached Garage Y/N: Y

Construction Materials: Stucco

Contract Status Change Date: 2024-08-20T00:00:00

Cooling: Central Air

Exterior Features: Rain Gutters

Flooring: Tile, Wood

Foundation Details: Raised

Heating: Central

Interior Features: Storage, Open Floorplan, Recessed Lighting

Levels: One

Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Yard

Parking Total: 3

Patio And Porch Features: Concrete

Pool Features: Heated, In Ground

Possession: Close Of Escrow

Property Condition: Updated/Remodeled

Roof: Composition, Shingle

Bathroom Features: Vanity area, Low Flow Toilet(s), Remodeled

Kitchen Features: Stone Counters, Remodeled Kitchen

Room Type: Sun, Primary Bathroom, Living Room

Senior Community Yes/No: No

Sewer: Other

Spa Features: None

Special Listing Conditions: Standard

View: Pool

Virtual Tour: [View](#)

Water Source: Public

Year Built Source: Assessor

Zoning: BUR1YY

Remarks

Updated Modern Black & White Beauty! Flexible 2 bed and 2 bath open plan features sophisticated black & white palette with hardwood floors, double-size living room, wood-burning fireplace, huge dining room with crown molding, bonus family/sun room and remodeled kitchen and baths. The kitchen's black & white quartz countertops anchor white cabinetry, a sexy red Italian Bertazzoni range, stainless steel appliances, farm sink, breakfast nook in front of bay window and doggy door! Main suite offers a generous built-in wardrobe and chic noir bath with black freestanding tub / shower and subway tile, double quartz vanity with sleek black faucets. 2nd bedroom is spacious with morning sun overlooking the backyard. 2nd bath has step-in shower with white subway tile and black accents. Spacious family/sun room with French doors leads to heated pool, poolside dining, roses and lawn surrounded by privacy hedges. Updated with new HVAC. Finished garage / lounge is additional sq ft and includes built-in storage. Walking distance to top elementary school, Chandler Bike Path and Burbank Blvd restaurants and stores! Located in the heart of Burbank, close to studios, airport and Magnolia Park!

Courtesy of Compass

Information is deemed reliable but not guaranteed.

1520 N Lima Street

Burbank, CA 91505

MLS #24412379

\$1,390,000

CLOSED 8/20/24

2 Beds 2.00 Baths

Year Built 1940

1,254.0 Sq. Ft. (\$1,108 / sqft)

Days on market: 9



1701 N Frederic Street Burbank, CA 91505

MLS #BB24166867

\$1,230,000

CLOSED 10/2/24

3 Beds 2.00 Baths

Year Built 1941

1,466.0 Sq. Ft. (\$839 / sqft)

Days on market: 10



Details

Prop Type: Single Family Residence

County: Los Angeles

Area: 610 - Burbank

Style: Traditional

Full baths: 2.0

Acres: 0.1435

Lot Size (sqft): 6,251

Garages: 2

List date: 8/12/24

Sold date: 10/2/24

Off-market date: 8/23/24

Updated: Oct 2, 2024 7:17 AM

List Price: \$1,250,000

Orig list price: \$1,250,000

School District: Burbank Unified

Features

Association Y N: No

Attached Garage Y/N: N

Community Features: Suburban

Contract Status Change Date: 2024-10-02T00:00:00

Cooling: Central Air

Elevation Units: Feet

Flooring: Carpet, Tile, Wood

Heating: Central

Land Fee/Land Lease: Fee

Levels: One

Listing Terms: Cash, Cash To New Loan

Lot Features: Corner Lot, Front Yard

Main Level Bedrooms: 3

Parking Total: 2

Patio And Porch Features: Covered, Patio, Porch

Pool Features: None

Pool Private Y N: No

Property Attached Yes/No: No

Roof: Composition

Bathroom Features: Bathtub, Shower

Kitchen Features: Tile Counters

Room Type: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite

Security Features: Security System

Senior Community Yes/No: No

Sewer: Public Sewer, Sewer Paid

Spa Features: None

Special Listing Conditions: Standard

View: None

Virtual Tour: [View](#)

Water Source: Public

Year Built Source: Assessor

Zoning: BUR1*

Remarks

Discover this enchanting traditional home, built in 1941, that perfectly combines timeless appeal with modern enhancements. With 3 bedrooms, 2 baths, and 1,466 square feet of thoughtfully designed living space, this residence is an ideal blend of classic charm and contemporary convenience.

Step inside to admire the gleaming hardwood floors, which extend throughout the living areas, bathed in natural light from the numerous windows. A cozy fireplace creates a warm ambiance in the living room, perfect for gathering with family and friends. The kitchen is both functional and stylish, boasting classic tile countertops and newer appliances. The covered patio offers a peaceful spot for enjoying your morning coffee or relaxing in the evening.

The primary bedroom is a tranquil retreat, featuring two walk-in closets and sliding doors that lead to the serene backyard. The updated en-suite bathroom includes modern fixtures for a touch of luxury. This home also offers a versatile bonus room, ideal for use as a home office, playroom, or guest space. The bonus room with a half bath is attached to the garage, providing extra space for creative pursuits or guest accommodations. Practical upgrades include a D-Liming Water System, 100% drip irrigation, well insulated, an earthquake retrofit for added peace of mind, a four ton commercial AC unit that keeps you cool even on the hottest summer days, and a new roof that will be installed. The 2-car garage provides ample storage and parking space.

For your security, the home is equipped with a contracted security system that includes Burbank Police response.

Dont miss the opportunity to own this lovely home, offering the perfect balance of traditional design, modern updates, and enhanced security.

Courtesy of Keller Williams Real Estate Services
Information is deemed reliable but not guaranteed.