



PREPARED FOR:

PROPERTY ADDRESS

23011 Burbank Blvd
Woodland Hills, CA 91367
2041-012-024

Courtesy of:

1-800-982-4637 www.prioritytitle.biz

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Property Detail Report

23011 Burbank Blvd, Woodland Hills, CA 91367-4206

APN: 2041-012-024

Los Angeles County Data as of: 10/13/2026

Owner Information

Owner Name:	White Trust / White Grace E TR		
Vesting:			
Mailing Address:	23011 Burbank Blvd, Woodland Hills, CA 91367-4206	Occupancy:	Owner Occupied

Location Information

Legal Description:	Tract # 3558 Lot Com S 89 5940" E 155 F T From Sw Cor Of Lot 17...	County:	Los Angeles, CA
APN:	2041-012-024	Alternate APN:	
Munic / Twnshp:	North / N Woodlnd Hills	Twtnshp-Rng-Sec:	
Subdivision:	3558	Tract #:	3558
Neighborhood:	The San Fernando V...	School District:	Los Angeles Unified School District
Elementary School:	Woodlake Elementar...	Middle School:	George Ellery Hale...
Latitude:	34.17237	Longitude:	-118.62813
		High School:	El Camino Real Sen...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	/ 08/08/1991	Price:		Transfer Doc #:	1991.1242603
Buyer Name:	White, Grace E Trust	Seller Name:	Owner Name Unavailable	Deed Type:	Deed

Last Market Sale

Sale / Rec Date:	/ 08/08/1991	Sale Price / Type:		Deed Type:	Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	1991.1242603
Seller Name:	Owner Name Unavailable				
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	1,568 Sq. Ft.	Total Rooms:	6	Year Built / Eff:	1953 / 1956
Living Area:	1,568 Sq. Ft.	Bedrooms:	3	Stories:	1
Total Adj. Area:		Baths (F/3Q/H/Q):	1/0/0/0	Parking Type:	On Site
Above Grade:	1,568 Sq. Ft.	Pool:	Yes	Garage #:	1
Basement Area:		Fireplace:		Garage Area:	
Style:	Conventional	Cooling:	Central	Porch Type:	
Foundation:		Heating:	Central	Patio Type:	
Quality:	Good	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	SFR	Lot Area:	25,940 Sq. Ft.	Zoning:	LARA
State Use:		Lot Width / Depth:	90 / 288	# of Buildings:	1
County Use:	0101 - Sfr W/ Poo...	Usable Lot:	25940	Res / Comm Units:	
Site Influence:		Acres:	0.596	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06111C1020E	Flood Map Date:	01/20/2010
Community Name:	City Of Los Angeles	Flood Panel #:	1020E	Inside SFHA:	False

Tax Information

Assessed Year:	2026	Assessed Value:	\$119,784	Market Total Value:	
Tax Year:	2025	Land Value:	\$43,223	Market Land Value:	
Tax Area:	00-016	Improvement Value:	\$76,561	Market Imprv Value:	
Property Tax:	\$1,887.08	Improved %:	63.92%	Market Imprv %:	
Exemption:	Homestead	Delinquent Year:			

Sales Comparables

23011 Burbank Blvd, Woodland Hills, CA 91367-4206

APN: 2041-012-024

Los Angeles County Data as of: 10/13/2026



Subject Property

23011 Burbank Blvd, Woodland Hills, CA 91367-4206

Sale Price / Type:		Sale / Rec Date: / 08/08/1991		Sale Doc #:	1991.1242603
Year Built / Eff:	1953 / 1956	Lot Area:	25,940 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$119,784	Living Area:	1,568 Sq. Ft.	Baths	1/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:	Yes	Total Rooms:	6
Owner Name:	White Trust / White Grace E TR				
Mailing Address:	23011 Burbank Blvd, Woodland Hills, CA 91367-4206				
County:	Los Angeles	Zoning:	LARA	Stories:	1
APN:	2041-012-024	Acres:	0.60	Roof Material:	
Subdivision:	3558	Cooling:	Central	Prior Sale Price:	
Census Tct / Blk:	137000 / 1000	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:	On Site	Prior Rec Date:	
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	
		Code:			

Search Criteria

# Months Back:	12	Distance From Subject:	0.7 mi
Living Area	15.0 + / -	Land Use:	Same As Subject
Difference:			

15 Comparable Properties Found

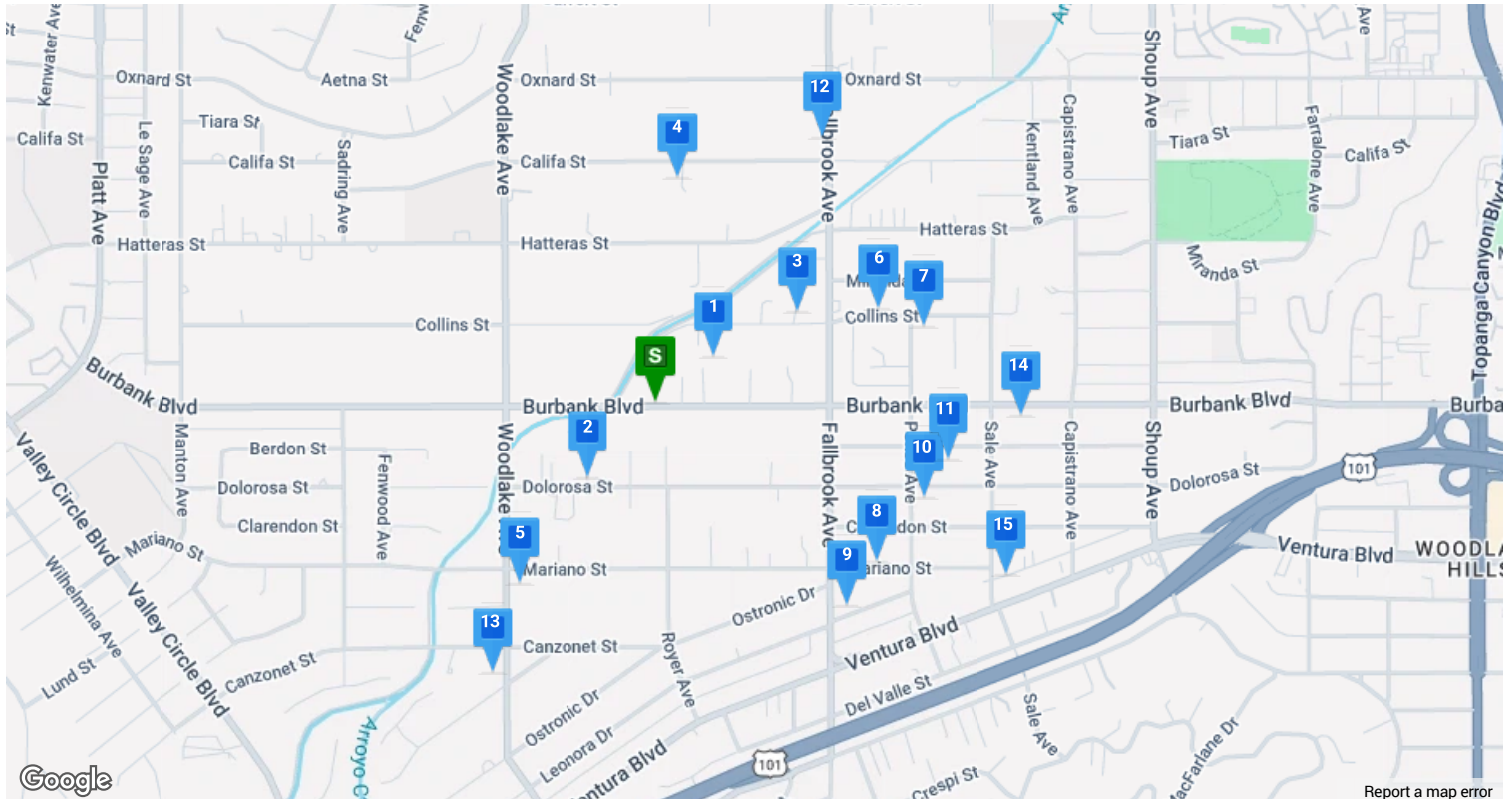
COMPARABLE PROPERTY SUMMARY				
Subject		Low	Average	High
Price		\$832,000	\$1,366,767	\$4,241,500
Living Area	1,568	1,368	1,559	1,756
Price / Sq. Ft.		\$498	\$885	\$2,835
Bedrooms	3	2	3	4
Baths	1	1	2	3
Lot Area	25,940 Sq. Ft.	6,001 Sq. Ft.	11,326 Sq. Ft.	35,999 Sq. Ft.
Stories	1	1	1.07	2
Year Built	1953	1949	1956	1979
Distance		0.10 mi	0.40 mi	0.61 mi

Sales Comparables

23011 Burbank Blvd, Woodland Hills, CA 91367-4206

APN: 2041-012-024

Los Angeles County Data as of: 10/13/2026



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.10		22930 Collins St, Woodland Hills, CA 91367-4219	07/20/2026	\$1,150,000			1,466	\$784	2 / 2	12,950	47
2	0.17		23105 Dolorosa St, Woodland Hills, CA 91367-6108	02/12/2026	\$1,550,000			1,705	\$909	3 / 2	17,952	73
3	0.25		22821 Collins St, Woodland Hills, CA 91367-4218	04/14/2026	\$4,241,500			1,496	\$2,835	2 / 1	18,709	65
4	0.33		22960 Califa St, Woodland Hills, CA 91367-4211	10/06/2025	\$2,200,000			1,549	\$1,420	2 / 2	35,999	76
5	0.36		23154 Mariano St, Woodland Hills, CA 91367-6136	06/15/2026	\$1,350,000			1,375	\$982	3 / 2	9,757	71
6	0.37		22727 Collins St, Woodland Hills, CA 91367-4435	08/12/2026	\$920,000			1,422	\$647	3 / 2	7,878	66
7	0.43		22654 Collins St, Woodland Hills, CA 91367-4402	07/30/2026	\$1,000,000			1,533	\$652	2 / 2	8,248	71

8	0.43	22727 Mariano St, Woodland Hills, CA 91367-6129	09/23/2025	\$925,000	1,590	\$582	3 / 2	6,744	71
9	0.45	5350 Fallbrook Ave, Woodland Hills, CA 91367-6111	12/15/2025	\$850,000	1,634	\$520	3 / 3	6,001	73
10	0.45	22654 Dolorosa St, Woodland Hills, CA 91367-4315	10/15/2025	\$1,024,000	1,756	\$583	4 / 2	6,486	66
11	0.46	22636 Berdon St, Woodland Hills, CA 91367-4301	12/02/2025	\$925,000	1,368	\$676	3 / 3	6,749	72
12	0.47	5921 Fallbrook Ave, Woodland Hills, CA 91367-3222	08/18/2026	\$1,110,000	1,656	\$670	3 / 3	7,815	71
13	0.50	5271 Woodlake Ave, Woodland Hills, CA 91367-6060	10/17/2025	\$1,469,000	1,754	\$838	3 / 3	8,656	77
14	0.57	22542 Burbank Blvd, Woodland Hills, CA 91367-4416	01/16/2026	\$832,000	1,670	\$498	4 / 2	6,761	74
15	0.61	5420 Sale Ave, Woodland Hills, CA 91367-4340	09/19/2025	\$955,000	1,414	\$675	3 / 1	9,191	71

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction



Comp #1 - 0.10 Miles From Subject
22930 Collins St, Woodland Hills, CA 91367-4219

Sale Price / Type: \$1,150,000 / Full Value
Sale / Rec Date: 07/20/2026 / 08/07/2026

Sale Doc #: 2026.586839

Year Built / Eff: 1979 / 1979
Assessed Value: \$545,483

Lot Area: 12,950 Sq. Ft.
Living Area: 1,466 Sq. Ft.

Bedrooms: 2
Baths: 2/0/0/0
(F/3Q/H/Q):

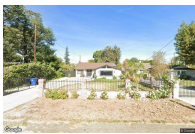
Land Use: SFR
Owner Name: 22930 Collins Street LLC
Mailing Address: 19550 Lanark St, Reseda, CA 91335-1015
County: Los Angeles
APN: 2041-014-036
Subdivision:
Census Tct / Blk: 137000 / 1000
1st Mtg / Type:
Res / Comm Units:

Pool: Yes

Zoning: LARE9
Acres: 0.30
Cooling: Central
Fireplace:
Parking Type: On Site
Flood Zone X
Code:

Total Rooms: 8

Stories: 1
Roof Material:
Prior Sale Price: \$285,000
Prior Sale Date:
Prior Rec Date: 04/04/1989
Prior Sale Doc #: 1989.514894



Comp #2 - 0.17 Miles From Subject
23105 Dolorosa St, Woodland Hills, CA 91367-6108

Sale Price / Type: \$1,550,000 / Full Value
Sale / Rec Date: 02/12/2026 / 02/18/2026

Sale Doc #: 2026.115539

Year Built / Eff: 1953 / 1953
Assessed Value: \$893,659

Lot Area: 17,952 Sq. Ft.
Living Area: 1,705 Sq. Ft.

Bedrooms: 3
Baths: 2/0/0/0
(F/3Q/H/Q):
Total Rooms: 8

Land Use: SFR
Owner Name: Cabana Ventures LLC
Mailing Address: 15021 Ventura Blvd, Sherman Oaks, CA 91403-2442
County: Los Angeles
APN: 2042-003-059
Subdivision: 9545
Census Tct / Blk: 137000 / 1001
1st Mtg / Type: \$1,240,000 / Conventional
Res / Comm Units:

Pool: Yes

Zoning: LARS
Acres: 0.41
Cooling:
Fireplace:
Parking Type: On Site
Flood Zone X
Code:

Stories: 1
Roof Material:
Prior Sale Price: \$729,000
Prior Sale Date: 06/25/2014
Prior Rec Date: 07/01/2014
Prior Sale Doc #: 2014.677934



Comp #3 - 0.25 Miles From Subject
22821 Collins St, Woodland Hills, CA 91367-4218

Sale Price / Type: \$4,241,500 / Full Value
Sale / Rec Date: 04/14/2026 / 07/16/2026

Sale Doc #: 2026.521781

Year Built / Eff: 1961 / 1961
Assessed Value: \$1,683,000

Lot Area: 18,709 Sq. Ft.
Living Area: 1,496 Sq. Ft.

Bedrooms: 2
Baths: 1/0/0/0
(F/3Q/H/Q):
Total Rooms: 7

Land Use: SFR
Owner Name: Olive Road Trust / Sims Antonio M
Mailing Address: 7372 Water Willow Way, Conyers, GA 30094-5577
County: Los Angeles
APN: 2041-015-043
Subdivision: 9528
Census Tct / Blk: 137000 / 1000
1st Mtg / Type: \$2,969,050 / Conventional
Res / Comm Units:

Pool:

Zoning: LARA
Acres: 0.43
Cooling:
Fireplace:
Parking Type: On Site
Flood Zone X
Code:

Stories: 1
Roof Material:
Prior Sale Price: \$1,300,000
Prior Sale Date: 01/30/2023
Prior Rec Date: 02/28/2023
Prior Sale Doc #: 2023.127298



Comp #4 - 0.33 Miles From Subject
22960 Califa St, Woodland Hills, CA 91367-4211

Sale Price / Type: \$2,200,000 / Full Value
Sale / Rec Date: 10/06/2025 / 10/16/2025

Sale Doc #: 2025.714913

Year Built / Eff: 1950 / 1950
Assessed Value: \$209,055

Lot Area: 35,999 Sq. Ft.
Living Area: 1,549 Sq. Ft.

Bedrooms: 2
Baths: 2/0/0/0
(F/3Q/H/Q):
Total Rooms: 8

Land Use: SFR
Owner Name: 7 Hamsa
Mailing Address: 22960 Califa St, Woodland Hills, CA 91367-4211
County: Los Angeles
APN: 2041-018-002
Subdivision: 3558
Census Tct / Blk: 137301 / 1015
1st Mtg / Type: \$1,760,000 / Conventional
Res / Comm Units:

Pool:
Zoning: LARA
Acres: 0.83
Cooling:
Fireplace:
Parking Type: On Site
Flood Zone X
Code:

Stories: 1
Roof Material:
Prior Sale Price: \$87,000
Prior Sale Date:
Prior Rec Date: 02/11/1977
Prior Sale Doc #: 1977.152922



Comp #5 - 0.36 Miles From Subject
23154 Mariano St, Woodland Hills, CA 91367-6136

Sale Price / Type: \$1,350,000 / Full Value
Sale / Rec Date: 06/15/2026 / 06/17/2026

Sale Doc #: 2026.443823

Year Built / Eff: 1955 / 1955
Assessed Value: \$602,139

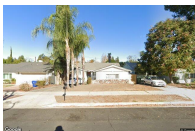
Lot Area: 9,757 Sq. Ft.
Living Area: 1,375 Sq. Ft.

Bedrooms: 3
Baths: 2/0/0/0
(F/3Q/H/Q):
Total Rooms: 7

Land Use: SFR
Owner Name: Israel Holden
Mailing Address: 23154 Mariano St, Woodland Hills, CA 91367-6136
County: Los Angeles
APN: 2042-010-023
Subdivision: 9545
Census Tct / Blk: 137000 / 1005
1st Mtg / Type: \$1,080,000 / Conventional
Res / Comm Units:

Pool: Yes
Zoning: LAR1
Acres: 0.22
Cooling:
Fireplace:
Parking Type: Attached Garage
Flood Zone X
Code:

Stories: 1
Roof Material:
Prior Sale Price: \$475,000
Prior Sale Date: 03/13/2012
Prior Rec Date: 04/10/2012
Prior Sale Doc #: 2012.534171



Comp #6 - 0.37 Miles From Subject
22727 Collins St, Woodland Hills, CA 91367-4435

Sale Price / Type: \$920,000 / Full Value
Sale / Rec Date: 08/12/2026 / 08/26/2026

Sale Doc #: 2026.638827

Year Built / Eff: 1960 / 1960
Assessed Value: \$792,599

Lot Area: 7,878 Sq. Ft.
Living Area: 1,422 Sq. Ft.

Bedrooms: 3
Baths: 2/0/0/0
(F/3Q/H/Q):
Total Rooms: 8

Land Use: SFR
Owner Name: Zpr Renovation LLC
Mailing Address: 22727 Collins St, Woodland Hills, CA 91367-4435
(Do Not Mail)
County: Los Angeles
APN: 2040-006-029
Subdivision: 3558
Census Tct / Blk: 137203 / 2008
1st Mtg / Type: \$958,750 /
Res / Comm Units:

Pool: Yes
Zoning: LAR1
Acres: 0.18
Cooling:
Fireplace:
Parking Type: Attached Garage
Flood Zone X
Code:

Stories: 1
Roof Material:
Prior Sale Price: \$580,000
Prior Sale Date: 07/18/2006
Prior Rec Date: 09/29/2006
Prior Sale Doc #: 2006.2172628

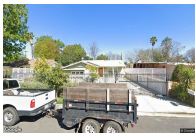


Comp #7 - 0.43 Miles From Subject
22654 Collins St, Woodland Hills, CA 91367-4402

Sale Price / Type: \$1,000,000 / Full Value
 Sale / Rec Date: 07/30/2026 / 07/31/2026

Sale Doc #: 2026.567617

Year Built / Eff:	1955 / 1955	Lot Area:	8,248 Sq. Ft.	Bedrooms:	2
Assessed Value:	\$471,636	Living Area:	1,533 Sq. Ft.	Baths	2/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	7
Owner Name:	Collins18 LLC				
Mailing Address:	22654 Collins St, Woodland Hills, CA 91367-4402				
	(Do Not Mail)				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	2040-009-013	Acres:	0.19	Roof Material:	
Subdivision:	19168	Cooling:		Prior Sale Price:	\$375,500
Census Tct / Blk:	137203 / 2010	Fireplace:		Prior Sale Date:	05/27/2012
1st Mtg / Type:	\$750,000 /	Parking Type:	On Site	Prior Rec Date:	07/20/2012
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2012.1075074
		Code:			

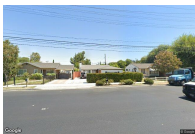


Comp #8 - 0.43 Miles From Subject
22727 Mariano St, Woodland Hills, CA 91367-6129

Sale Price / Type: \$925,000 / Full Value
 Sale / Rec Date: 09/23/2025 / 10/10/2025

Sale Doc #: 2025.702955

Year Built / Eff:	1955 / 1969	Lot Area:	6,744 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$925,000	Living Area:	1,590 Sq. Ft.	Baths	2/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	8
Owner Name:	Aliee Reza / Taheri Fereshteh				
Mailing Address:	22727 Mariano St, Woodland Hills, CA 91367-6129				
	(Do Not Mail)				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	2040-027-009	Acres:	0.15	Roof Material:	
Subdivision:	7221	Cooling:	Central	Prior Sale Price:	\$562,500
Census Tct / Blk:	137203 / 1004	Fireplace:		Prior Sale Date:	06/19/2014
1st Mtg / Type:	\$832,500 / Conventional	Parking Type:	On Site	Prior Rec Date:	07/14/2014
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2014.722935
		Code:			



Comp #9 - 0.45 Miles From Subject
5350 Fallbrook Ave, Woodland Hills, CA 91367-6111

Sale Price / Type: \$850,000 / Full Value
 Sale / Rec Date: 12/15/2025 / 01/16/2026

Sale Doc #: 2026.40520

Year Built / Eff:	1953 / 1953	Lot Area:	6,001 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$802,386	Living Area:	1,634 Sq. Ft.	Baths	3/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:	Yes	Total Rooms:	7
Owner Name:	Aggarwal Parveen / Kamra Vidhi				
Mailing Address:	5350 Fallbrook Ave, Woodland Hills, CA 91367-6111				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	2040-029-006	Acres:	0.14	Roof Material:	
Subdivision:	7221	Cooling:		Prior Sale Price:	\$719,500
Census Tct / Blk:	137203 / 1013	Fireplace:		Prior Sale Date:	01/13/2020
1st Mtg / Type:	\$500,000 / Conventional	Parking Type:	Attached Garage	Prior Rec Date:	01/31/2020
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2020.125534
		Code:			

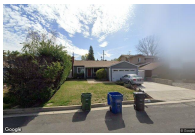


Comp #10 - 0.45 Miles From Subject
22654 Dolorosa St, Woodland Hills, CA 91367-4315

Sale Price / Type: \$1,024,000 / Full Value
 Sale / Rec Date: 10/15/2025 / 11/07/2025

Sale Doc #: 2025.780947

Year Built / Eff:	1960 / 1960	Lot Area:	6,486 Sq. Ft.	Bedrooms:	4
Assessed Value:	\$1,024,000	Living Area:	1,756 Sq. Ft.	Baths	2/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	9
Owner Name:	Pombo Stefania / Bluestein Jesse				
Mailing Address:	22654 Dolorosa St, Woodland Hills, CA 91367-4315 (Do Not Mail)				
County:	Los Angeles	Zoning:	LAR1	Stories:	2
APN:	2040-021-023	Acres:	0.15	Roof Material:	
Subdivision:	7221	Cooling:		Prior Sale Price:	\$30,000
Census Tct / Blk:	137203 / 1002	Fireplace:		Prior Sale Date:	
1st Mtg / Type:	\$920,576 / Conventional	Parking Type:	Attached Garage	Prior Rec Date:	07/02/1969
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	1969.07.02.408
		Code:			

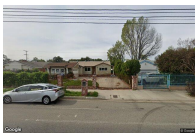


Comp #11 - 0.46 Miles From Subject
22636 Berdon St, Woodland Hills, CA 91367-4301

Sale Price / Type: \$925,000 / Full Value
 Sale / Rec Date: 12/02/2025 / 12/19/2025

Sale Doc #: 2025.925025

Year Built / Eff:	1954 / 1968	Lot Area:	6,749 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$925,000	Living Area:	1,368 Sq. Ft.	Baths	3/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:	Yes	Total Rooms:	6
Owner Name:	Franjic Igor & Marina Plavkic				
Mailing Address:	22636 Berdon St, Woodland Hills, CA 91367-4301				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	2040-018-017	Acres:	0.15	Roof Material:	
Subdivision:	7221	Cooling:		Prior Sale Price:	\$685,000
Census Tct / Blk:	137203 / 2016	Fireplace:		Prior Sale Date:	06/27/2016
1st Mtg / Type:	\$475,000 / Conventional	Parking Type:	On Site	Prior Rec Date:	07/27/2016
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2016.876722
		Code:			

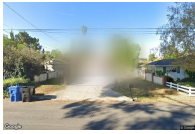


Comp #12 - 0.47 Miles From Subject
5921 Fallbrook Ave, Woodland Hills, CA 91367-3222

Sale Price / Type: \$1,110,000 / Full Value
 Sale / Rec Date: 08/18/2026 / 08/25/2026

Sale Doc #: 2026.634493

Year Built / Eff:	1955 / 1971	Lot Area:	7,815 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$816,425	Living Area:	1,656 Sq. Ft.	Baths	3/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:	Yes	Total Rooms:	7
Owner Name:	Rahimiagahi Majid				
Mailing Address:	17141 Ventura Blvd #215, Encino, CA 91316-4029 (Do Not Mail)				
County:	Los Angeles	Zoning:	LARA	Stories:	1
APN:	2041-019-001	Acres:	0.18	Roof Material:	
Subdivision:	9528	Cooling:		Prior Sale Price:	\$625,000
Census Tct / Blk:	137301 / 1001	Fireplace:		Prior Sale Date:	12/26/2017
1st Mtg / Type:	\$888,000 / Conventional	Parking Type:	On Site	Prior Rec Date:	12/29/2017
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2017.1519880
		Code:			



Comp #13 - 0.50 Miles From Subject
5271 Woodlake Ave, Woodland Hills, CA 91367-6060

Sale Price / Type: \$1,469,000 / Full Value
Sale / Rec Date: 10/17/2025 / 10/22/2025

Sale Doc #: 2025.731905

Year Built / Eff:	1949 / 1959	Lot Area:	8,656 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$1,469,000	Living Area:	1,754 Sq. Ft.	Baths	3/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	5
Owner Name:	Kristi Cook Revocable Trust / Cook Kristi				
Mailing Address:	5271 Woodlake Ave, Woodland Hills, CA 91367-6060				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	2044-017-020	Acres:	0.20	Roof Material:	
Subdivision:	9545	Cooling:		Prior Sale Price:	\$985,000
Census Tct / Blk:	137000 / 1020	Fireplace:		Prior Sale Date:	01/15/2025
1st Mtg / Type:	\$1,175,200 / Conventional	Parking Type:	On Site	Prior Rec Date:	01/17/2025
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2025.36655
		Code:			

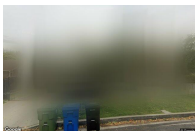


Comp #14 - 0.57 Miles From Subject
22542 Burbank Blvd, Woodland Hills, CA 91367-4416

Sale Price / Type: \$832,000 / Full Value
Sale / Rec Date: 01/16/2026 / 02/10/2026

Sale Doc #: 2026.96220

Year Built / Eff:	1952 / 1952	Lot Area:	6,761 Sq. Ft.	Bedrooms:	4
Assessed Value:	\$628,020	Living Area:	1,670 Sq. Ft.	Baths	2/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	9
Owner Name:	Misaghi Sina				
Mailing Address:	22542 Burbank Blvd, Woodland Hills, CA 91367-4416				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	2040-014-008	Acres:	0.16	Roof Material:	
Subdivision:	7568	Cooling:		Prior Sale Price:	\$174,500
Census Tct / Blk:	137203 / 2012	Fireplace:		Prior Sale Date:	
1st Mtg / Type:	\$624,000 / Conventional	Parking Type:	Attached Garage	Prior Rec Date:	03/04/1997
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	1997.322994
		Code:			



Comp #15 - 0.61 Miles From Subject
5420 Sale Ave, Woodland Hills, CA 91367-4340

Sale Price / Type: \$955,000 / Full Value
Sale / Rec Date: 09/19/2025 / 10/28/2025

Sale Doc #: 2025.747275

Year Built / Eff:	1955 / 1955	Lot Area:	9,191 Sq. Ft.	Bedrooms:	3
Assessed Value:	\$955,000	Living Area:	1,414 Sq. Ft.	Baths	1/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	6
Owner Name:	Kuznetsov Ivan / Tsareva Evgenia				
Mailing Address:	5420 Sale Ave, Woodland Hills, CA 91367-4340				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	2040-025-014	Acres:	0.21	Roof Material:	
Subdivision:	7568	Cooling:	Central	Prior Sale Price:	\$261,000
Census Tct / Blk:	137203 / 1006	Fireplace:		Prior Sale Date:	
1st Mtg / Type:	\$716,250 / Conventional	Parking Type:	On Site	Prior Rec Date:	12/14/2001
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2001.2393370
		Code:			

Current Owner: White, Grace E Trust

Vesting:

1991 - Present

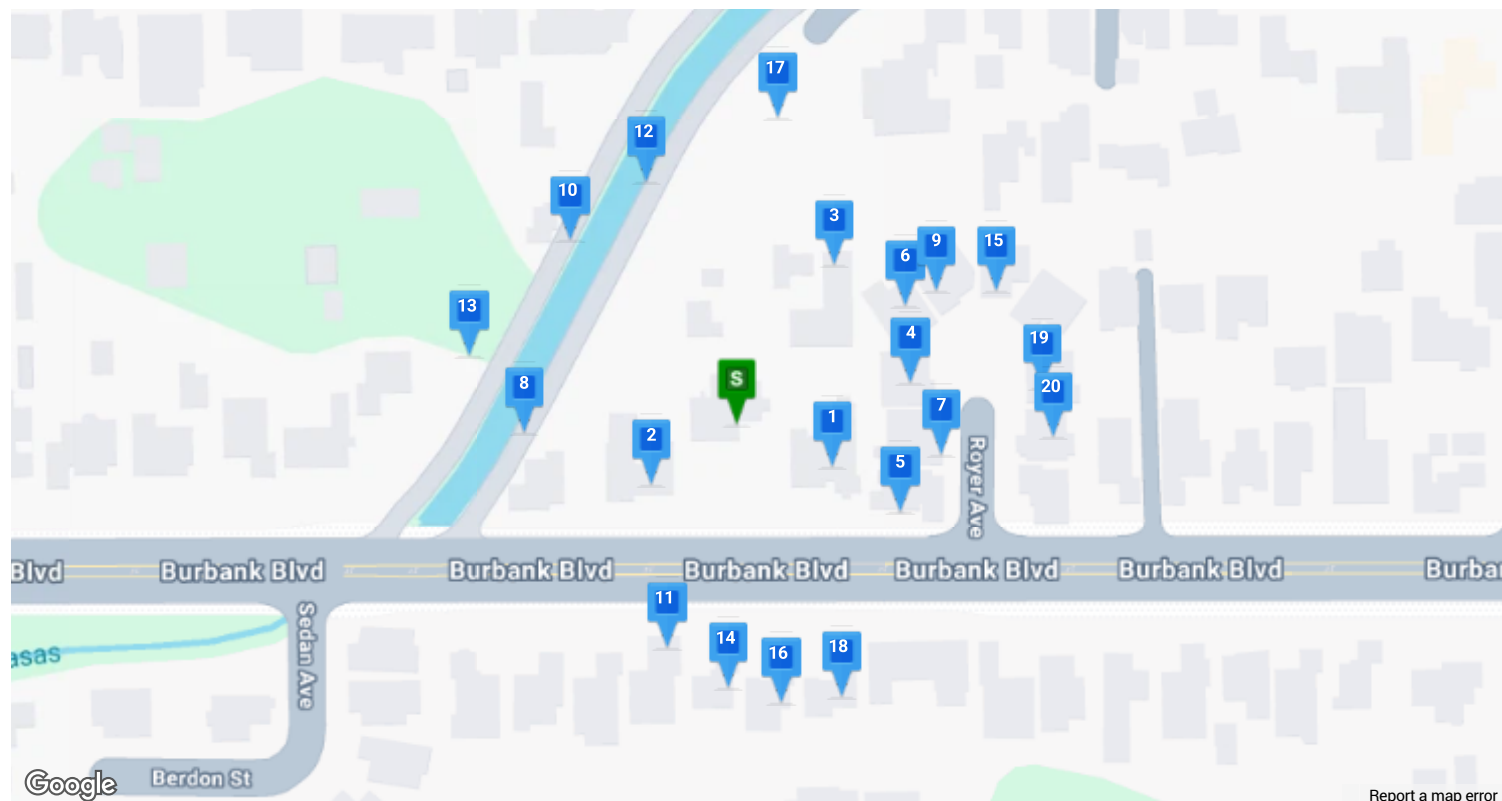
Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
08/12/1994	Trust Deed/Mortgage	\$43,500	White Trust	US Small Business Admn		
	Loan Type: Conventional		Doc Type: Trust Deed/Mortgage		Doc #: 1994.1495743	
	Rate Type: Fix		Rate:		Term:	
	Title: Gateway Title					
08/08/1991	Deed Transfer				White, Grace E Trust	Owner Name Unavailable
	Sale Date:		Doc Type: Deed Transfer		Doc #: 1991.1242603	
	Title:					

Neighbors Report

23011 Burbank Blvd, Woodland Hills, CA 91367-4206

APN: 2041-012-024

Los Angeles County Data as of: 10/13/2026



Subject Property Neighbors



Subject Property

23011 Burbank Blvd, Woodland Hills, CA 91367-4206

Occupancy: Owner Occupied

Owner Name: White Trust / White Grace E TR
Mailing Address: 23011 Burbank Blvd, Woodland Hills, CA 91367-4206
APN: 2041-012-024

Sale / Rec Date: / 08/08/1991
Sale Price / Type:
Land Use: SFR

Year Built / Eff: 1953 / 1956
Living Area: 1,568 Sq. Ft.
Lot Area: 25,940 Sq. Ft.
Bedrooms: 3
Baths (F/3Q/H/Q): 1/ / /



Neighbor 1 - 0.02 Miles From Subject

23005 Burbank Blvd, Woodland Hills, CA 91367-4206

Occupancy: Owner Occupied

Owner Name: Valdez Family Trust / Valdez Armando E Co TR
Mailing Address: 23005 Burbank Blvd, Woodland Hills, CA 91367-4206
APN: 2041-013-056

Sale / Rec Date: 04/23/2018 / 06/22/2018
Sale Price / Type: \$391,500 /
Land Use: SFR

Year Built / Eff: 1948 / 1965
Living Area: 2,780 Sq. Ft.
Lot Area: 12,121 Sq. Ft.
Bedrooms: 4
Baths (F/3Q/H/Q): 4/ / /



Neighbor 2 - 0.02 Miles From Subject
23021 Burbank Blvd, Woodland Hills, CA 91367-4206
 Occupancy: Owner Occupied

Owner Name:	Govers Kenneth E TR / Kenneth E Govers Trust	Sale / Rec Date:	Year Built / Eff:	1952 / 1952
Mailing Address:	23021 Burbank Blvd, Woodland Hills, CA 91367-4206	Sale Price / Type:	Living Area:	1,888 Sq. Ft.
APN:	2041-012-023	Land Use:	SFR	
			Lot Area:	34,588 Sq. Ft.
			Bedrooms:	2
			Baths (F/3Q/H/Q):	2/ / /



Neighbor 3 - 0.03 Miles From Subject
23007 Burbank Blvd, Woodland Hills, CA 91367-4206
 Occupancy: Owner Occupied

Owner Name:	Edalatinia Vahideh / Moeini Yavar	Sale / Rec Date:	09/29/2021 / 11/15/2021	Year Built / Eff:	1998 / 1999
Mailing Address:	23007 Burbank Blvd, Woodland Hills, CA 91367-4206	Sale Price / Type:	\$1,375,000 /	Living Area:	3,434 Sq. Ft.
APN:	2041-013-055	Land Use:	Quadruplex	Lot Area:	13,808 Sq. Ft.
				Bedrooms:	6
				Baths (F/3Q/H/Q):	5/ / /



Neighbor 4 - 0.03 Miles From Subject
5615 Royer Ave, Woodland Hills, CA 91367-4240
 Occupancy: Owner Occupied

Owner Name:	Moallempour Ali / Moallempour Kazem	Sale / Rec Date:	10/21/2011 / 11/04/2011	Year Built / Eff:	1975 / 1975
Mailing Address:	5615 Royer Ave, Woodland Hills, CA 91367-4240	Sale Price / Type:	\$410,000 / Full Value	Living Area:	1,956 Sq. Ft.
APN:	2041-013-045	Land Use:	SFR	Lot Area:	5,802 Sq. Ft.
				Bedrooms:	4
				Baths (F/3Q/H/Q):	2/ / /



Neighbor 5 - 0.04 Miles From Subject
22955 Burbank Blvd, Woodland Hills, CA 91367-4204
 Occupancy: Owner Occupied

Owner Name:	Sharifi Homayoon	Sale / Rec Date:	06/01/2005 / 06/08/2005	Year Built / Eff:	1951 / 1971
Mailing Address:	22955 Burbank Blvd, Woodland Hills, CA 91367-4204	Sale Price / Type:	\$590,000 / Full Value	Living Area:	2,000 Sq. Ft.
APN:	2041-013-035	Land Use:	SFR	Lot Area:	5,891 Sq. Ft.
				Bedrooms:	4
				Baths (F/3Q/H/Q):	3/ / /



Neighbor 6 - 0.04 Miles From Subject
5619 Royer Ave, Woodland Hills, CA 91367-4240
 Occupancy: Owner Occupied

Owner Name:	Mehrsaz Shokoh	Sale / Rec Date:	12/22/2004 / 02/01/2005	Year Built / Eff:	1975 / 1975
Mailing Address:	5619 Royer Ave, Woodland Hills, CA 91367-4240	Sale Price / Type:	\$612,000 / Full Value	Living Area:	1,886 Sq. Ft.
APN:	2041-013-046	Land Use:	SFR	Lot Area:	6,512 Sq. Ft.
				Bedrooms:	4
				Baths (F/3Q/H/Q):	2/ / /



Neighbor 7 - 0.04 Miles From Subject
5607 Royer Ave, Woodland Hills, CA 91367-4240
 Occupancy: Unknown

Owner Name:	Peled Ronen & Kathy	Sale / Rec Date:	06/03/2025 / 06/20/2025	Year Built / Eff:	1975 / 1975
				Living Area:	1,956 Sq. Ft.
				Lot Area:	5,879 Sq. Ft.

Mailing Address:	5607 Royer Ave, Woodland Hills, CA 91367-4240	Sale Price / Type:	\$1,240,000 / Full Value	Bedrooms:	4
APN:	(Do Not Mail) 2041-013-036	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



Neighbor 8 - 0.04 Miles From Subject
23031 Burbank Blvd, Woodland Hills, CA 91367-4206
Occupancy: Owner Occupied

Year Built / Eff: 1958 / 1978
Living Area: 1,625 Sq. Ft.

Owner Name:	Pearce Michael / Pearce Tara	Sale / Rec Date:	07/06/2017 / 08/03/2017	Lot Area:	24,891 Sq. Ft.
Mailing Address:	23031 Burbank Blvd, Woodland Hills, CA 91367-4206	Sale Price / Type:	\$620,000 /	Bedrooms:	3
APN:	2041-012-040	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



Neighbor 9 - 0.04 Miles From Subject
5623 Royer Ave, Woodland Hills, CA 91367-4240
Occupancy: Owner Occupied

Year Built / Eff: 1975 / 1976
Living Area: 1,871 Sq. Ft.

Owner Name:	Kurdy Mahmoud A TR / Mahmoud Kurdy Trust	Sale / Rec Date:	02/19/1999 / 02/26/1999	Lot Area:	6,596 Sq. Ft.
Mailing Address:	5623 Royer Ave, Woodland Hills, CA 91367-4240	Sale Price / Type:	\$300,000 / Full Value	Bedrooms:	3
APN:	2041-013-047	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



Neighbor 10 - 0.05 Miles From Subject
Occupancy: Unknown

Year Built / Eff:
Living Area:

Owner Name:	La County Flood Control District	Sale / Rec Date:		Lot Area:	235 Sq. Ft.
Mailing Address:	900 S Fremont Ave, Alhambra, CA 91803-1331	Sale Price / Type:		Bedrooms:	
APN:	2041-012-901	Land Use:	Federal Property	Baths (F/3Q/H/Q):	/ / /



Neighbor 11 - 0.05 Miles From Subject
23018 Burbank Blvd, Woodland Hills, CA 91367-4205
Occupancy: Owner Occupied

Year Built / Eff: 1954 / 1965
Living Area: 2,125 Sq. Ft.

Owner Name:	Mathes Berti L / Padilla Rudolph R	Sale / Rec Date:	/ 07/25/1985	Lot Area:	17,221 Sq. Ft.
Mailing Address:	23018 Burbank Blvd, Woodland Hills, CA 91367-4205	Sale Price / Type:		Bedrooms:	3
APN:	2042-003-016	Land Use:	SFR	Baths (F/3Q/H/Q):	3/ / /



Neighbor 12 - 0.05 Miles From Subject
Occupancy: Unknown

Year Built / Eff:
Living Area:

Owner Name:	Govers Kenneth E TR / Kenneth E Govers Trust	Sale / Rec Date:		Lot Area:	14,808 Sq. Ft.
Mailing Address:	23021 Burbank Blvd, Woodland Hills, CA 91367-4206	Sale Price / Type:		Bedrooms:	
APN:	2041-012-038	Land Use:	Vacant -Residential Land	Baths (F/3Q/H/Q):	/ / /



Neighbor 13 - 0.05 Miles From Subject
Occupancy: Unknown

Year Built / Eff:
Living Area:

Owner Name:	Pena Family Trust / Pena Anthony	Sale / Rec Date:	07/30/2024 / 08/09/2024	Lot Area:	19,133 Sq. Ft.
Mailing Address:					

23040 Collins St, Woodland Hills, CA 91367-4223

Sale Price / Type: \$350,000 / Full Value

Bedrooms:

APN:

2041-012-041

Land Use:

Vacant -Residential Land

Baths
(F/3Q/H/Q):

/ / /



Neighbor 14 - 0.05 Miles From Subject
23012 Burbank Blvd, Woodland Hills, CA 91367-4205
 Occupancy: Owner Occupied

Owner Name:	Kessler Steven L & Denise Trs / S L & D A Kessler Trust	Sale / Rec Date:	Year Built / Eff:	1954 / 1954
Mailing Address:	23012 Burbank Blvd, Woodland Hills, CA 91367-4205	Sale Price / Type:	Living Area:	1,184 Sq. Ft.
APN:	2042-003-017	Land Use:	Lot Area:	17,221 Sq. Ft.
		SFR	Bedrooms:	3
			Baths (F/3Q/H/Q):	2/ / /



Neighbor 15 - 0.06 Miles From Subject
5622 Royer Ave, Woodland Hills, CA 91367-4239
 Occupancy: Owner Occupied

Owner Name:	Masrourrad David / Cohen Linda	Sale / Rec Date:	03/12/2024 / 03/22/2024	Year Built / Eff:	1969 / 1969
Mailing Address:	5622 Royer Ave, Woodland Hills, CA 91367-4239	Sale Price / Type:	\$1,220,000 / Full Value	Living Area:	2,623 Sq. Ft.
APN:	2041-013-033	Land Use:	SFR	Lot Area:	5,649 Sq. Ft.
				Bedrooms:	4
				Baths (F/3Q/H/Q):	3/ / /



Neighbor 16 - 0.06 Miles From Subject
23004 Burbank Blvd, Woodland Hills, CA 91367-4205
 Occupancy: Absentee Owner

Owner Name:	2013 Botchan Family Trust / Botchan Michael & Rhonda Trs	Sale / Rec Date:	Year Built / Eff:	1954 / 1954
Mailing Address:	12123 Gerald Ave, Granada Hills, CA 91344-2604	Sale Price / Type:	Living Area:	1,265 Sq. Ft.
APN:	2042-003-018	Land Use:	Lot Area:	10,020 Sq. Ft.
		SFR	Bedrooms:	3
			Baths (F/3Q/H/Q):	2/ / /



Neighbor 17 - 0.06 Miles From Subject
 Occupancy: Unknown

Owner Name:	White Trust / White Grace E TR	Sale / Rec Date:	Year Built / Eff:	
Mailing Address:	23011 Burbank Blvd, Woodland Hills, CA 91367-4206	Sale Price / Type:	Living Area:	
APN:	2041-014-044	Land Use:	Lot Area:	44,238 Sq. Ft.
		Vacant -Residential Land	Bedrooms:	
			Baths (F/3Q/H/Q):	/ / /



Neighbor 18 - 0.06 Miles From Subject
23000 Burbank Blvd, Woodland Hills, CA 91367-4205
 Occupancy: Owner Occupied

Owner Name:	Cummings Chrsitina M / Kautzer Adam W	Sale / Rec Date:	01/14/2021 / 02/18/2021	Year Built / Eff:	1953 / 1953
Mailing Address:	23000 Burbank Blvd, Woodland Hills, CA 91367-4205	Sale Price / Type:	\$640,000 /	Living Area:	1,196 Sq. Ft.
APN:	2042-003-019	Land Use:	SFR	Lot Area:	10,021 Sq. Ft.
				Bedrooms:	3
				Baths (F/3Q/H/Q):	2/ / /



Neighbor 19 - 0.06 Miles From Subject
5614 Royer Ave, Woodland Hills, CA 91367-4239
 Occupancy: Owner Occupied

Year Built / Eff:	1969 / 1969
Living Area:	2,612 Sq. Ft.

Owner Name:	Dachot Daniel / Dachot Gali	Sale / Rec Date:	04/02/2018 / 04/30/2018	Lot Area:	5,981 Sq. Ft.
Mailing Address:	5614 Royer Ave, Woodland Hills, CA 91367-4239	Sale Price / Type:	\$875,000 /	Bedrooms:	5
APN:	2041-013-031	Land Use:	SFR	Baths (F/3Q/H/Q):	3/ / /



Neighbor 20 - 0.06 Miles From Subject
5608 Royer Ave, Woodland Hills, CA 91367-4239
Occupancy: Owner Occupied

Year Built / Eff: 1969 / 1969
Living Area: 2,623 Sq. Ft.

Owner Name:	Mats Oleg Co TR / O Mats & Y Shatyuga Trust	Sale / Rec Date:	06/10/2010 / 06/30/2010	Lot Area:	5,489 Sq. Ft.
Mailing Address:	5608 Royer Ave, Woodland Hills, CA 91367-4239	Sale Price / Type:	\$560,000 /	Bedrooms:	4
APN:	2041-013-030	Land Use:	SFR	Baths (F/3Q/H/Q):	3/ / /

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