

PROPERTY REPORT

## 12131 Tunstall St, Garden Grove, CA 92845



Presented by

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California Real Estate License: 01297087

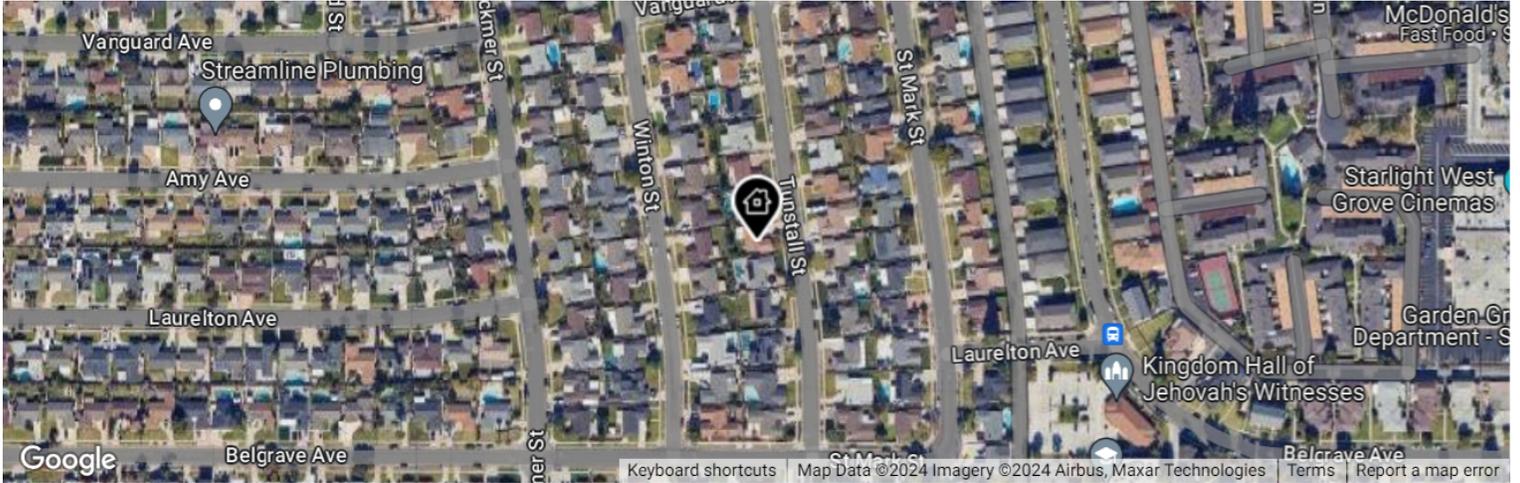


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**First Team Real Estate**  
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Seal Beach, CA 90740

# 12131 Tunstall St, Garden Grove, CA 92845



Legend: Subject Property

● Active Under Contract \*AUC as of 10/20/2024

## List Price

**\$1,050,000**

Active Under Contract Date: 10/20/2024  
Listing ID: OC24193050

## Current Estimated Value

**\$1,104,630**

Last RVM® Update: 10/19/2024

RVM® Est. Range: \$1.08M – \$1.13M

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$176,960

↑ RVM® Change - Last 12 Months: 19.38%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Home Facts

## Public Remarks

Welcome to 12131 Tunstall, a beautifully upgraded home in a highly desirable location near Eastgate Park. This charming 3-bedroom, 2-bathroom property features a spacious living room with plantation shutters, a cozy fireplace with a custom mantel and facade, and fresh interior paint throughout. The remodeled kitchen boasts custom countertops, a gas stove, microwave, and ample space to create culinary delights. The updated bathrooms, recessed lighting, and ceiling fans in every room add to the home's modern touches. With scraped ceilings, wood and tile flooring, and a charming Dutch Door entryway, this house combines comfort and style. Enjoy year-round comfort with forced air heating, central air conditioning, and copper plumbing. Recently re-roofed in 2023, the home also offers a large covered patio for entertaining, beautiful front and rear landscape lighting, and a delightful tree house in the backyard. The 2-car garage includes built-in cabinets, a roll-up door with an automatic opener, and a custom driveway. Refrigerator, washer, and dryer are all included for your convenience. Located in the Garden Grove Unified School District, with access to Enders Elementary, Bell Intermediate, and Pacifica High School, this home is perfect for families. Just minutes from major freeways (22, 405, 605, and 91), local shopping at Costco, Trader Joe's, and Vons, and within 1 mile of a golf course. This quiet street offers a blend of serenity and convenience. Don't miss this fantastic opportunity!

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Single Family Residence	-
Bedrooms	3	3	-
Total Baths	2	2	-
Full Baths	2	2	-
Partial Baths	-	-	-
Living Area (sq ft)	1,213	1,213	-
Building Area (sq ft)	1,213	1,213	-
Lot Size	6,400 sq ft	6,398 sq ft	-
Lot Dimensions	6400 SF	-	-
Garage	Yes	Yes	-
Garage (spaces)	2	2	-
Pool	-	None	-
Year Built	1959	1959	-
Total Rooms	6	-	-
Roofing	-	Composition	-
Heating	Floor/Wall	Central, Forced Air	-
Cooling	None	Central Air	-
Fireplaces	1	Yes	-
Foundation	-	Slab	-
Construction	-	Drywall Walls, Wood Siding	-
Number of Units	0	-	-
Number of Stories	1	1	-

## Homeowner Facts

Owner Name (Public)	Donnelly, Christopher A Tr Donnelly Family Tr
Mailing Address	12131 Tunstall St Garden Grove CA 92845-1622
Vesting	Family Trust
Owner Occupied	Yes

# Extended Home Facts



Legend:  Subject Property

## Interior Features

<b>Appliance</b>	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
<b>Bathroom</b>	Bathub, Shower, Remodeled
<b>Cooling</b>	Central Air
<b>Dining</b>	Dining
<b>Fireplace</b>	Living Room
<b>Floor</b>	Tile
<b>Heating</b>	Central, Forced Air
<b>Kitchen</b>	Remodeled Kitchen, Stone Counters
<b>Laundry</b>	In Garage
<b>General</b>	Ceiling Fans, Copper Plumbing Full, Recessed Lights, Stone Counters, Storage
<b>Window</b>	Blinds, Double Pane Windows, Plantation Shutters, Screened
<b>Room Details</b>	All Bedrooms Down, Kitchen, Living Room, Main Floor Br, Workshop

## Interior Details

**Garage** 400 sq ft

## Exterior Features

<b>Construction</b>	Drywall Walls, Wood Siding
<b>Fence</b>	Block
<b>Foundation</b>	Slab
<b>Patio</b>	Concrete, Covered, Patio, Patio Open
<b>Roof</b>	Composition
<b>Sprinkler</b>	Yes
<b>Pool</b>	None
<b>Road</b>	Paved
<b>Parking</b>	Driveway, Garage, Garage Door Opener, Workshop In Garage
<b>Parking Spaces</b>	7
<b>Sewer</b>	Public Sewer

## Exterior Details

**Lot Size - Square Feet** 6,400 sq ft  
**Lot Size - Acres** 0.15 acres

<b>Levels</b>	One
<b>Utilities</b>	Cable Available, Electricity Connected, Natural Gas, Phone Available, Sewer Conn., Water
<b>Water</b>	Public
<b>View</b>	See Remarks
<b>General</b>	Lighting, Rain Gutters
<b>Lot Size Features</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular, Level, Near Public Trans, Park Nearby, Sprinkler System, Sprinklers - Front, Sprinklers - Rear

**Location Details**

<b>Model</b>	Aloha
<b>Directions to Property</b>	Chapman West to (left) St. Mark immediate (right) on Vanguard, (left) on Tunstall
<b>Community Features</b>	Biking, Curbs, Dog Park, Golf, Park, Water Sports, Sidewalks, Street Light(S), Suburban

**Schools (from Listing Data)**

<b>Elementary School</b>	Enders Elementary School
<b>Middle School</b>	Belint
<b>High School</b>	Pacific Lutheran Jr./Sr. High School
<b>School District</b>	Garden Grove Unified

(based on location)

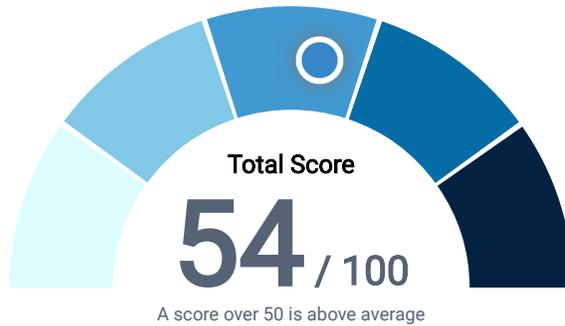
<b>Elementary School</b>	Enders Elementary School
<b>Middle School</b>	Hilton D. Bell Intermediate School
<b>High School</b>	Pacifica High School
<b>School District</b>	Garden Grove Unified School District

**AARP Livability™ Index for 92845**

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual



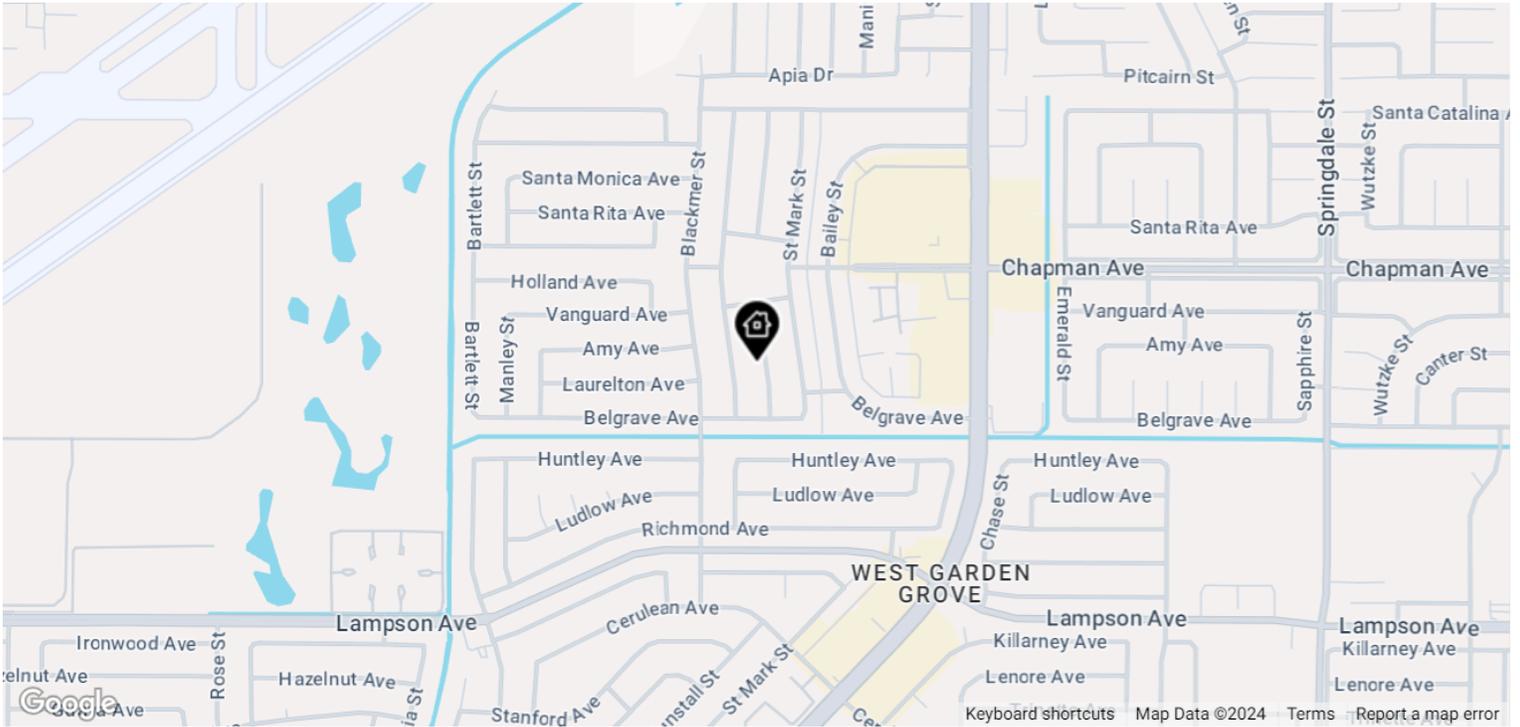
<b>Housing</b>	Affordability & Access	<b>38</b>
<b>Neighborhood</b>	Access to Life, Work & Play	<b>66</b>
<b>Transportation</b>	Safe & Convenient Options	<b>49</b>
<b>Environment</b>	Clean Air & Water	<b>39</b>
<b>Health</b>	Prevention, Access & Quality	<b>72</b>
<b>Engagement</b>	Civic & Social Involvement	<b>46</b>
<b>Opportunity</b>	Inclusion & Possibilities	<b>64</b>

# Property Photos





# Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

## This Property



Active Under Contract  
 12131 Tunstall St  
 Garden Grove, CA 92845

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	22 days	-	-	\$866	1,213 sq ft	6,398 sq ft	3	2	1959

*No comps have been selected for this property.*

# Property History

## Median Estimated Home Value

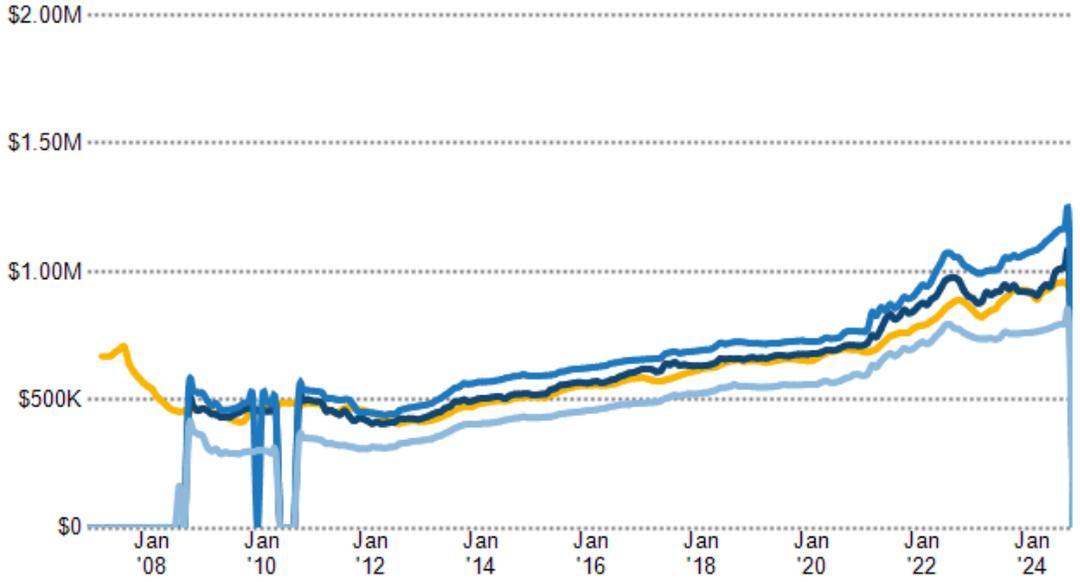
This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Garden Grove
- Orange County
- California

Estimated Value:  
\$1,104,630



## Sales History

Sales Date	Sales Amount	Price per sq. ft.
8/8/2003	\$400,000	\$329
10/30/1997	\$195,000	\$160

## Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$66,232	\$491,182	\$557,414	\$7,254
2023	\$64,934	\$481,551	\$546,485	\$7,110
2022	\$63,661	\$472,109	\$535,770	\$6,948
2021	\$62,413	\$462,852	\$525,265	\$6,870
2020	\$61,774	\$458,106	\$519,880	\$6,779
2019	\$60,563	\$449,124	\$509,687	\$6,611
2018	\$59,376	\$440,318	\$499,694	\$6,474
2017	\$58,212	\$431,685	\$489,897	\$6,379
2016	\$57,071	\$423,221	\$480,292	\$6,066
2015	\$56,214	\$416,864	\$473,078	\$5,978
2014	\$55,113	\$408,699	\$463,812	\$5,837
2013	\$52,341	\$358,539	\$410,880	\$5,207
2012	\$52,341	\$358,539	\$410,880	\$5,115
2011	\$52,341	\$375,659	\$428,000	\$5,201
2010	\$52,341	\$388,131	\$440,472	—
2009	\$51,438	\$381,425	\$432,863	—
2008	\$51,438	\$381,425	\$432,863	—
2007	\$50,430	\$373,946	\$424,376	—
2006	\$49,442	\$366,613	\$416,055	—
2005	\$48,473	\$359,425	\$407,898	—

## Legal Description

Parcel Number	130-235-12
County	Orange County
Census Tract	060591100.012010
Carrier Route	C083
Abbreviated Description	N TR 3558 BLK LOT 46
Current Use	Single Family

### Mortgage Records

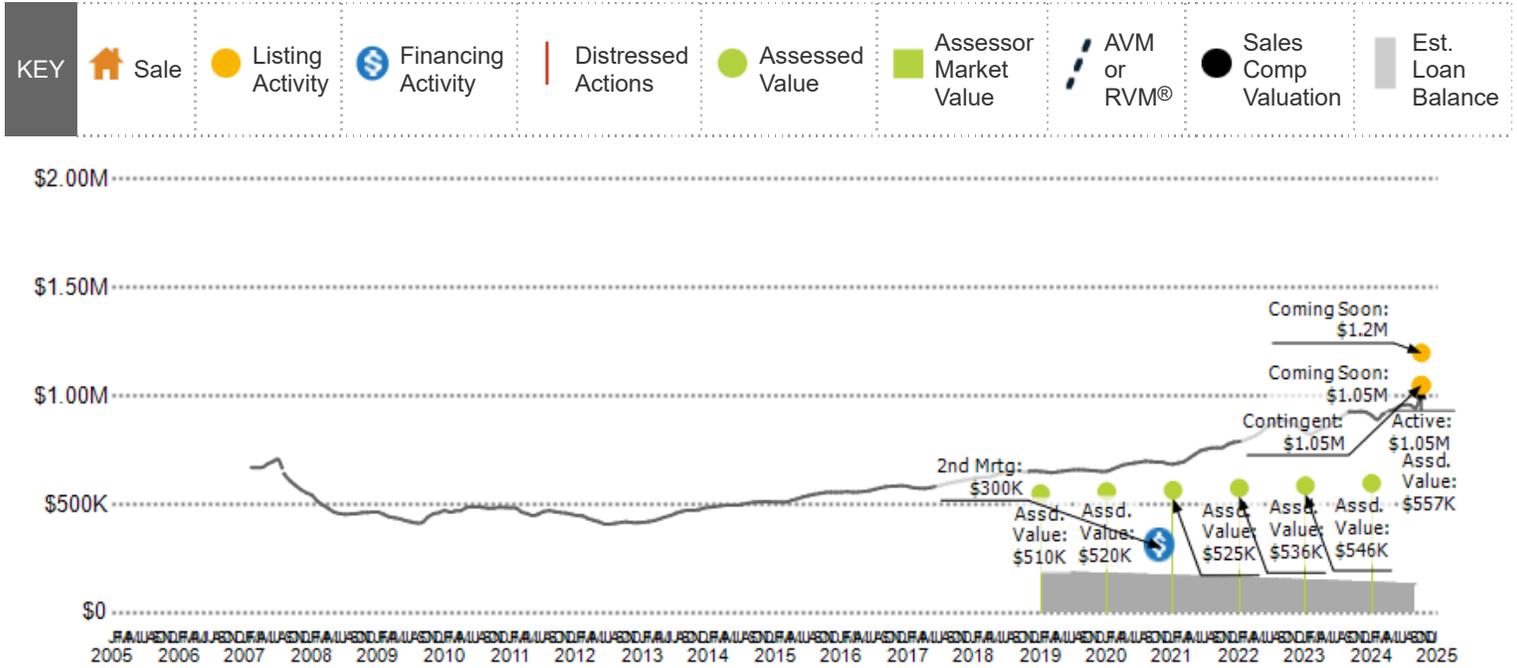
Recording Date	11/25/2020	3/26/2015	6/21/2012	3/22/2006
Borrower Name	CHRISTOPHER A DONNELLY, PAULA DONNELLY	CHRISTOPHER A DANNELLY, PAULA DONNELLY	CHRISTOPHER A DONNELLY, PAULA DONNELLY	CHRISTOPHER A DONNELLY, PAULA DONNELLY
Vesting Type	Community Property (Marital Community) with rights of survivorship	Community Property (Marital Community) with rights of survivorship	Community Property (Marital Community) with rights of survivorship	–
Lender Name	SECURE ONE CAPITAL CORP	CASHCALL INC	WESTERN FCU	DOWNEY SAVINGS & LOAN ASSOCIATION FA
Lender Type	Mortgage company	Mortgage company	Credit Union	Lending institution
Loan Amount	\$300,000	\$294,000	\$291,000	\$326,000
Document Number	2020000688316	2015000154094	2012000350676	2006000186504
Loan Type	New Conventional	New Conventional	New Conventional	Fannie Mae/Freddie Mac
Contract Date	11/14/2020	3/19/2015	6/15/2012	10/13/2005
Due Date	12/1/2050	4/1/2045	7/1/2042	11/1/2035
Finance Type	–	–	–	–

### Deed Records

Recording Date	9/30/2021	9/10/2003	8/8/2003
Document Type	Intrafamily Transfer	Correction Deed	Grant Deed
Sales Price	–	–	\$400,000
Sales Price Code	Transfer Tax on document indicated as Exempt	Non-arms length transaction.	Full amount computed from Transfer Tax or Excise Tax
Buyer Name	CHRISTOPHER A DORUNELLY, PAULA DONNELLY	CHRISTOPHER A DONNELLY, PAULA DONNELLY	CHRISTOPHER A DONNELLY, PAULA DONNELLY
Buyer ID	Trustee	Husband and Wife	Husband and Wife
Seller Name	CHRISTOPHER A DONNELLY, PAULA DONNELLY	CHRISTOPHER A DONNELLY, PAULA DONNELLY	JEFF HOPKINS, LISA HOPKINS
Seller ID	Husband and Wife	Husband and Wife	Husband and Wife
Document #	2021000605268	2003001107196	2003000957880
County Transfer Tax	–	–	\$440
Contract Date	8/19/2021	8/11/2003	6/26/2003
Inter-family Transfer	1	–	–

### Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

### Price Change History

Change Date	Description	New List Price	% Change
10/21/2024	Active Under Contract	\$1,050,000	-
10/10/2024	Active	\$1,050,000	-
10/9/2024	Price Change	\$1,050,000	-12.43%
10/1/2024	Coming Soon	\$1,199,000	-

# Neighborhood: Housing Stats and Charts

	92845	Garden Grove	Orange County	California	USA
Median Estimated Home Value	\$1.01M	\$960K	\$1.16M	\$793K	\$369K
Estimated Home Value 12-Month Change	+6.2%	+7.1%	+9.4%	+4.5%	+4.6%
Median List Price	\$830K	\$995K	\$1.48M	\$765K	–
List Price 1-Month Change	-13.7%	+2.1%	+1.8%	+0.9%	–
List Price 12-Month Change	-9%	+8.5%	+6.8%	+2.1%	–
Median Home Age	60	60	46	47	43
Own	79%	54%	57%	56%	65%
Rent	21%	46%	43%	44%	35%
\$ Value of All Buildings for which Permits Were Issued	–	–	\$1.71B	\$27.9B	\$365B
% Change in Permits for All Buildings	–	–	-12%	-8%	-6%
% Change in \$ Value for All Buildings	–	–	+18%	-4%	-5%

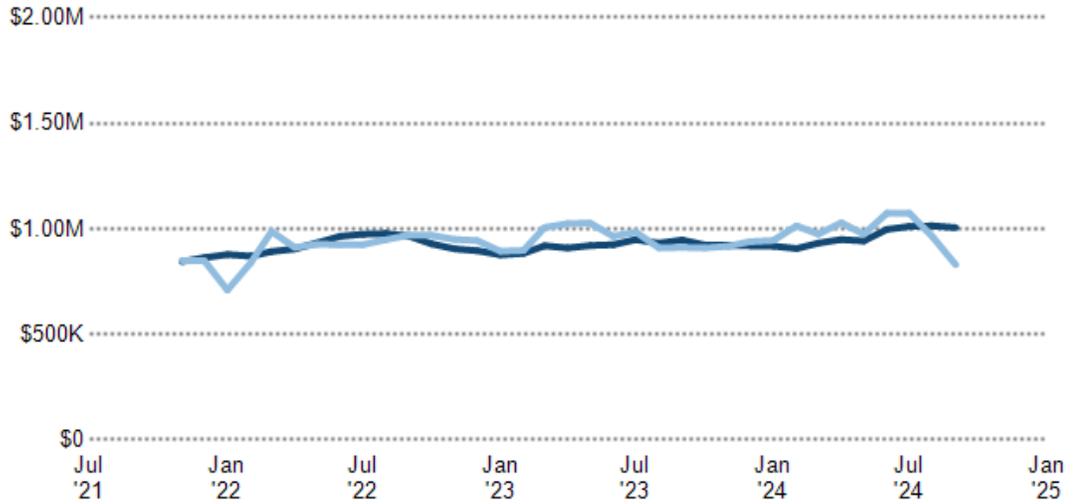
## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value  
■ Median List Price



### Median Sales Price vs. Sales Volume

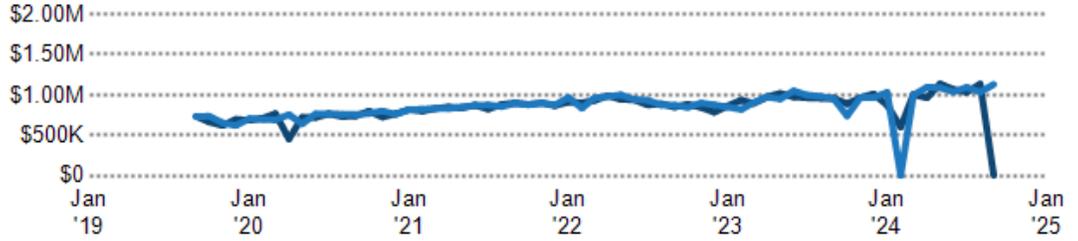
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

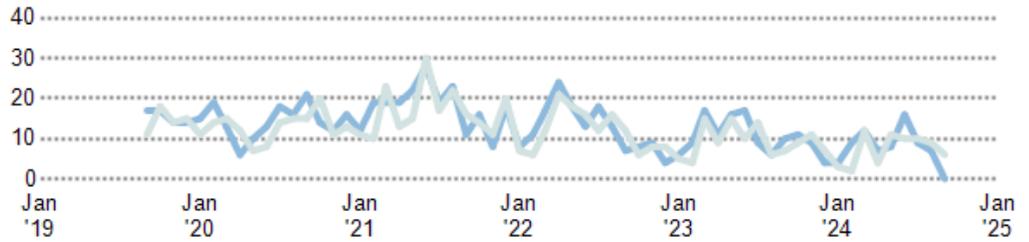
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



### Median Listing Price vs. Listing Volume

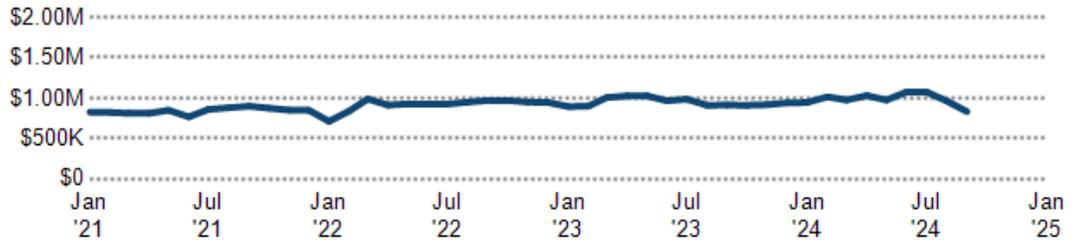
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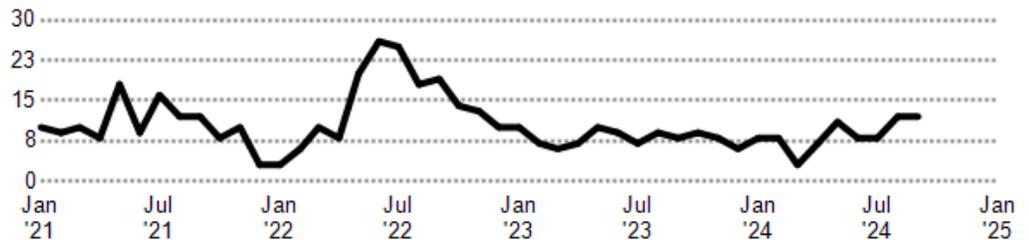
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



### Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



### Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This Property
- Comps

#### This Property

1,213 sq. ft. **\$1,104,630**

#### Comps

1,800 - 2,000 sq. ft.	\$1,135,000
1,600 - 1,800 sq. ft.	\$1,112,500
1,200 - 1,400 sq. ft.	\$981,666
1,000 - 1,200 sq. ft.	\$960,000

### Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This Property
- Comps

#### This Property

\$368K **1**

#### Comps

\$350K - \$400K	2
\$300K - \$350K	4
\$200K - \$250K	2

### Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- This Property
- Comps

#### This Property

\$910 **1**

#### Comps

\$850 - \$900	2
\$800 - \$850	1
\$750 - \$800	1
\$700 - \$750	1
\$650 - \$700	1
\$600 - \$650	2

### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ This Property  
■ Comps

#### This Property

\$1.1M 1

#### Comps

\$1.1M - \$1.2M 3

\$1M - \$1.1M 1

\$900K - \$1M 4

### Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ This Property  
■ Comps

#### This Property

65 yrs 1

#### Comps

60 - 70 yrs 8

### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area

> 2000 sq. ft. 3

1800 - 2000 sq. ft. 3

1600 - 1800 sq. ft. 3

1400 - 1600 sq. ft. 5

1200 - 1400 sq. ft. 4

1000 - 1200 sq. ft. 7

800 - 1000 sq. ft. 1

### Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

5 1

4 8

3 11

2 6

# Neighborhood: People Stats and Charts

	92845	Garden Grove	Orange County	California	USA
Population	18.3K	172K	3.18M	39.4M	331M
Population Density per Sq Mi	7.36K	9.56K	4K	253	93.6
Population Change since 2020	-1.1%	-0.4%	0%	+0.9%	+1.8%
Median Age	43	39	39	37	39
Male / Female Ratio	53%	50%	50%	50%	50%

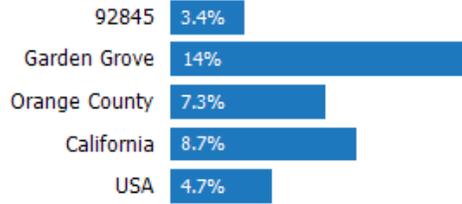
### Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

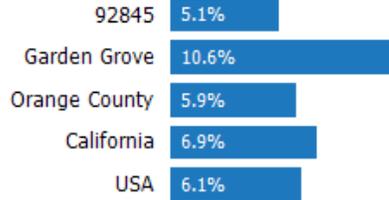
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

#### Less Than 9th Grade



#### 9-12th Grade/No Diploma



#### High School Graduate



#### Associate Degree



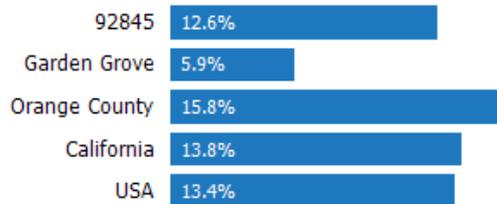
#### Bachelor's Degree



#### At Least a College Education



#### Grad/Professional Degree



### Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

92845

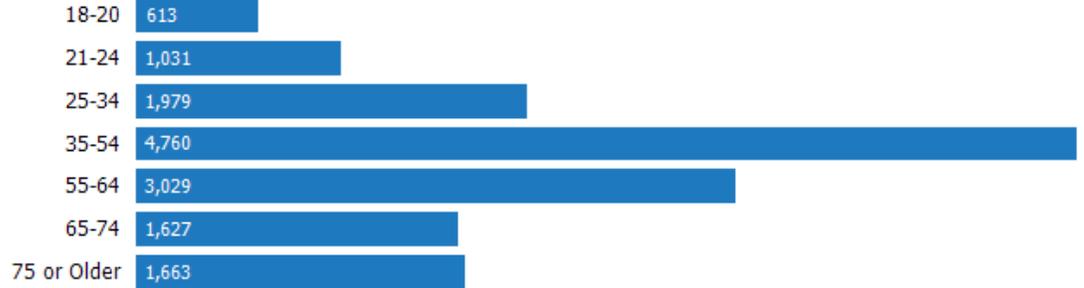


### Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

92845



### Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

92845



### Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census  
Update Frequency: Annually

92845



### Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



■ Orange County

# Neighborhood: Economic Stats and Charts

	92845	Garden Grove	Orange County	California	USA
<b>Income Per Capita</b>	\$51,423	\$31,132	\$50,683	\$45,591	\$41,261
<b>Median Household Income</b>	\$129,559	\$86,139	\$109,361	\$91,905	\$75,149
<b>Unemployment Rate</b>	–	4.7%	4.4%	5.8%	4.3%
<b>Unemployment Number</b>	–	3.8K	70.2K	1.12M	7.16M
<b>Employment Number</b>	–	76.7K	1.53M	18.3M	161M
<b>Labor Force Number</b>	–	80.5K	1.6M	19.4M	168M

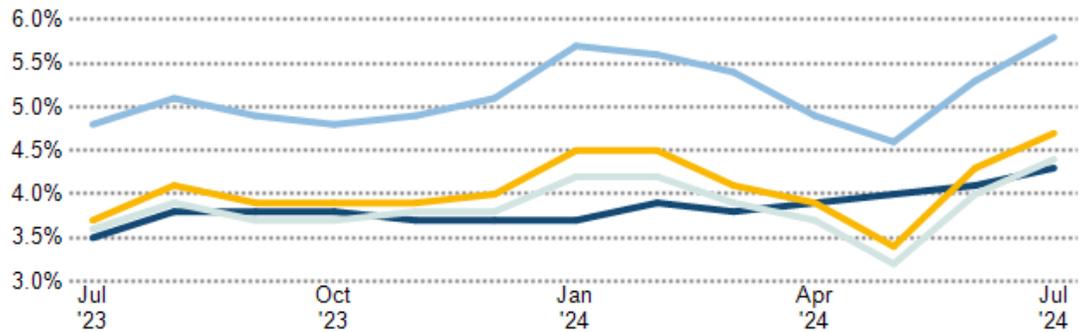
## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Garden Grove
- Orange County
- California
- USA



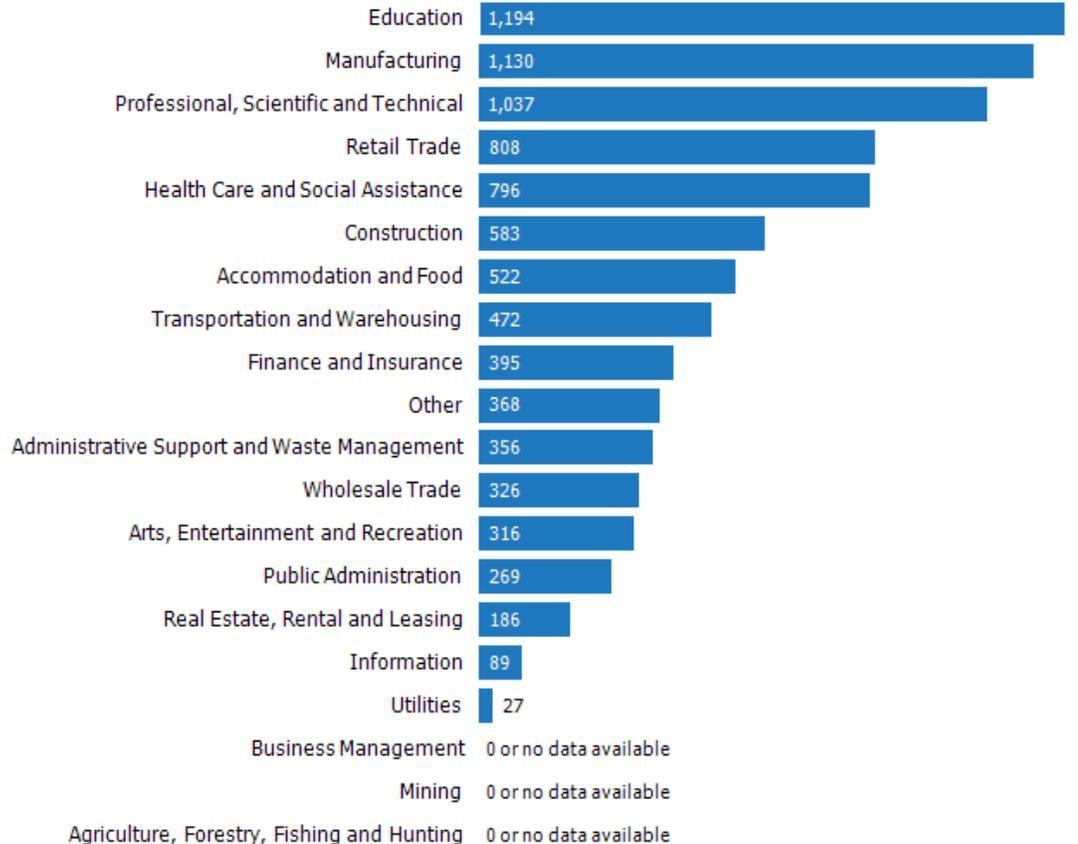
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 92845



# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 92845

	92845	Garden Grove	Orange County	California	USA
Elevation (in feet)	751	558	1,937	2,823	–
Annual Rainfall (in inches)	8.76	10.95	14.82	23.4	–
Annual Snowfall (in inches)	0	0	0.84	19.18	–
Days of Full Sun (per year)	165	165	165	159	–
Travel Time to Work (in minutes)	31	29	27	29	27
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	1	–	–
Superfund Sites	0	0	4	164	2,466
Brownfield Sites	No	Yes	Yes	Yes	Yes

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



92845

### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



92845

### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



92845

# School: Enders Elementary School

## School Details

**Name**  
Enders Elementary School

**Level**  
Elementary

**Type**  
Public

**Grades Served**  
K-6

**School District**  
Garden Grove Unified School District

**Address**  
12302 Springdale St,  
Garden Grove, CA 92845

**Phone**  
(714) 663-6205

## School Facts

	Enders Elementary School	Garden Grove Unified School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	393	38,164
Students per Teacher	26:1	23:1
Students in Free Lunch Program	41%	68%
<b>Academic Grade</b>	<b>A-</b>	<b>A</b>
Average GPA	-	3.45 (out of 8192 responses)
Math Proficiency	65%	45%
Reading Proficiency	76%	58%
Gifted Students	-	-
AP Enrollments	-	-
Graduation Rate	-	93%
Average ACT Score	-	25 (out of 315 responses)
Average SAT Score	-	1,180 (out of 2143 responses)
<b>Teacher Grade</b>	<b>A+</b>	<b>A+</b>
Average Teacher Salary	\$121,195	\$121,195
Teachers in 1st or 2nd Year	9%	7%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

# School: Belint

## School Details

**Name**  
Belint

**Level**  
Middle

**Type**  
-

**Grades Served**  
-

**School District**  
-

**Address**  
Address not available

**Phone**

## School Facts

### Overall Grade

Total Enrollment

Students per Teacher

Students in Free Lunch Program

### Academic Grade

Average GPA

Math Proficiency

Reading Proficiency

Gifted Students

AP Enrollments

Graduation Rate

Average ACT Score

Average SAT Score

### Teacher Grade

Average Teacher Salary

Teachers in 1st or 2nd Year

**Belint**

-

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*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

# School: Hilton D. Bell Intermediate School

## School Details

**Name**  
Hilton D. Bell Intermediate School

**Level**  
Middle

**Type**  
Public

**Grades Served**  
7-8

**School District**  
Garden Grove Unified School District

**Address**  
12345 Springdale St,  
Garden Grove, CA 92845

**Phone**  
(714) 663-6466

## School Facts

	Hilton D. Bell Intermediate School	Garden Grove Unified School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	629	38,164
Students per Teacher	23:1	23:1
Students in Free Lunch Program	41%	68%
<b>Academic Grade</b>	<b>A</b>	<b>A</b>
Average GPA	–	3.45 (out of 8192 responses)
Math Proficiency	60%	45%
Reading Proficiency	73%	58%
Gifted Students	14%	–
AP Enrollments	–	–
Graduation Rate	–	93%
Average ACT Score	–	25 (out of 315 responses)
Average SAT Score	–	1,180 (out of 2143 responses)
<b>Teacher Grade</b>	<b>A+</b>	<b>A+</b>
Average Teacher Salary	\$121,195	\$121,195
Teachers in 1st or 2nd Year	4%	7%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

# School: Pacific Lutheran Jr./Sr. High School

## School Details

**Name**  
Pacific Lutheran Jr./Sr. High School

**Level**  
High

**Type**  
Private

**Grades Served**  
7-12

**School District**  
Torrance Unified School District

**Address**  
1473 W 182Nd St,  
Gardena, CA 90248

**Phone**  
(310) 538-6863

## School Facts

Pacific Lutheran Jr./Sr. High School

-

### Overall Grade

**A**

Total Enrollment

120

-

Students per Teacher

11:1

Students in Free Lunch Program

-

-

### Academic Grade

**B+**

Average GPA

3.38 (out of 59 responses)

-

Math Proficiency

-

-

Reading Proficiency

-

-

Gifted Students

-

-

AP Enrollments

-

-

Graduation Rate

98%

-

Average ACT Score

-

-

Average SAT Score

1,110 (out of 17 responses)

-

### Teacher Grade

**B**

Average Teacher Salary

-

-

Teachers in 1st or 2nd Year

-

-

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

# School: Pacifica High School

## School Details

**Name**  
Pacifica High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Garden Grove Unified School District

**Address**  
6851 Lampson Ave,  
Garden Grove, CA 92845

**Phone**  
(714) 663-6515

## School Facts

	Pacifica High School	Garden Grove Unified School District
<b>Overall Grade</b>	<b>A</b>	<b>A</b>
Total Enrollment	1,648	38,164
Students per Teacher	22:1	23:1
Students in Free Lunch Program	52%	68%
<b>Academic Grade</b>	<b>A</b>	<b>A</b>
Average GPA	3.56 (out of 1041 responses)	3.45 (out of 8192 responses)
Math Proficiency	46%	45%
Reading Proficiency	61%	58%
Gifted Students	12%	-
AP Enrollments	-	-
Graduation Rate	95%	93%
Average ACT Score	26 (out of 49 responses)	25 (out of 315 responses)
Average SAT Score	1,210 (out of 295 responses)	1,180 (out of 2143 responses)
<b>Teacher Grade</b>	<b>A</b>	<b>A+</b>
Average Teacher Salary	\$121,195	\$121,195
Teachers in 1st or 2nd Year	-	7%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 6/4/2024 by Alum

"I just graduated PHS. Administration is very off and on with problems regarding students. I had a generally very pleasant time, however others were disregarded and issues (especially involving sports teams) were covered up. The academics were generally good, I feel I learned a lot, however other students who did not work hard or try would easily obtain the grade I had in some classes. There was a good amount of favoritism and unprofessionalism from some of the teachers. As a queer and trans student I do feel like the teachers were respectful, but the students were horrible. The LGBTQ+ student body was almost hidden and not talked about in any class. Kind of like we all knew it existed but no one would talk about it unless it was negative. I was hate crimed on campus, which was covered up and was never defined as a hate crime. I know at least a good amount of the staff was not informed this happened. There was no ""hard evidence"" to prove it was a hate crime."

Posted: 5/17/2024 by Sophomore

Pacifica High School is a very well rounded school, and is arguably the best school within the Garden Grove Unified School District. The school provides a nice balance of academic, athletic, and extracurricular activities to students. Students are given access to not only academic support before, during, and after school, but there are also many different mental health support outlets on campus. The staff and administration is made up of a solid group of kind people who want to help the students succeed.

Posted: 4/30/2024 by Alum

I am not sure if it is because I lost my sophomore year at Pacifica due to online schooling, but I don't really have much to reminisce about. The diversity of students is great at Pacifica, and our academics and athletics are heard to be great compared to other schools, but unfortunately I was not too involved in those aspects. However, I had a great time with teachers and students, I just never personally connect with any of my teachers.

Posted: 4/18/2024 by Senior

Pacifica is a school with a very strong bonded community with a diverse community that come from all backgrounds around the world. It creates a culture that people are able to learn from each other and inspire each other to grow together. Without this bond on campus, people wouldn't be able to be who they are today.

Posted: 4/12/2024 by Sophomore

Pacifica is overall a good school in comparison to other high schools nearby. The best part of my school is by far participating in our music program. Everyone in the music program is really supportive and friendly, and our teacher and staff provides us with the best information possible. The worst part of my experience so far is the math department, as there are many complaints about specific teachers' teaching styles per class. There isn't much math support from additional guides, so if you don't understand your teacher's method of teaching, it's hard to find a different perspective. In terms of facilities, the bathrooms need to be revitalized, as toilet paper and soap is often out of stock, and depending on the bathroom, toiletries won't be replaced for several days. Aside from these things, I'd say that the majority of students are supportive of each other, and there are certain staff members who go above and beyond for their students.

## About RPR (Realtors Property Resource)

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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

