


MULTIPLE BUILDING PROPERTY SUMMARY

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$5,350,050	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	31,302	21,442	1977	TV FAC	

OWNER INFORMATION

Owner Name	American Academy Of Dramatic	Tax Billing City & State	Los Angeles, CA
Owner Name 2	Arts	Tax Billing Zip	90028
Mail Owner Name	American Academy Of Dramatic	Tax Billing Zip+4	7504
Tax Billing Address	1336 N La Brea Ave	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	\$1,472,156	School District	LOS ANGELES UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	1 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	5 / 100	Walkable Score	91 / 100
Total Incidents (1 yr)	193	Q1 Home Price Forecast	\$1,517,249
Standardized Test Rank	36 / 100	Last 2 Yr Home Appreciation	12%

LOCATION INFORMATION

Zip Code	90028	Comm College District Code	Los Angeles City
Carrier Route	C025	Census Tract	1901.02
Zoning	LAC2	Topography	Rolling/Hilly
School District	Los Angeles	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	5548-022-058	Lot	7
% Improved	29%	Water Tax Dist	Southern California
Tax Area	200		
Legal Description	TR=HOLLYWOOD SQUARE (EX OF ST) LOTS 5, 6 AND LOT 7		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$2,433,101	\$2,425,395	\$2,338,623
Assessed Value - Land	\$1,728,439	\$1,694,549	\$1,661,323
Assessed Value - Improved	\$704,662	\$730,846	\$677,300
YOY Assessed Change (\$)	\$7,706	\$86,772	
YOY Assessed Change (%)	0.32%	3.71%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,162		
2022	\$2,313	\$150	6.95%
2023	\$2,312	-\$1	-0.05%
Special Assessment		Tax Amount	
Safe Clean Water83		\$469.42	
Flood Control 62		\$181.18	
Lacity Park Dist21		\$161.87	
La Stormwater 21		\$144.44	
City Lt Maint 21		\$367.39	
Trauma/Emerg Srv86		\$973.35	
Lawestmosqab31		\$13.95	
Total Of Special Assessments		\$2,311.60	

CHARACTERISTICS

County Land Use	Movie/Radio/Tv	Building Sq Ft	31,302
Universal Land Use	TV Facility	Gross Area	31,302

Lot Acres	0.4922	Year Built	1977
Lot Area	21,442	# of Buildings	2

SELL SCORE

Value As Of	2024-05-05 04:32:15
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LAST MARKET SALE & SALES HISTORY

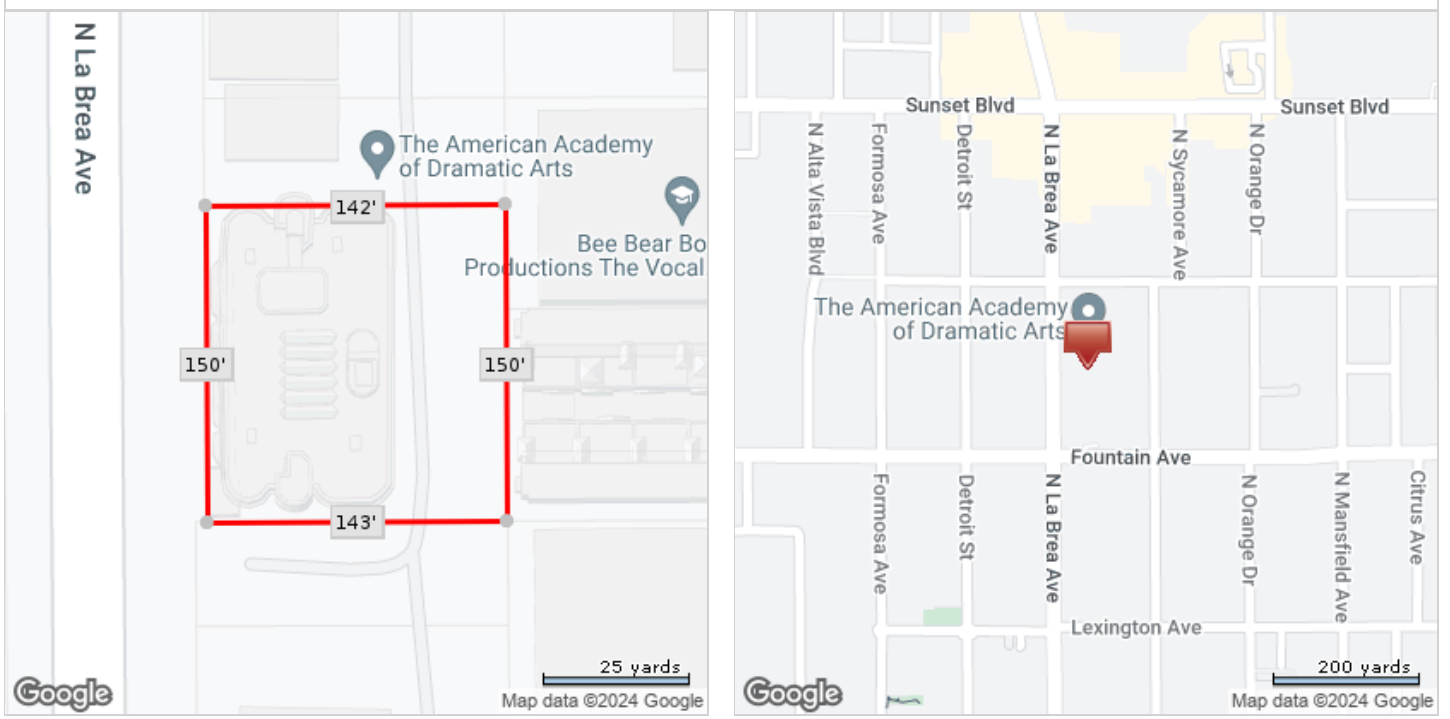
Recording Date	10/05/1999	Deed Type	Grant Deed
Sale Price	\$5,350,050	Owner Name	American Academy Of Dramatic Arts
Price Per Square Feet	\$170.92	Owner Name 2	Arts
Multi/Split Sale	Multi	Seller	Union Oil Co Of California
Document Number	1899107		

Recording Date	10/05/1999	05/08/1991	01/03/1990	04/15/1985
Sale Date		01/1990	12/1989	
Sale Price	\$5,350,050		\$17,000,000	\$719,000
Buyer Name	Amer Academy Dramatic Arts	A & M Records Inc	New Bull Inc	El Torito Restaurants
Seller Name	Union Oil Co Of California	New Bull Inc	A & M Records Inc	
Document Number	1899107	668564	9434	420900
Document Type	Grant Deed	Quit Claim Deed	Corporation Grant Deed	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	02/12/2019	04/04/2018	10/01/2015	05/02/2011
Mortgage Amount	\$34,000,000	\$4,340,000	\$13,175,000	
Mortgage Lender	Bank Of Ny Mellon	Td Bk Na	Td Bk Na	Td Bk Na
Mortgage Code	Conventional	Conventional	Conventional	

PROPERTY MAP



*Lot Dimensions are Estimated

BUILDING 1 OF 2

CHARACTERISTICS

County Land Use	Movie/Radio/Tv	Building Sq Ft	11,835
Universal Land Use	TV Facility	Gross Area	31,302
Lot Acres	0.4922	Year Built	1977
Lot Area	21,442		

BUILDING 2 OF 2

CHARACTERISTICS

County Land Use	Movie/Radio/Tv	Building Sq Ft	19,467
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Universal Land Use	TV Facility
Lot Acres	0.4922
Lot Area	21,442

Gross Area	31,302
Year Built	1976