

Property Detail Report

3738 Gundry Ave, Long Beach, CA 90807-4212

APN: 7147-001-009

Los Angeles County Data as of: 10/14/2022

Owner Information

Owner Name:	Memarian Ashkan / Memarian Brandy	Occupancy:	Owner Occupied
Vesting:	Husband And Wife / Joint Tenant		
Mailing Address:	3738 Gundry Ave, Long Beach, CA 90807-4212		

Location Information

Legal Description:	Tract No 5875 Lots 15 And Lot/Sec 16 Blk/Div/Twn 3	County:	Los Angeles, CA
APN:	7147-001-009	Alternate APN:	Census Tract / Block: 572001 / 3000
Munic / Twtnshp:	South /Calif. Heights	Twtnshp-Rng-Sec:	Legal Lot / Block: 15 / 3
Subdivision:	5875	Tract #:	Legal Book / Page: 61 / 98
Neighborhood:	The Harbor	School District:	Long Beach Unified School District
Elementary School:	Longfellow Element...	Middle School:	Hughes Middle Scho...
Latitude:	33.82554	Longitude:	-118.17383
		High School:	Polytechnic High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	06/09/2021 / 07/07/2021	Price:	\$883,000	Transfer Doc #:	2021.1054455
Buyer Name:	Memarian Ashkan / Memarian Brandy	Seller Name:	Booth Mark G Jodi Lynn	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	06/09/2021 / 07/07/2021	Sale Price / Type:	\$883,000 /	Deed Type:	Grant Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$712	New Construction:	
1st Mtg Amt / Type:	\$683,000 / Conventional	1st Mtg Rate / Type:		1st Mtg Doc #:	2021.1054456
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2021.1054455
Seller Name:	Booth Mark G Jodi Lynn			Title Company:	Fidelity National...
Lender:	Homebridge Financial Services				

Prior Sale Information

Sale / Rec Date:	04/28/2017 / 05/19/2017	Sale Price / Type:	\$640,000 / Full Value	Prior Deed Type:	Grant Deed
1st Mtg Amt / Type:	\$512,000 / Conventional	1st Mtg Rate / Type:		Prior Sale Doc #:	2017.557094
Prior Lender:	Stearns Lndg				

Property Characteristics


Gross Living Area:	1,241 Sq. Ft.	Total Rooms:	5	Year Built / Eff:	1939 / 1939
Living Area:	1,241 Sq. Ft.	Bedrooms:	2	Stories:	1
Total Adj. Area:		Baths (F / H):	1 /	Parking Type:	On Site
Above Grade:	1,241 Sq. Ft.	Pool:		Garage #:	1
Basement Area:		Fireplace:		Garage Area:	
Style:	Conventional	Cooling:		Porch Type:	
Foundation:		Heating:	Floor/Wall Furnace	Patio Type:	
Quality:	Good	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	SFR	Lot Area:	6,339 Sq. Ft.	Zoning:	LBR1N
State Use:		Lot Width / Depth:	50 / 128	# of Buildings:	1
County Use:	0100 - Single Family Residence	Usable Lot:	6339	Res / Comm Units:	1 /
Site Influence:		Acres:	0.146	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06037C1960F	Flood Map Date:	09/26/2008
Community Name:	City Of Long Beach	Flood Panel #:	1960F	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$883,000	Market Total Value:	
Tax Year:	2022	Land Value:	\$706,400	Market Land Value:	
Tax Area:	05-500	Improvement Value:	\$176,600	Market Imprv Value:	
Property Tax:	\$10,889.37	Improved %:	20%	Market Imprv %:	
Exemption:		Delinquent Year:			

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Situs Address: **3738 GUNDRY AVE**
LONG BEACH, CA 90807

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Assessor Parcel Number: **7147001009**
Legal Description: **TRACT NO 5875 LOTS 15 AND LOT 16 BLK 3**

Owner: **MEMARIAN,ASHKAN AND BRANDY AND**

Last Record Date: **20210707**
Oldest Year Built: **1939**

Mailing Address: **3738 GUNDRY AVE**
LONG BEACH, CA 90807-4212

Number of Dwelling Units: **1**
Zoning Classification: **R-1-N**
PD Subarea:
Zoning Overlay:
PD-29 Subzone:
General Plan District: **100**
General Plan Description: **FCN / 2 ST**

PD30 Height:
PD30 Setbacks:
PD30 Setback Distance:
PD30 Neighborhood Overlay:
Special Setbacks: **25**
Setback Conditions:
Historic District: **California Heights**
Historic Landmark:
Parking Impacted Area:

Coastal Zone:
Redevelopment Area:
Fence Height Limit:

Homeowners Association:
Interim Ordinance:
Within Harbor District:
Within Liquefaction:
Oil Operating Area:
Special Restriction Area:

Within Special Flood Hazard Zone: **N**
Zoning Classification: **X**
Base Flood Elev:
FEMA Document: **STUDY5**
Effective Date: **9/25/2008**
Outcome Description: **N/A**
FEMA Case No: **N/A**

Earthquake Zone:
Within Airport Property:
Within CDBG:
Within Enterprise Zone:
Redevelopment Area:
NIS Area:
Within Site Inventory:
Within Methane Gas Mitigation Zone:

Census Tract: **572001**
Census Block: **3000**

Council District: **5**
Council Representative: **STACY MUNGO**

Bldg Insp Comm1 District: **NORTH**
Bldg Insp Res District: **6**
Bldg Insp Elec District: **WEST**
Community CE Area:
CE Housing Action Plan:
CE Corridor Description:
CE Corridor Phase:
CE Corridor Name:
CE Other Proactive Area Name:
CE Division Name: **NORTH**

Fire Code Enforce District: **FCE 3**
Fire New Constr District: **FNC 3**
Fire Res Insp District: **FRI 3**
Health Housing Program Quadrant: **NORTH**
Health Hazmat CUPA District: **41**

Bus Lic Inspector Area: **30**
Within Lotmerge Area: **Y**
Health Food Program District: **2**

Premise

Customer Name: MEMARIAN,BRANDY V
Premise Address: 3738 GUNDRY AVE
Premise Type: SFD
Premise City: LONG BEACH
Premise Zip: 90807-4212
Gas Service: Active
Gas Service Start Date: 6/17/2021
Gas Service End Date:
Gas Number of Units:
Water Service: Active
Water Service Start Date: 6/17/2021
Water Service End Date:
Water Number of Units:
Refuse Service: Active
Refuse Service Start Date: 6/17/2021
Refuse Service End Date:
Sewer Service: Active
Sewer Service Start Date: 6/17/2021
Sewer Service End Date:
Account Id: 5671521756
Premise Id: 6188800592
DBA Name:
Co-Name:
Co-Name Type:
Mailing Address:
Mailing Zip:
Phone 1:
Phone Type 1:
Phone 2: (951) 285-8446
Phone Type 2: HOME
Phone 3: (951) 285-8446
Phone Type 3: CELL
E-Mail Address: brandyval75@gmail.com
Employer: HOMEMAKER
Council District: 05

Customer Comments

1/13/2022 5:19:22 PM:
12/9/2021 5:18:56 PM:
10/14/2021 11:53:06 AM:

10/14/2021 11:37:45 AM:

10/14/2021 11:30:30 AM:

9/10/2021 5:23:28 PM:

8/16/2021 4:07:41 PM: Composter requested by Brandy, SSN provided -- 3738 Gundry Ave

6/18/2021 3:21:41 PM:

6/17/2021 12:34:47 PM: EMAILED PROOF OF RESIDENCY TO 'BRANDYVAL75@GMAIL.COM'

6/16/2021 5:07:08 PM:

6/16/2021 2:52:39 PM: BRANDY MEMARIAN, NEW CST, START SVC AT 3738 GUNDRY AVE EFF 6/17, ADV DEP AND SVC EST FEE, REQ LOR BC NEEDS TO ENROLL CHILD IN SCHOOL, SYS NEEDS LTTR ASAP, ADV WILL GENERATE LTTR AND CAN CB TOMORROW, IF LTTR IS READY CAN BE EMAILED TO HER