



Prepared By: Remax Gateway
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Date: 06/18/2021
Property: 27907 PALMETTO RIDGE DR,
SANTA CLARITA, CA
91354-1316
APN: 2824-008-011
County: LOS ANGELES

Subject Property Location

Property Address 27907 PALMETTO RIDGE DR
 City, State & Zip SANTA CLARITA, CA 91354-1316
 County LOS ANGELES COUNTY
 Mailing Address 27907 PALMETTO RIDGE DR, VALENCIA, CA 91354-1316
 Thomas Bros Pg-Grid

Report Date: 06/18/2021
 Order ID: R45117184

Property Use Single Family Residential
 Parcel Number 2824-008-011
 Census Tract 9201.11

Legal Description Details Lot Number: 11 Tract No: 30321 Brief Description: *TR=30321 LOT 11

Current Ownership Information

Owner Name(s)	COMPTON DANIEL & YVETTE	Sale Price	
		Sale Date	
		Recording Date	03/08/2013
Vesting		Recorder Doc #	
		Book/Page	

Latest Full Sale Information

Owner Name(s)	COMPTON, DANIEL; COMPTON, YVETTE	Sale Price	\$360,000
		Sale Date	01/11/2013
		Recording Date	03/08/2013
Vesting	Community Property (Marital Community) with Right of Survivorship	Recorder Doc #	13-0352892
		Book/Page	



Financing Details at Time of Purchase

1	Loan Amount	\$280,000	Origination Lender Name	AKT AMERICAN CAPITAL CORP
	Loan Type	Conventional	Recording Doc #	13-0352893

Property Characteristics

	Bedrooms	3	Year Built	1984	Living Area (SF)	1,484
	Bathrooms/Partial	2	Garage/No. of Cars		Price (\$/SF)	\$243/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	7,412/.17
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Y
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	SCUR2

Assessment & Taxes

	Assessment Year	2020	Tax Year	2020	Tax Exemption	
	Total Assessed Value	\$458,365	Tax Amount	\$6,469.34	Tax Rate Area	0-965
	Land Value	\$190,850	Tax Account ID			
	Improvement Value	\$267,515	Tax Status	No Delinquency Found		
	Improvement Ratio	58.36%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	01/11/2021	GUARANTY HOME MORTGAGE CORP	\$341,100	NO
2	08/29/2017	LOGIX FCU	\$50,000	NO
3	06/28/2017	LOGIX FCU	\$50,000	NO
4	03/08/2013	AKT AMERICAN CAPITAL CORP	\$280,000	YES

Loan Officer Insights

No details available

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Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY			\$243	1,484	0	3	2	1984	7,412/.17		
1		23048 TUPELO RIDGE DR	05/10/2021	\$727,000	\$420	1,733	0	3	3	1983	10,037/.23	Pool (yes) - P	0.07
2		27845 ALDER GLEN CIR	03/12/2021	\$655,000	\$403	1,624	0	4	2	1981	7,693/.18	Spa or Hot Tub (only) - S	0.08
3		23118 TUPELO RIDGE DR	03/23/2021	\$832,000	\$372	2,234	0	4	3	1984	8,266/.19		0.09
4		23006 TUPELO RIDGE DR	01/20/2021	\$618,000	\$381	1,624	0	4	2	1983	8,488/.19		0.14
5		27932 BEECHNUT CIR	06/03/2021	\$751,000	\$598	1,256	0	3	2	1984	7,148/.16		0.14
6		27923 REDWOOD GLEN RD	02/18/2021	\$680,000	\$392	1,733	0	3	3	1983	10,751/.25		0.15
7		23127 MAGNOLIA GLEN DR	03/31/2021	\$700,000	\$431	1,624	0	4	2	1978	7,698/.18		0.17
8		27763 LAUREL CREEK CIR	01/15/2021	\$550,000	\$435	1,263	0	3	2	1979	7,738/.18		0.19
9		23022 CALVELLO DR	04/29/2021	\$750,000	\$433	1,733	0	3	3	1979	8,547/.2	Pool (yes) - P	0.19
10		27944 REDWOOD GLEN RD	02/04/2021	\$690,000	\$431	1,600	0	3	2	1984	8,643/.2		0.2
11		27849 SPRUCE CREEK CIR	05/26/2021	\$645,000	\$434	1,487	0	3	2	1982	9,442/.22		0.21
12		23112 MAGNOLIA GLEN DR	05/27/2021	\$700,000	\$431	1,624	0	4	2	1978	6,622/.15		0.21
13		22917 TUPELO RIDGE DR	04/30/2021	\$705,000	\$443	1,593	0	4	2	1980	8,512/.2		0.22
14		28031 TUPELO RIDGE DR	05/12/2021	\$678,000	\$540	1,256	0	3	2	1985	11,199/.26		0.24
15		28138 ANGELICA PL	02/12/2021	\$950,000	\$305	3,117	0	5	4	1997	7,065/.16	Pool (yes) - P	0.25
16		23036 MAGNOLIA GLEN DR	03/25/2021	\$695,000	\$428	1,624	0	4	2	1978	6,681/.15		0.27
17		27736 SYCAMORE CREEK DR	05/17/2021	\$640,000	\$394	1,624	0	4	2	1979	5,740/.13		0.28
18		27615 SYCAMORE CREEK DR	06/04/2021	\$665,000	\$527	1,263	0	3	2	1978	10,596/.24		0.31
19		27617 CYPRESS RIDGE CIR	03/10/2021	\$550,000	\$435	1,263	0	3	2	1978	7,134/.16		0.31
20		23032 BIRCH GLEN CIR	04/23/2021	\$650,000	\$515	1,263	0	3	2	1978	7,989/.18	Pool (yes) - P	0.31

Area Sales Analysis

Total Area Sales/ Count	\$13,831,000/ 20	Median # of Baths	2	Median Lot Size (SF/AC)	8,128 /.19
Price Range - 2 years	\$550,000 - \$950,000	Median # of Bedrooms	3	Median Year Built	1980
Age Range	24 - 43	Median Living Area (SF)	1,624	Median Value	\$685,000
Median Age	41	Median Price (\$/SF)	\$431/SF		

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 Mailing Address 27907 PALMETTO RIDGE DR, VALENCIA, CA 91354-1316

Report Date: 06/18/2021
 Order ID: R45117186

Property Use Single Family Residential
 Parcel Number 2824-008-011

Transaction Summary


Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	02/11/2021	Release	Release of Mortgage	\$50,000	21-0238689	COMPTON, DANIEL; COMPTON, YVETTE	
2	02/11/2021	Release	Release of Mortgage	\$50,000	21-0238668	COMPTON, DANIEL; COMPTON, YVETTE	
3	01/19/2021	Release	Substitution of Trustee and Full Reconveyance	\$280,000	21-0094836	COMPTON, DANIEL; COMPTON, YVETTE	
4	01/11/2021	Mortgage	Conventional	\$341,100	21-0051053	COMPTON, DANIEL; COMPTON, YVETTE	
5	08/29/2017	Mortgage	Credit Line	\$50,000	17-0981217	COMPTON, DANIEL; COMPTON, YVETTE	
6	06/28/2017	Mortgage	Credit Line	\$50,000	17-0720087	COMPTON, DANIEL; COMPTON, YVETTE	
7	05/13/2013	Release	Release of Mortgage	\$224,000	13-0718073	CRAIG E SAMUELSON	
8	03/08/2013	Mortgage	Conventional	\$280,000	13-0352893	COMPTON, DANIEL; COMPTON, YVETTE	
9	03/08/2013	Deed	Grant Deed	\$360,000	13-0352892	COMPTON, DANIEL; COMPTON, YVETTE	SAMUELSON, CRAIG E; SAMUELSON, CAROL J
10	04/26/2012	Release	Release of Mortgage	\$50,000	12-0618261	CRAIG E SAMUELSON	
11	04/06/2012	Mortgage	Conventional	\$224,000	12-0523609	SAMUELSON, CRAIG E; SAMUELSON, CAROL J	
12	04/05/2012	Release	Release of Mortgage	\$182,000	12-0516754	CRAIG E SAMUELSON	
13	07/18/2007	Release	Release of Mortgage	\$146,000	07-1691840	CRAIG E SAMUELSON	
14	07/09/2007	Release	Substitution of Trustee and Full Reconveyance	\$25,000	07-1624971	CRAIG E SAMUELSON	
15	05/31/2007	Mortgage	Credit Line	\$50,000	07-1314138	SAMUELSON, CRAIG E; SAMUELSON, CAROL J	
16	05/31/2007	Mortgage	Unknown Loan Type	\$182,000	07-1314137	SAMUELSON, CRAIG E; SAMUELSON, CAROL J	
17	04/27/2004	Mortgage	Credit Line	\$25,000	04-1027344	SAMUELSON, CRAIG E; SAMUELSON, CAROL J	
18	04/27/2004	Mortgage	Unknown Loan Type	\$146,000	04-1027343	SAMUELSON, CRAIG E; SAMUELSON, CAROL J	
19		Deed					

Transaction Details


Mortgage Release

	Transaction ID	1	Recorder Doc Number	21-0238689	Loan Amount	\$50,000
	Effective Date	02/10/2021	Document Type	Release	Origination Doc #	17-0981217
	Borrower(s) Name	COMPTON,DANIEL;COMPTON,YVETTE	Document Description	Release of Mortgage	Origination Recording Date	08/29/2017
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO TD SERVICE COMPANY AS TRUSTEE	Recording Date	02/11/2021	Original Lender	LOGIX FCU

Mortgage Release

	Transaction ID	2	Recorder Doc Number	21-0238668	Loan Amount	\$50,000
	Effective Date	02/10/2021	Document Type	Release	Origination Doc #	17-0720087
	Borrower(s) Name	COMPTON,DANIEL;COMPTON,YVETTE	Document Description	Release of Mortgage	Origination Recording Date	06/28/2017
	Current Lender	FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO TD SERVICE COMPANY AS TRUSTEE	Recording Date	02/11/2021	Original Lender	LOGIX FCU

Mortgage Release

	Transaction ID	3	Recorder Doc Number	21-0094836	Loan Amount	\$280,000
	Effective Date	01/15/2021	Document Type	Release	Origination Doc #	13-0352893
	Borrower(s) Name	COMPTON,DANIEL;COMPTON,YVETTE	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	03/08/2013
	Current Lender	MERS, INC., AS BENEFICIARY, AS NOMINEE FOR AKT AIERICAN CAPITAL, INC., ITS SUCCESSORS AND ASSIGNS	Recording Date	01/19/2021	Original Lender	NOT PROVIDED

Mortgage


	Transaction ID	4	Recorder Doc Number	21-0051053	Recorder Book/Page	
	Mortgage Date	01/06/2021	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$341,100	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	01/11/2021	1st Periodic Cap Rate	
	Origination Lender Name	GUARANTY HOME MORTGAGE CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	02/01/2051	IO Period	
	Borrower 1	COMPTON, DANIEL	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	COMPTON, YVETTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants with Right of Survivorship				

Transaction Details (cont.) (2)


Mortgage

	Transaction ID	5	Recorder Doc Number	17-0981217	Recorder Book/Page	
	Mortgage Date	08/22/2017	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$50,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	08/29/2017	1st Periodic Cap Rate	
	Origination Lender Name	LOGIX FCU	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Credit Union	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date	08/25/2032	IO Period	
	Borrower 1	COMPTON, DANIEL	Balloon Rider	Y	Prepayment Penalty Rider	
	Borrower 2	COMPTON, YVETTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Community Property (Marital Community) with Right of Survivorship				

Mortgage

	Transaction ID	6	Recorder Doc Number	17-0720087	Recorder Book/Page	
	Mortgage Date	06/23/2017	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$50,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	06/28/2017	1st Periodic Cap Rate	
	Origination Lender Name	LOGIX FCU	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Credit Union	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date	06/25/2032	IO Period	
	Borrower 1	COMPTON, DANIEL	Balloon Rider	Y	Prepayment Penalty Rider	
	Borrower 2	COMPTON, YVETTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Community Property (Marital Community) with Right of Survivorship				

Mortgage Release

	Transaction ID	7	Recorder Doc Number	13-0718073	Loan Amount	\$224,000
	Effective Date		Document Type	Release	Origination Doc #	12-0523609
	Borrower(s) Name	CRAIG E SAMUELSON	Document Description	Release of Mortgage	Origination Recording Date	04/06/2012
	Current Lender	OCWEN LOAN SERVICING, LLC AS PRESENT TRUSTEE	Recording Date	05/13/2013	Original Lender	ALLY BANK

Transaction Details (cont.) (3)

Mortgage

	Transaction ID	8	Recorder Doc Number	13-0352893	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$280,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	03/08/2013	1st Periodic Cap Rate	
	Origination Lender Name	AKT AMERICAN CAPITAL CORP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	04/01/2043	IO Period	
	Borrower 1	COMPTON, DANIEL	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	COMPTON, YVETTE	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Community Property (Marital Community) with Right of Survivorship				

Transfer


	Transaction ID	9	Recorder Doc Number	13-0352892	Partial Interest Transferred	
	Sale Date	01/11/2013	Document Type	Deed	Type of Transaction	Undetermined Transfer
	Sale Price	\$360,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	03/08/2013	Property Use	Single Family Residential
	Buyer 1	COMPTON, DANIEL	Buyer 1 Entity	Husband and Wife	Buyer Vesting	Community Property (Marital Community) with Right of Survivorship
	Buyer 2	COMPTON, YVETTE	Buyer 2 Entity	Husband and Wife	Buyer Mailing Address	27907 PALMETTO RIDGE DR, VALENCIA, CA 91354-1316
	Seller 1	SAMUELSON, CRAIG E	Seller 1 Entity	Husband and Wife	Seller Mailing Address	
	Seller 2	SAMUELSON, CAROL J	Seller 2 Entity	Husband and Wife	Legal City/ Muni/ Township	SANTA CLARITA
	Legal Recorder's Map Ref	MB893 PG9-16	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		/// 30321		Title Company Name	FATCOLA

Mortgage Release


	Transaction ID	10	Recorder Doc Number	12-0618261	Loan Amount	\$50,000
	Effective Date		Document Type	Release	Origination Doc #	07-1314138
	Borrower(s) Name	CRAIG E SAMUELSON	Document Description	Release of Mortgage	Origination Recording Date	05/31/2007
	Current Lender	EXECUTIVE TRUSTEE SERVICES, LLC AS TRUSTEE	Recording Date	04/26/2012	Original Lender	GMAC MORTGAGE LLC

Transaction Details (cont.) (4)

Mortgage

	Transaction ID	11	Recorder Doc Number	12-0523609	Recorder Book/Page	
	Mortgage Date	03/10/2012	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$224,000	Document Description	Conventional	1st Periodic Floor Rate	
	Loan Type	Conventional	Recording Date	04/06/2012	1st Periodic Cap Rate	
	Origination Lender Name	ALLY BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	04/01/2042	IO Period	
	Borrower 1	SAMUELSON, CRAIG E	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	SAMUELSON, CAROL J	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				


Mortgage Release

	Transaction ID	12	Recorder Doc Number	12-0516754	Loan Amount	\$182,000
	Effective Date		Document Type	Release	Origination Doc #	07-1314137
	Borrower(s) Name	CRAIG E SAMUELSON	Document Description	Release of Mortgage	Origination Recording Date	05/31/2007
	Current Lender	EXECUTIVE TRUSTEE SERVICES, LLC AS TRUSTEE	Recording Date	04/05/2012	Original Lender	GMAC MORTGAGE LLC

Mortgage Release

	Transaction ID	13	Recorder Doc Number	07-1691840	Loan Amount	\$146,000
	Effective Date		Document Type	Release	Origination Doc #	04-1027343
	Borrower(s) Name	CRAIG E SAMUELSON	Document Description	Release of Mortgage	Origination Recording Date	04/27/2004
	Current Lender	VERDUGO TRUSTEE SERVICE CORPORATION AS TRUSTEE	Recording Date	07/18/2007	Original Lender	CITIMORTGAGE INC

Mortgage Release

	Transaction ID	14	Recorder Doc Number	07-1624971	Loan Amount	\$25,000
	Effective Date		Document Type	Release	Origination Doc #	04-1027344
	Borrower(s) Name	CRAIG E SAMUELSON	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	04/27/2004
	Current Lender	CITIBANK NA SUCCESSOR BY MERGER TO WEST NATIONAL ASSOCIATION A NATIONAL BANK RESULTING FROM TH ECONVERSION OF CITIBANK WEST FSB	Recording Date	07/09/2007	Original Lender	CITIBANK WEST FSB

Transaction Details (cont.) (5)

Mortgage


	Transaction ID	15	Recorder Doc Number	07-1314138	Recorder Book/Page	
	Mortgage Date	05/17/2007	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$50,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	05/31/2007	1st Periodic Cap Rate	
	Origination Lender Name	GMAC MORTGAGE LLC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	Y
	Borrower 1	SAMUELSON, CRAIG E	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	SAMUELSON, CAROL J	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	PRIME
	Vesting	Joint Tenants				

Mortgage


	Transaction ID	16	Recorder Doc Number	07-1314137	Recorder Book/Page	
	Mortgage Date	05/17/2007	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$182,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	05/31/2007	1st Periodic Cap Rate	
	Origination Lender Name	GMAC MORTGAGE LLC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	06/01/2037	IO Period	
	Borrower 1	SAMUELSON, CRAIG E	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	SAMUELSON, CAROL J	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Transaction Details (cont.) (6)

Mortgage


	Transaction ID	17	Recorder Doc Number	04-1027344	Recorder Book/Page	
	Mortgage Date	04/16/2004	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$25,000	Document Description	Credit Line	1st Periodic Floor Rate	
	Loan Type	Credit Line	Recording Date	04/27/2004	1st Periodic Cap Rate	
	Origination Lender Name	CITIBANK WEST FSB	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	SAMUELSON, CRAIG E	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	SAMUELSON, CAROL J	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Mortgage

	Transaction ID	18	Recorder Doc Number	04-1027343	Recorder Book/Page	
	Mortgage Date	04/15/2004	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$146,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	04/27/2004	1st Periodic Cap Rate	
	Origination Lender Name	CITIMORTGAGE INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/01/2019	IO Period	
	Borrower 1	SAMUELSON, CRAIG E	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2	SAMUELSON, CAROL J	Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting	Joint Tenants				

Transaction Details (cont.) (7)

Transfer

	Transaction ID	19	Recorder Doc Number		Partial Interest Transferred	
	Sale Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date		Property Use	Single Family Residential
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract	*TR=30321 LOT 11/ / / 30321			Title Company Name	

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



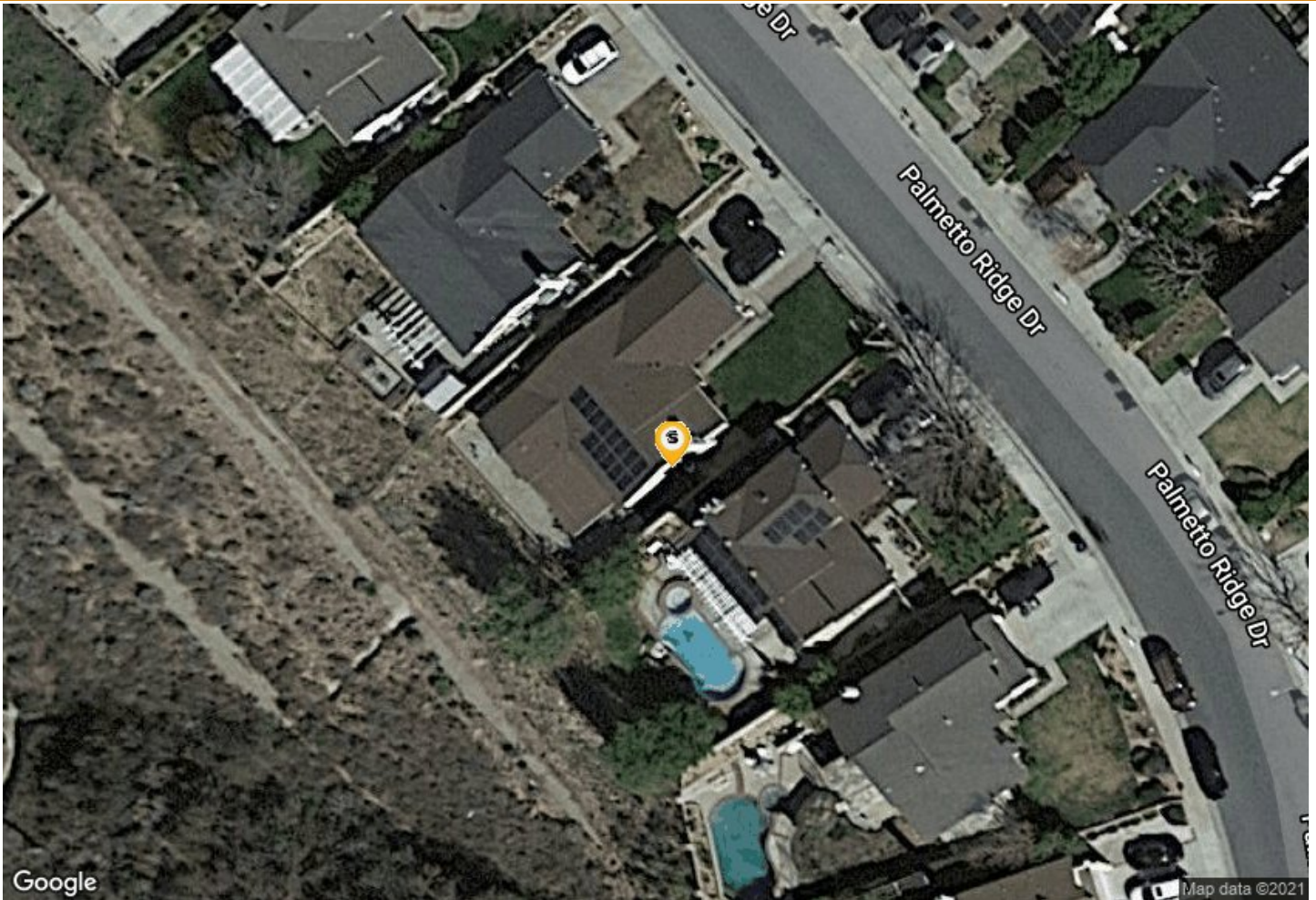
Mortgage Release

Subject Property Location

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Owner Name COMPTON DANIEL & YVETTE

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Subject

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 Parcel Number 2824-008-011

Nearby Neighbor # 1					
Address	27907 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354			APN	2824-008-011
Owner	COMPTON DANIEL & YVETTE			Lot Size (SF/AC)	7,412/.17
Bedrooms	3	Year Built	1984	Living Area (SF)	1,484
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 2					
Address	27901 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354			APN	2824-008-010
Owner	MARRS LOUIS D JR & KAREN M			Lot Size (SF/AC)	7,012/.16
Bedrooms	4	Year Built	1984	Living Area (SF)	1,836
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 3					
Address	27913 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354			APN	2824-008-012
Owner	ROVIRA JUAN & MARTHA			Lot Size (SF/AC)	7,739/.18
Bedrooms	4	Year Built	1984	Living Area (SF)	1,600
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 4					
Address	27855 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354			APN	2824-008-009
Owner	HOLLAND, SCOTT S; HOLLAND, NANCY L			Lot Size (SF/AC)	7,534/.17
Bedrooms	3	Year Built	1980	Living Area (SF)	1,733
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor # 5					
Address	27919 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354			APN	2824-008-013
Owner	WISCHNACK JEFFREY A (CO-TR); WISCHNACK FAMILY TRUST			Lot Size (SF/AC)	7,437/.17
Bedrooms	4	Year Built	1984	Living Area (SF)	1,836
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 6					
Address	27847 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354			APN	2824-008-008
Owner	MEDINA ENRIQUE & BLANCA J			Lot Size (SF/AC)	7,634/.18
Bedrooms	3	Year Built	1980	Living Area (SF)	1,733
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor # 7					
Address	27923 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354			APN	2824-008-014
Owner	MOREY JONATHAN AND BARBARA TRS; MOREY FAMILY TRUST			Lot Size (SF/AC)	7,435/.17
Bedrooms	3	Year Built	1984	Living Area (SF)	1,934
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #8

Address	27906 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354		APN	2824-007-007	
Owner	PARKER, JESSE JOSEPH; FOSTER, EMI COURTNEY		Lot Size (SF/AC)	7,361/.17	
Bedrooms	5	Year Built	1984	Living Area (SF)	2,268
Bathrooms/Partial	4	Garage/No. of Cars		Phones	

Nearby Neighbor #9

Address	27902 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354		APN	2824-007-008	
Owner	KOUTZ ROBERT N & CAROLINE M		Lot Size (SF/AC)	7,468/.17	
Bedrooms	4	Year Built	1984	Living Area (SF)	1,600
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	27912 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354		APN	2824-007-006	
Owner	MEJIA GABRIEL & SUZANNE R		Lot Size (SF/AC)	7,141/.16	
Bedrooms	3	Year Built	1984	Living Area (SF)	1,256
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #11

Address	27858 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354		APN	2824-009-001	
Owner	GUR YERMAN & BEVIN		Lot Size (SF/AC)	8,018/.18	
Bedrooms	3	Year Built	1980	Living Area (SF)	1,733
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Nearby Neighbor #12

Address	27841 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354		APN	2824-008-007	
Owner	YALUNG BENJAMIN R JR		Lot Size (SF/AC)	7,489/.17	
Bedrooms	4	Year Built	1980	Living Area (SF)	1,624
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #13

Address	27918 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354		APN	2824-007-005	
Owner	RING HAROLD & JOAN		Lot Size (SF/AC)	6,658/.15	
Bedrooms	4	Year Built	1984	Living Area (SF)	1,600
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #14

Address	27854 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354		APN	2824-009-002	
Owner	CARTER MARY J; MARY J CARTER TRUST		Lot Size (SF/AC)	7,382/.17	
Bedrooms	3	Year Built	1980	Living Area (SF)	1,263
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #15

Address	27931 PALMETTO RIDGE DR, SANTA CLARITA, CA 91354		APN	2824-008-015	
Owner	BECK JOHN C AND MARY C TRS; BECK FAMILY TRUST		Lot Size (SF/AC)	7,612/.17	
Bedrooms	4	Year Built	1984	Living Area (SF)	1,836
Bathrooms/Partial	3	Garage/No. of Cars		Phones	

Subject Property Location

Property Address 27907 PALMETTO RIDGE DR
 City, State & Zip SANTA CLARITA, CA 91354-1316
 County LOS ANGELES COUNTY
 Mailing Address 27907 PALMETTO RIDGE DR, VALENCIA, CA 91354-1316

Report Date: 06/18/2021
 Order ID: R45117189

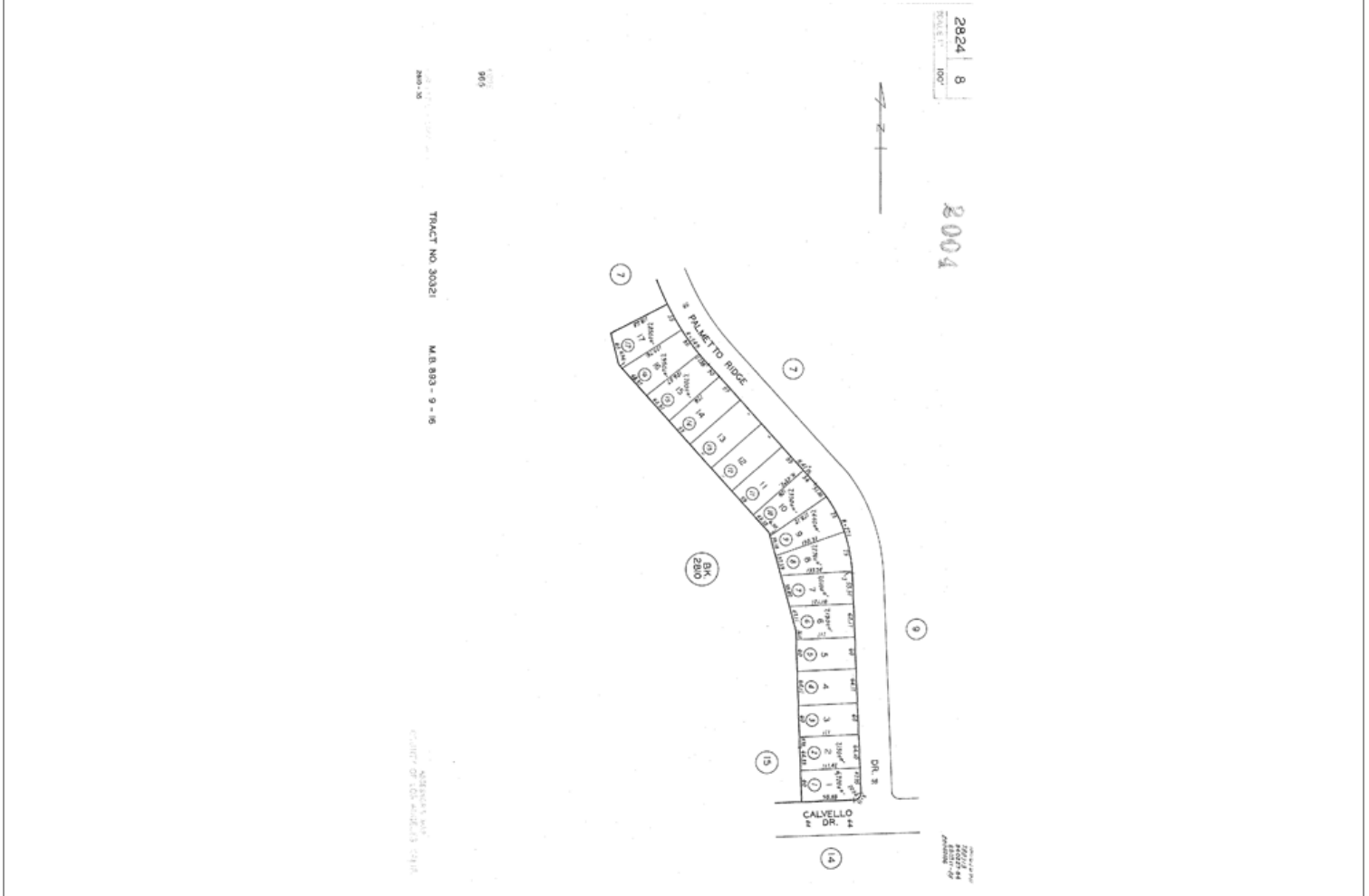
Property Use Single Family Residential
 Parcel Number 2824-008-011



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