

# Property Detail Report

6406 Long Beach Blvd, Long Beach, CA 90805-2132

APN: 7305-004-023

Los Angeles County Data as of: 02/26/2020

## Owner Information

Owner Name: Stewart Trust / Stewart James & Yvonne Trs  
Vesting:  
Mailing Address: 2930 Gale Ave, Long Beach, CA 90810-2855  
Occupancy: Absentee Owner

## Location Information

Legal Description: Tract # 8201 Lot 7 Blk 9  
APN: 7305-004-023  
Munic / Twnshp: South /Carson South  
Subdivision: 8201  
Neighborhood: North Long Beach  
Elementary School: Powell Academy For...  
Latitude: 33.87074  
County: Los Angeles, CA  
Census Tract / Block: 570402 / 1019  
Legal Lot / Block: 7 / 9  
Legal Book / Page: 94 / 39  
Tract #: 8201  
School District: Long Beach Unified School District  
Middle School: Powell Academy For...  
High School: Jordan High School  
Longitude: -118.20133

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 05/26/1995 / 06/02/1995  
Buyer Name: Stewart, James L & Yvonne E Trust  
Price:  
Seller Name: Stewart, J L  
Transfer Doc #: 1995.882034  
Deed Type: Quitclaim

## Last Market Sale

Sale / Rec Date: / 05/10/1984  
Multi / Split Sale:  
1st Mtg Amt / Type:  
2nd Mtg Amt / Type:  
Seller Name: Owner Name Unavailable  
Lender:  
Sale Price / Type:  
Price / Sq. Ft.:  
1st Mtg Rate / Type:  
2nd Mtg Rate / Type:  
Deed Type: Deed  
New Construction:  
1st Mtg Doc #: N/A  
Sale Doc #: 1984.565309  
Title Company:

## Prior Sale Information

Sale / Rec Date: / 05/10/1984  
1st Mtg Amt / Type:  
Prior Lender:  
Sale Price / Type:  
1st Mtg Rate / Type:  
Prior Deed Type: Deed  
Prior Sale Doc #: 1984.565309

## Property Characteristics

Gross Living Area: 714 Sq. Ft.  
Living Area: 714 Sq. Ft.  
Total Adj. Area:  
Above Grade: 714  
Basement Area:  
Style:  
Foundation:  
Quality: Average  
Condition:  
Total Rooms: 0  
Bedrooms:  
Baths (F / H):  
Pool:  
Fireplace:  
Cooling: Central  
Heating:  
Exterior Wall:  
Construction Type: Wood  
Year Built / Eff: 1930 / 1930  
Stories: 1  
Parking Type:  
Garage #:  
Garage Area:  
Porch Type:  
Patio Type:  
Roof Type:  
Roof Material:

## Site Information

Land Use: Stores & Residential  
State Use:  
County Use: 1210 - Store & Resid  
Site Influence:  
Flood Zone Code: X  
Community Name: City Of Long Beach  
Lot Area: 2,916 Sq. Ft.  
Lot Width / Depth:  
Usable Lot: 2916  
Acres: 0.07  
Flood Map #: 06037C1955F  
Flood Panel #: 1955F  
Zoning: LBCCA  
# of Buildings: 1  
Res / Comm Units:  
Water / Sewer Type:  
Flood Map Date: 09/26/2008  
Inside SFHA: False

## Tax Information

Assessed Year: 2019  
Tax Year: 2019  
Tax Area: 05-492  
Property Tax: \$1,892.81  
Exemption:  
Assessed Value: \$120,680  
Land Value: \$77,984  
Improvement Value: \$42,696  
Improved %: 35.38%  
Delinquent Year: 2018  
Market Total Value:  
Market Land Value:  
Market Imprv Value:  
Market Imprv %:

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**Premise**

Customer Name: GRANT, TRAVON  
Premise Address: 6406 LONG BEACH BLVD  
Premise Type: COMBO  
Premise City: LONG BEACH  
Premise Zip: 90805-2132  
Gas Service: Active  
Gas Service Start Date: 2/13/2018  
Gas Service End Date:  
Gas Number of Units:  
Water Service: Active  
Water Service Start Date: 2/13/2018  
Water Service End Date:  
Water Number of Units:  
Refuse Service: Active  
Refuse Service Start Date: 2/13/2018  
Refuse Service End Date:  
Sewer Service: Active  
Sewer Service Start Date: 2/13/2018  
Sewer Service End Date:  
Account Id: 7654055072  
Premise Id: 1782210447  
DBA Name:  
Co-Name:  
Co-Name Type:  
Mailing Address:  
Mailing Zip:  
Phone 1: (562) 980-2740  
Phone Type 1: CELL  
Phone 2:  
Phone Type 2:  
Phone 3:  
Phone Type 3:  
E-Mail Address: pro4224007@aol.com  
Employer:  
Council District: 09

**Customer Comments**

3/2/2020 5:29:51 PM:  
1/2/2020 10:25:17 AM: SHUT OFF NOTICE RTN UNDELIVERABLE TO 6406 LONG BEACH BLVD LONG BEACH CA 90805-2132

12/6/2019 5:24:11 PM:  
10/28/2019 10:11:14 AM: 6406 LONG BEACH BLVD -- STOLEN 1/100 FELL IN HOPPER  
7/12/2019 5:28:12 PM:  
5/29/2019 8:01:35 AM: SHUT OFF NOTICE RTN UNDELIVERABLE TO 6406 LONG BEACH BLVD LONG BEACH CA 90805-2132  
5/13/2019 5:32:03 PM:  
4/12/2019 5:28:07 PM:  
3/12/2019 5:25:19 PM:  
12/24/2018 10:48:59 AM: PROPOSED REFUSE RATE INCREASE LETTER RTN UNDELIVERABLE TO 6406 LONG BEACH BLVD LONG BEACH CA 90805-2132  
9/26/2018 2:16:48 PM:  
8/21/2018 4:17:41 PM: SHUT OFF NOTICE RTN UNDELIVERABLE TO 6406 LONG BEACH BLVD LONG BEACH CA 90805-2132  
8/13/2018 11:56:18 PM:  
8/10/2018 5:24:13 PM:  
6/25/2018 7:46:59 PM:  
6/4/2018 9:37:19 AM: Travon decided against SPU(Fridge. Date too far, 6/25/18), advised of illegal dumping citing--6406 Long Beach Blvd  
5/31/2018 2:35:10 PM: SHUT OFF NOTICE RTN UNDELIVERABLE TO 6406 LONG BEACH BLVD LONG BEACH CA 90805-2132  
5/28/2018 10:11:57 AM:  
5/11/2018 5:23:52 PM:  
5/10/2018 12:22:25 PM:  
4/17/2018 10:04:49 AM:  
4/17/2018 10:00:50 AM:  
4/13/2018 5:24:55 PM:  
4/13/2018 10:36:59 AM: TRAVON VER SSN, SYS HAVEN'T RECV'D BILL, SYS POST MAIL TAKING MAIL AND RETURNING IT, WANTED TO SEE BILL // CUR BAL 296.20 // EMAIL PRO4224007@AOL.COM, SENT RECENT BILLING AND BROKW DOWN PYMNT // ADV CST MIN 225.78 VIA IVR WSS OR NOFC // PYMNT LOCA 3-5 BUS DYS