

# Property Detail Report

1565 Santa Fe Ave #4, Long Beach, CA 90813-1238

APN: 7432-005-066

Los Angeles County Data as of: 02/06/2025

## Owner Information

Owner Name: Jhawar Chris / Jhawar Nivie  
Vesting: Husband And Wife / Joint Tenant  
Mailing Address: Po Box 1129, Bell Gardens, CA 90201-7129  
Occupancy: Unknown

## Location Information

Legal Description: Tr=2600 Ex Of St Lot 66 Blk 2  
County: Los Angeles, CA  
APN: 7432-005-066  
Alternate APN:  
Munic / Twnshp: South /Carson South  
Twnshp-Rng-Sec:  
Subdivision: 2600  
Tract #: 2600  
Neighborhood: The Harbor  
School District: Long Beach Unified School District  
Elementary School: Hudson K-8  
Middle School: Lindsey Academy  
High School: Cabrillo High Scho...  
Latitude: 33.78677  
Longitude: -118.21581

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 12/05/2018 / 12/07/2018  
Price: \$525,000  
Transfer Doc #: 2018.1234721  
Buyer Name: Jhawar Chris / Jhawar Nivie  
Seller Name: City Of Long Beach  
Deed Type: Grant Deed

## Last Market Sale

Sale / Rec Date: 12/05/2018 / 12/07/2018  
Sale Price / Type: \$525,000 /  
Deed Type: Grant Deed  
Multi / Split Sale: Y  
Price / Sq. Ft.:  
New Construction:  
1st Mtg Amt / Type: \$300,000 / Private Party  
1st Mtg Rate / Type: 4.8 / Estimated  
1st Mtg Doc #: 2018.1234722  
2nd Mtg Amt / Type:  
2nd Mtg Rate / Type:  
Sale Doc #: 2018.1234721  
Seller Name: City Of Long Beach  
Lender: Massaro Garrett  
Title Company: North American Tit...

## Prior Sale Information

Sale / Rec Date: 06/17/1988 / 06/24/1988  
Sale Price / Type: \$163,000 /  
Prior Deed Type:  
1st Mtg Amt / Type:  
1st Mtg Rate / Type:  
Prior Sale Doc #: 1988.1004762  
Prior Lender:

## Property Characteristics

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

## Site Information

Land Use: Vacant Land (NEC)  
Lot Area: 2,748 Sq. Ft.  
Zoning: LBIG  
State Use:  
Lot Width / Depth:  
# of Buildings:  
County Use: 880V - Government Owned  
Property - Vacant Land  
Usable Lot: 2749  
Res / Comm Units:  
Site Influence:  
Acres: 0.63  
Water / Sewer Type:  
Flood Zone Code: A  
Flood Map #: 06037C1962F  
Flood Map Date: 09/26/2008  
Community Name: City Of Long Beach  
Flood Panel #: 1962F  
Inside SFHA: True

## Tax Information

Assessed Year: 2024  
Assessed Value: \$114,831  
Market Total Value:  
Tax Year: 2024  
Land Value: \$114,831  
Market Land Value:  
Tax Area: 05-521  
Improvement Value:  
Market Imprv Value:  
Property Tax: \$1,441.70  
Improved %:  
Market Imprv %:  
Exemption:  
Delinquent Year:

**Disclaimer:** This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo () is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.

School information is copyrighted and provided by GreatSchools.org.

# Property Detail Report

1565 Santa Fe Ave #1, Long Beach, CA 90813-1238

APN: 7432-005-065

Los Angeles County Data as of: 12/03/2024

## Owner Information

Owner Name: Jhawar Chris / Jhawar Nivie  
Vesting: Husband And Wife / Joint Tenant  
Mailing Address: Po Box 1129, Bell Gardens, CA 90201-7129  
Occupancy: Unknown

## Location Information

Legal Description: Tr=2600 Ex Of St Lot 65 Blk 2  
APN: 7432-005-065  
Munic / Twnshp: South /Carson South  
Subdivision: 2600  
Neighborhood: The Harbor  
Elementary School: Hudson K-8  
Latitude: 33.7867  
County: Los Angeles, CA  
Census Tract / Block: 575500 / 1036  
Legal Lot / Block: 65 / 2  
Legal Book / Page: 26 / 88  
Tract #: 2600  
School District: Long Beach Unified School District  
Middle School: Hudson K-8  
High School: Cabrillo High Scho...  
Longitude: -118.2158

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 12/05/2018 / 12/07/2018  
Buyer Name: Jhawar Chris / Jhawar Nivie  
Price: \$525,000  
Seller Name: City Of Long Beach  
Transfer Doc #: 2018.1234721  
Deed Type: Grant Deed

## Last Market Sale

Sale / Rec Date: 12/05/2018 / 12/07/2018  
Multi / Split Sale: Y  
1st Mtg Amt / Type: \$300,000 / Private Party  
2nd Mtg Amt / Type:  
Seller Name: City Of Long Beach  
Lender: Massaro Garrett  
Sale Price / Type: \$525,000 /  
Price / Sq. Ft.:  
1st Mtg Rate / Type: 4.8 / Estimated  
2nd Mtg Rate / Type:  
Deed Type: Grant Deed  
New Construction:  
1st Mtg Doc #: 2018.1234722  
Sale Doc #: 2018.1234721  
Title Company: North American Tit...

## Prior Sale Information

Sale / Rec Date: 09/27/2004 / 10/18/2004  
1st Mtg Amt / Type: \$212,625 / Conventional  
Prior Lender: Heritage Plaza Mortgage Inc  
Sale Price / Type: \$304,000 / Full Value  
1st Mtg Rate / Type: 572.0 / Var  
Prior Deed Type: Deed  
Prior Sale Doc #: 2004.2666686

## Property Characteristics

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

## Site Information

Land Use: Vacant Land (NEC)  
State Use:  
County Use: 880V - Government Owned Property - Vacant Land  
Site Influence:  
Flood Zone Code: A  
Community Name: City Of Long Beach  
Lot Area: 2,747 Sq. Ft.  
Lot Width / Depth:  
Usable Lot: 2749  
Acres: 0.63  
Flood Map #: 06037C1962F  
Flood Panel #: 1962F  
Zoning: LBMMG  
# of Buildings:  
Res / Comm Units:  
Water / Sewer Type:  
Flood Map Date: 09/26/2008  
Inside SFHA: True

## Tax Information

Assessed Year: 2024  
Tax Year: 2024  
Tax Area: 05-521  
Property Tax: \$1,454.79  
Exemption:  
Assessed Value: \$114,831  
Land Value: \$114,831  
Improvement Value:  
Improved %:  
Delinquent Year:  
Market Total Value:  
Market Land Value:  
Market Imprv Value:  
Market Imprv %:

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Situs Address: **1565 SANTA FE AVE 4**  
**LONG BEACH, CA 90813**

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Assessor Parcel Number: **7432005066**  
 Legal Description: **TR=2600 EX OF ST LOT 66 BLK 2**

Owner: **JHAWAR,CHRIS AND NIVIE**

Last Record Date: **20181207**  
 Oldest Year Built: **0**  
 Number of Dwelling Units: **0**  
 Zoning Classification: **IG**  
 PD Subarea:  
 Zoning Overlay:  
 PD-29 Subzone:  
 General Plan District: **902**  
 General Plan Description: **I / 65 ft**

Mailing Address: **PO BOX 1129**  
**CUDAHY, CA 90201-7129**

PD30 Height:  
 PD30 Setbacks:  
 PD30 Setback Distance:  
 PD30 Neighborhood Overlay:  
 Special Setbacks:  
 Setback Conditions:  
 Historic District:  
 Historic Landmark:  
 Parking Impacted Area:

Coastal Zone:  
 Redevelopment Area: **Westside Industrial**  
 Fence Height Limit:  
 Homeowners Association:  
 Interim Ordinance:  
 Within Harbor District:  
 Within Liquefaction: **Y**  
 Oil Operating Area: **harbor district central**  
 Special Restriction Area:

Within Special Flood Hazard Zone: **Y**  
 Zoning Classification: **A**  
 Base Flood Elev:

Earthquake Zone:  
 Within Airport Property:  
 Within CDBG: **Y**  
 PBNIS Area:  
 RECAP Area: **WEST**  
 Within Enterprise Zone: **Y**  
 SEASP Impact Fee:  
 NIS Area:  
 Within Site Inventory:  
 Within Methane Gas Mitigation Zone: **Y**

FEMA Document: **FIRM1**  
 Effective Date: **9/26/2008**  
 Outcome Description: **N/A**  
 FEMA Case No: **N/A**

Census Tract: **980011**  
 Census Block: **1036**

Council District: **7**  
 Council Representative: **ROBERTO URANGA**

Bldg Insp Comml District: **SOUTH**  
 Bldg Insp Res District: **7**  
 Bldg Insp Elec District: **WEST**  
 Community CE Area:  
 CE Housing Action Plan:  
 CE Corridor Description: **West City Boundary to 710 Fwy, btwn Anaheim & PCH**  
 CE Corridor Phase: **N/A**  
 CE Corridor Name: **West Long Beach Industrial Project Area**  
 CE Other Proactive Area Name:  
 CE Division Name: **WEST**

Fire Code Enforce District: **FCE 4**  
 Fire New Constr District: **FNC 2**  
 Fire Res Insp District: **FRI 4**  
 Health Housing Program Quadrant: **WEST**  
 Health Hazmat CUPA District: **44**  
 Bus Lic Inspector Area: **10**  
 Within Lotmerge Area:  
 Health Food Program District: **3**