

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATTILOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

February 26, 2015

Council District # 2

Case #: 484183

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: 6552 N WOODMAN AVE

CONTRACT NO.: C123679 T118541-2 T123628

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$724.92. The cost of title search(es) on the subject lot was \$138.00.

It is proposed that a lien for the total amount of \$862.92 be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FOR FRANK LARA

Frank Lara, Principal Inspector
Vacant Building Abatement

RC:FL: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On November 20, 2012 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions on the parcel located at **6552 N WOODMAN AVE** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
CLEAN	C4197	July 15, 2014	\$724.92

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T9560	\$48.00
FULL	T9694	\$48.00
FULL	T10981	\$42.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$655.80 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the Cost of Title Search(es) on the subject lot was \$138.00. for a total of **\$862.92**, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$724.92**, and to deposit to Fund 100 the amount of **\$138.00**.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: February 26, 2015

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager

J.T. Christian FOR FRANK LARA

Report and lien confirmed by
City Council on:

Frank Lara, Principal Inspector
Vacant Building Abatement

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

February 19, 2015

CASE #: 484183

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 6552 N WOODMAN AVE
ASSESSORS PARCEL NO.: 2329-002-009

Last Full Title: 02/04/2015

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 6552 WOODMAN LLC
2018 N CATALINA ST
LOS ANGELES, CA 90027
Capacity: OWNER
- 2 6552 WOODMAN LLC
c/o DAVIT GHUMASYAN
7931 VARNA AVE
VAN NUYS, CA 91402
Capacity: OWNER
- 3 COUNTRYWIDE HOME LOANS INC
MS SV-79 DOCUMENT PROCESSING
PO BOX 10423
VAN NUYS, CA 91410-0423
Capacity: INTERESTED PARTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10981
Dated as of: 1/28/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2329-002-009

Property Address: 6552 N WOODMAN AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : 6552 Woodman LLC., a California Limited Liability Company, Vahagn Stepanyan a single man, Vartan Akopyan a single man, Sogomon Akopyan a married man as his sole and separate property.

Grantor : 6552 Woodman LLC., a California Limited Liability Company

Deed Date : 1/24/2012

Recorded : 1/25/2012

Instr No. : 20120133949

MAILING ADDRESS: 6552 Woodman LLC, Vahagn Stepanyan, Vartan Akopyan, Sogomon Akopyan
2018 N. Catalina St, Los Angeles, CA 90027.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Said land is situated in the County of Los Angeles, State of California, and is described as follows: The North 50 feet of the South 150 feet of that Portion of Lot 19, Tract 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19 Page 1 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Westerly line of said lot, distant Northerly 969.1 feet from the Southwest corner of said lot; thence Easterly parallel with the South line of said lot, 275 feet; thence Northerly parallel with the Westerly line of said lot, 330 feet, more or less, to the Northerly line of said lot; thence Westerly along said Northerly line 275 feet more or less, to the Northwest corner of said lot; thence Southerly along the Westerly line of said lot, 330 feet, more or less, to the point of beginning.

Except the East 110 feet of said land.

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10981

SCHEDULE B (Continued)

Also except that portion of said land included within the lines of Woodman Avenue and Ventura Canyon Avenue, as described in deeds to the City of Los Angeles, recorded in Book 6751 Page 45 of Official Records, and re-recorded in Book 6681 Page 379, in Book 6707 Page 261, in Book 4783 Page 290, in Book 6764 Page 76 and in Book 6697 Page 384 of Official Records respectively. Also except all water in or under said land.

Assessor's Parcel No: 2329-002-009

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9694

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 09-05-2013

Dated as of: 08-29-2013

Fee: \$48.00

-SCHEDULE A-

(Reported Property Information)

For Assessors Parcel Number: 2329-002-009

Situs Address: 6552 N Woodman Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 01-25-2012

As Document Number: 12-0133949

Documentary Transfer Tax: \$None

In Favor of: 6552 Woodman LLC, a California Limited Liability Company, Vahagn Stepanyan, a Single Man, Vartan Akopyan, a Single Man, Sogomon Akopyan, Married Man as his Sole and Separate Property

Mailing Address: 6552 Woodman LLC

2018 N. Catalina St.

Los Angeles, CA 90027

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The North 50 feet of the South 150 feet of that portion of Lot 19, Tract 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 1 of Maps, in the office of the County Recorder of said County.

Beginning at a point in the Westerly line of said Lot, distant Northerly 969.1 feet from the Southwest corner of said Lot; thence Easterly parallel with the South line of said Lot, 275 feet; thence Northerly parallel with the Westerly line of said Lot, 330 feet, more or less, to the Northerly line of said Lot; thence Westerly along said Northerly line 275 feet more or less, to the Northwest corner of said Lot; thence Southerly along the Westerly line of said Lot, 330 feet, more or less, to the point of beginning.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9694

-Schedule B Continued-

Except the East 110 feet of said land.

Also except that portion of said land included within the lines of Woodman Avenue and Ventura Canyon Avenue, as described in Deeds to the City of Los Angeles, Recorded in Book 6751 page 45 of Official Records, and Re-Recorded in Book 6681 Page 379, in Book 6707 Page 261, in Book 4783 Page 290, in Book 6764 Page 76 and in Book 6697 Page 384 of Official Records Respectively.

Also except all water in or under said land.

*1. A Deed of Trust Recorded on 01-31-2005
as Document Number 05-0223519
Amount: \$556,500.00
Trustor: Vahagn Stepanyan, a Single Man
Trustee: California Reconveyance Company
Beneficiary: Washington Mutual Bank, FA, a Federal Association*

*Mailing Address: Washington Mutual Bank, FA
2210 Enterprise Drive
Florence, SC 29501
Attn: Doc Ops MailStop FSCE 440*

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9560

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 07-11-2013

Dated as of: 07-03-2013

Fee: \$48.00

**-SCHEDULE A-
(Reported Property Information)**

For Assessors Parcel Number: 2329-002-010

Situs Address: 6552 N Woodman Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on:

As Document Number: 06-0423924

Documentary Transfer Tax: \$None

In Favor of: 6552 Woodman LLC, a California Limited Liability Company

Mailing Address: 6552 Woodman LLC

2018 N. Catalina St.

Los Angeles, CA 90027

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The North 50 feet of the South 200 feet of that portion of Lot 19 of Tract No. 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 1 to 34 Inclusive of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Westerly line of said Lot, distant Northerly 969.1 feet from the Southwest corner of said Lot; thence Easterly parallel with the South line of said Lot, 275 feet; thence Northerly parallel with the Westerly line of said Lot, 330 feet, more or less, to the Northerly line of said Lot; thence Westerly along said Northerly line, 275 feet, more or less, to the Northwest corner of said Lot; thence Southerly along the Westerly line of said Lot 330 feet, more or less, to the point of beginning.

Except the East 110 feet of said land.

Also except that portion of said land included within the lines of Woodman Avenue and Ventura Canyon Avenue, as described in deeds in the City of Los Angeles, Recorded in Book 6751 Page 45 Official Records, and Re-recorded in Book 6681 Page 379, in Book 6707 Page 261 and in Book 4783 Page 290, in Book 6764 Page 76 and in Book 6697 Page 384 Official Records respectively.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-348-2479 818-337-0474 fax

Page 2
Order Number: T9560

-Schedule B Continued-

*1. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782329
Amount: \$480,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc., a Corporation*

*Mailing Address: Countrywide Home Loans, Inc., a Corporation
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423*

*An Assignment of Beneficial interest Recorded on 01-28-2013
as Document Number 13-0139425
Interest assigned to: U.S. Bank National Association as Trustee for BAFC 2008-1 Mortgage Pass-Through
Certificates Series 2008-1 whose address is 135 S. LaSalle 1511, Chicago, IL 60603*

*Mailing Address: CoreLogic
Mail Stop: ASGN
1 CoreLogic Drive
Westlake, TX 76262-9823*

*A Notice of Default Recorded on: 09-03-2010
Document Number: 10-1245754*

*A Notice of Trustee Sale Recorded: 09-13-2012
Document No.: 12-1368674
Trustees Name: ReconTrust Company, N.A.*

*Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063*

*2. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782330
Amount: \$60,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc.*

*Mailing Address: Countrywide Home Loans, Inc., a Corporation
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423*

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 3

Order Number: T9560

-Schedule B Continued-

*Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026*

*3. A Notice of Building(s), Structure(s), or Premises Placed into the Rent Escrow Account Program
(REAP) Recorded on 10-02-2008
as Document Number 08-1771320
Filed by: Los Angeles Housing Department
(see attached document for details)*

*4. A Notice of Pending Lien Recorded 03-01-2013
as Document Number 13-0321198
Filed by the City of Los Angeles Dept. of Building and Safety*

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Westcoast Title



& Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9446

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 06-04-2013

Dated as of: 05-29-2013

Fee: \$48.00

**-SCHEDULE A-
(Reported Property Information)**

For Assessors Parcel Number: 2329-002-010

Situs Address: 6552 N Woodman Ave.

City: Los Angeles

County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on:

As Document Number: 06-0423924

Documentary Transfer Tax: \$None

In Favor of: 6552 Woodman LLC, a California Limited Liability Company

Mailing Address: 6552 Woodman LLC

2018 N. Catalina St.

Los Angeles, CA 90027

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

The North 50 feet of the South 200 feet of that portion of Lot 19 of Tract No. 1000, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 19, Page(s) 1 to 34 Inclusive of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the Westerly line of said Lot, distant Northerly 969.1 feet from the Southwest corner of said Lot; thence Easterly parallel with the South line of said Lot, 275 feet; thence Northerly parallel with the Westerly line of said Lot, 330 feet, more or less, to the Northerly line of said Lot; thence Westerly along said Northerly line, 275 feet, more or less, to the Northwest corner of said Lot; thence Southerly along the Westerly line of said Lot 330 feet, more or less, to the point of beginning.

Except the East 110 feet of said land.

Also except that portion of said land included within the lines of Woodman Avenue and Ventura Canyon Avenue, as described in deeds in the City of Los Angeles, Recorded in Book 6751 Page 45 Official Records, and Re-recorded in Book 6681 Page 379, in Book 6707 Page 261 and in Book 4783 Page 290, in Book 6764 Page 76 and in Book 6697 Page 384 Official Records respectively.

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 2
Order Number: T9446

-Schedule B Continued-

*1. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782329
Amount: \$480,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc., a Corporation*

*Mailing Address: Countrywide Home Loans, Inc., a Corporation
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423*

*An Assignment of Beneficial interest Recorded on 01-28-2013
as Document Number 13-0139425
Interest assigned to: U.S. Bank National Association as Trustee for BAFIC 2008-1 Mortgage Pass-Through
Certificates Series 2008-1 whose address is 135 S. LaSalle 1511, Chicago, IL 60603*

*Mailing Address: CoreLogic
Mail Stop: ASGN
1 CoreLogic Drive
Westlake, TX 76262-9823*

*A Notice of Default Recorded on: 09-03-2010
Document Number: 10-1245754*

*A Notice of Trustee Sale Recorded: 09-13-2012
Document No.: 12-1368674
Trustees Name: ReconTrust Company, N.A.*

*Mailing Address: ReconTrust Company
1800 Tapo Canyon Rd., CA6-914-01-94
Simi Valley, CA 93063*

*2. A Deed of Trust Recorded on 04-05-2005
as Document Number 05-0782330
Amount: \$60,000.00
Trustor: Davit Ghumashyan, a Single Man
Trustee: ReconTrust Company, N.A.
Beneficiary: Countrywide Home Loans, Inc.*

*Mailing Address: Countrywide Home Loans, Inc., a Corporation
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423*

Westcoast Title & Abstract Company, Inc.

400 S. Alhambra Ave. Ste B
Monterey Park, Ca. 91755
Phone 626-548-2479 818-337-0474 fax

Page 3
Order Number: T9446

-Schedule B Continued-

*Mailing Address: Mortgage Electronic Registration Systems, Inc. (MERS)
P.O. Box 2026
Flint, MI 48501-2026*

*3. A Notice of Building(s), Structure(s), or Premises Placed into the Rent Escrow Account Program
(REAP) Recorded on 10-02-2008
as Document Number 08-1771320
Filed by: Los Angeles Housing Department
(see attached document for details)*

*4. A Notice of Pending Lien Recorded 03-01-2013
as Document Number 13-0321198
Filed by the City of Los Angeles Dept. of Building and Safety*

A Statement of information may be required to provide further information on the owners listed below:

No Statement of information is required.

End of Report

Property Detail Report

For Property Located At :
6552 WOODMAN AVE, VAN NUYS, CA 91401-1616



Owner Information

Owner Name: 6552 WOODMAN LLC/STEPANYAN VAHAGN
 Mailing Address: 2018 N CATALINA ST, LOS ANGELES CA 90027-1826 C006
 Vesting Codes: / A / CO

Location Information

Legal Description: TRACT # 1000 LOT COM N 969.10 FT AND E 25 FT AND N 100 FT FROM SW COR OF LOT 19 TH N 50 FT WITH A UNIFORM DEPTH OF 140 FT E PART OF LOT 19
 County: LOS ANGELES, CA APN: 2329-002-009
 Census Tract / Block: 1235.20 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 1000
 Legal Book/Page: 19-1 Map Reference: 15-F5 / 532-C6
 Legal Lot: 19 Tract #: 1000
 Legal Block: School District: LOS ANGELES
 Market Area: VG School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 01/25/2012 / 01/24/2012 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 133949

Last Market Sale Information

Recording/Sale Date: 01/31/2005 / 12/21/2004 1st Mtg Amount/Type: \$556,500 / CONV
 Sale Price: \$620,000 1st Mtg Int. Rate/Type: 4.31 / ADJ
 Sale Type: FULL 1st Mtg Document #: 223519
 Document #: 223518 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$265.75
 New Construction: Multi/Split Sale:
 Title Company: AMERICAN COAST TITLE CO.
 Lender: WASHINGTON MUTUAL BK FA
 Seller Name: PARADA DAVID E & JOSEFA M

Prior Sale Information

Prior Rec/Sale Date: 10/02/2001 / 08/20/2001 Prior Lender: GREENPOINT MTG FNDG
 Prior Sale Price: \$245,000 Prior 1st Mtg Amt/Type: \$192,000 / CONV
 Prior Doc Number: 1865855 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 2,333	Parking Type:	Construction:
Living Area: 2,333	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 6	Finish Bsmnt Area:	Pool:
Bath(F/H): 3 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1952 / 1952	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:

Site Information

Zoning: LAR3	Acres: 0.16	County Use: MULTI-FAMILY 3-UNIT (0300)
Lot Area: 7,000	Lot Width/Depth: x	State Use:
Land Use: TRIPLEX	Res/Comm Units: 3 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$405,000	Assessed Year: 2014	Property Tax: \$5,204.81
Land Value: \$243,000	Improved %: 40%	Tax Area: 13
Improvement Value: \$162,000	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$405,000		

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

6552 WOODMAN AVE, VAN NUYS, CA 91401-1616

1 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 1

	Subject Property	Low	High	Average
Sale Price	\$620,000	\$440,000	\$440,000	\$440,000
Bldg/Living Area	2,333	2,333	2,333	2,333
Price/Sqft	\$265.75	\$188.60	\$188.60	\$188.60
Year Built	1952	1952	1952	1952
Lot Area	7,000	6,999	6,999	6,999
Bedrooms	6	6	6	6
Bathrooms/Restrooms	3	3	3	3
Stories	0.00	0.00	0.00	0.00
Total Value	\$405,000	\$341,038	\$341,038	\$341,038
Distance From Subject	0.00	0.01	0.01	0.01

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		6552 WOODMAN AVE	\$620,000	1952	6	3	01/31/2005	2,333	7,000	0.0
Comparables										
<input checked="" type="checkbox"/>	1	6562 WOODMAN AVE	\$440,000	1952	6	3	08/08/2014	2,333	6,999	0.01