

Leo Nordine

Land

Tue, Dec 29, 2009 09:48 AM

Ref: 1

LND **Active** [9245 Burnet Ave](#)

North Hills (NOH)

Zone: **LARA**

Price \$ **239,900***



R905219

[Media: 5](#)

Los Angeles County (LA) APNO 2656-020-019

Have **REO** land

Area **West North SFV (WNS)**

XSTS **N of Nordhoff, E of Sepulveda**

Aerial Map

View

Lot Dim **70x275**

Builder Tract **Other (OTHR)**

Pr Per--SQFT \$ **12.46**

Features **Cul-De-Sac, Curbs-Walks, Street Paved**

List Type **Exclusive Right To Sell or Lease/Full Service**

TG **501H6**

Certificate of Compliance **Unknown**

Equity **314,900**

Zip **91343 -2323**

Acres **0.44**

SQFT **19,250**

Bank owned. Beautiful 70x275 lot on quiet residential street. 19,250 sq ft, .44 acre. Zoned LARA. Approved for 5 PUD's according to old MLS, and borrower supposedly had plans and permits. Please present all offers on this one. See agent remarks \$\$.

Directions **N of Nordhoff, E of Sepulveda**

Description of Property		Infrastructure		
Dist-To Water street	Stores close	Water Dist Name	Storm Drains?	Percolate?
Schools close	Churches close	Sewer In Street	Assesmnts	Street Lights? Yes
Freeway close	Bus close	Telephone In Street	Gas On Property	Electric In Street
Phone Ser street	Sewer street			
Elect street	Gas street			
St Frntge 70				
Poss New Zn ?				
Ing/Egress				

Description of Property		Tax Information		
Fenced yes	Cond	Tax Area		Tax Rate
Cleared yes	Elev	Tax Rate Yr		
Typ Soil flat	Current Geological No	Land %		
Owner Surv?	%Usable 100%	Imprvmnts %		
Trees yes	Public Street Yes	Tract Map None	Per Prop %	
Topogpy flat	Survey Buyer Pays	Land Percent %		
		Legal Lot# 50	Blk#	Tract# 0
		Parcel#	Parcel Map#	
		Tax Year 2008	Total Property Tax \$5,662	Total Assessed Value \$464,362

Potential Use **5 PUD's**

Improvements

Distance to Beach (miles)

Listing Activity			
LP/SqFt \$12.46	Orig Price \$ 314,900	Prev Price \$ 279,900	Current Price \$239,900

Contact Information			
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MLS#: R905219 - 9245 Burnet



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