

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

October 17, 2019

Council District # 9

Case #: 835325

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

JOB ADDRESS: 918 E 90TH ST

CONTRACT NO.: 280126169-3 B131051 C128935-1 F127623-2 T128934

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 barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$4,597.45. The cost of cleaning the subject lot was \$1,867.32. The cost of fencing the subject lot was \$11,142.43.

It is proposed that a lien for the total amount of **\$22,569.89** 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.

FRANK M. BUSH
GENERAL MANAGER

Armond Gregoryona 10-17-19

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On November 19, 2018 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, fence the lot, on the parcel located at **918 E 90TH ST** , 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>
BARRICADE	B4344	December 16, 2018	\$4,597.45
CLEAN	C4547	January 16, 2019	\$1,244.88
CLEAN	C4556	January 16, 2019	\$622.44
FENCE	F4059	January 07, 2019	\$8,883.84
FENCE	F4061	January 07, 2019	\$1,814.40
FENCE	F4062	March 13, 2019	\$444.19
			\$17,607.20

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
NONCOMPLIANCE FEE	742049-2	\$660.00	\$1,733.57	\$2,393.57
CODE VIOLATION INSPECTION FEE	719583-1	\$356.16	\$890.40	\$1,246.56
CODE VIOLATION INSPECTION FEE	771109-9	\$356.16	\$890.40	\$1,246.56
				\$4,886.69

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16197	\$38.00
FULL	T15668	\$38.00
		\$76.00

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 \$14,024.89 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$4,886.69, plus the Noncompliance fee of \$2,393.57, plus the Cost of Title Search(es) on the subject lot was \$76.00 for a total of **\$22,569.89**, 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 \$1,814.40, and to deposit to Fund 48R the amount of \$4,886.69, and to deposit to Fund 100 the amount of \$76.00.

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: October 17, 2019

FRANK M. BUSH
GENERAL MANAGER

Armond Gregory 10-17-19

Report and lien confirmed by
City Council on:

Armond Gregory, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 918 E 90TH ST
ASSESSORS PARCEL NO.: 6042-029-020

Last Full Title: 10/04/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 BRUCE GEORGE BAKER JR
918 E 90TH ST
LOS ANGELES, CA 90002
Capacity: OWNER
- 2 BRUCE BAKER
2849 S. KERCKHOFF AVE
SAN PEDRO, CA 90731
Capacity: OWNER
- 3 RICHARD BAGBY, ADMINISTRATOR
C/O KEITH J. MOTEN, ESQ.
355 S. GRAND AVENUE
LOS ANGELES, CA 90071
Capacity: OWNER
- 4 LAW OFFICES OF KEITH J MOTEN
6601 CENTER DRIVE W #500
LOS ANGELES, CA 90045
Capacity: INTERESTED PARTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15668
Dated as of: 11/15/2018

Prepared for: City of Los Angeles

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

APN #: 6042-029-020

Property Address: 918 E 90TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : BRUCE GEORGE BAKER JR

Grantor : MOTEN A BAGBY JR

Deed Date : 10/27/2015

Recorded : 05/04/2016

Instr No. : 16-0508374

MAILING ADDRESS: BRUCE GEORGE BAKER JR
918 E 90TH ST LOS ANGELES CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot: 149 Tract No: 6631 Abbreviated Description: LOT:149 TR#:6631 TRACT NO. 6631 LOT 149

MORTGAGES/LIENS

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



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

Property Title Report

Work Order No. T16197
Dated as of: 10/041/2019

Prepared for: City of Los Angeles

SCHEDULE A *(Reported Property Information)*

APN #: 6042-029-020

Property Address: 918 E 90TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : BRUCE GEORGE BAKER JR

Grantor : MOTEN A BAGBY JR

Deed Date : 10/27/2015

Recorded : 05/04/2016

Instr No. : 16-0508374

MAILING ADDRESS: BRUCE GEORGE BAKER JR
918 E 90TH ST LOS ANGELES CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot: 149 Tract No: 6631 Abbreviated Description: LOT:149 TR#:6631 TRACT NO. 6631 LOT 149

MORTGAGES/LIENS

Type of Document: Notice Of Lis Pendens

Recording Date: 05/08/2018

Document #: 18-0453460

Loan Amount: N/A

Lender Name: LAW OFFICES OF KEITH J MOTEN

Borrowers Name: BRUCE GEORGE BAKER JR; RAYMOND JOHN CAMPOY III

MAILING ADDRESS: LAW OFFICES OF KEITH J MOTEN
6601 CENTER DRIVE W# 500, LOS ANGELES, CA 90045

Property Detail Report

For Property Located At :

918 E 90TH ST, LOS ANGELES, CA 90002-1617



Owner Information

Owner Name: **BAKER BRUCE G JR**
 Mailing Address: **918 E 90TH ST, LOS ANGELES CA 90002-1617 C031**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO. 6631 LOT 149**
 County: **LOS ANGELES, CA** APN: **6042-029-020**
 Census Tract / Block: **2400.20 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **6631**
 Legal Book/Page: **71-50** Map Reference: **58-C2 /**
 Legal Lot: **149** Tract #: **6631**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C37** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **05/04/2016 / 10/27/2015** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **508374**

Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: 2nd Mtg Amount/Type: **/**
 Deed Type: 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: **1,043** Garage Area: Heat Type: **HEATED**
 Tot Adj Area: Garage Capacity: Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: **2** Finish Bsmnt Area: Pool:
 Bath(F/H): **1 /** Basement Type: Air Cond:
 Year Built / Eff: **1930 / 1930** Roof Type: Style:
 Fireplace: **/** Foundation: Quality:
 # of Stories: **1** Roof Material: Condition:
 Other Improvements: **Building Permit**

Site Information

Zoning: **LAR1** Acres: **0.11** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **4,842** Lot Width/Depth: **40 x 121** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: **CORNER** Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$327,726** Assessed Year: **2018** Property Tax: **\$4,278.74**
 Land Value: **\$228,888** Improved %: **30%** Tax Area: **460**
 Improvement Value: **\$98,838** Tax Year: **2018** Tax Exemption:
 Total Taxable Value: **\$327,726**

Comparable Sales Report

For Property Located At



918 E 90TH ST, LOS ANGELES, CA 90002-1617

20 Comparable(s) Selected.

Report Date: 10/02/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$160,000	\$865,000	\$441,625
Bldg/Living Area	1,043	896	1,190	1,071
Price/Sqft	\$0.00	\$142.86	\$908.61	\$416.55
Year Built	1930	1904	1954	1936
Lot Area	4,842	4,337	5,956	5,148
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$327,726	\$22,569	\$444,000	\$157,453
Distance From Subject	0.00	0.09	0.43	0.26

*= user supplied for search only

Comp #:1 Distance From Subject:0.09 (miles)

Address: **911 E 92ND ST, LOS ANGELES, CA 90002-1637**

Owner Name: **GATICA JOSE G**

Seller Name: **ACEVEDO MARIA**

APN: **6042-030-015** Map Reference: **58-C2 /** Living Area: **1,152**

County: **LOS ANGELES, CA** Census Tract: **2400.20** Total Rooms:

Subdivision: **6631** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **07/22/2019** Prior Rec Date: **12/08/2006** Bath(F/H): **1 /**

Sale Date: **06/07/2019** Prior Sale Date: **11/07/2006** Yr Built/Eff: **1940 / 1940**

Sale Price: **\$390,000** Prior Sale Price: **\$360,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **713936** Acres: **0.14** Fireplace: **Y / 1**

1st Mtg Amt: Lot Area: **5,956** Pool:

Total Value: **\$185,783** # of Stories: **1** Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:2 Distance From Subject:0.13 (miles)

Address: **926 E 92ND ST, LOS ANGELES, CA 90002-1636**

Owner Name: **BROOKS AKIMA K**

Seller Name: **LONG FAMILY TRUST**

APN: **6050-004-010** Map Reference: **58-C2 /** Living Area: **1,022**

County: **LOS ANGELES, CA** Census Tract: **2400.20** Total Rooms:

Subdivision: **8359** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **03/08/2019** Prior Rec Date: Bath(F/H): **1 /**

Sale Date: **12/05/2018** Prior Sale Date: Yr Built/Eff: **1939 / 1945**

Sale Price: **\$379,000** Prior Sale Price: Air Cond:

Sale Type: **FULL** Prior Sale Type: Style:

Document #: **208606** Acres: **0.10** Fireplace: **/**

1st Mtg Amt: **\$25,000** Lot Area: **4,337** Pool:

Total Value: **\$24,508** # of Stories: **1** Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:3 Distance From Subject:0.13 (miles)

Address: **902 E 88TH PL, LOS ANGELES, CA 90002-1107**

Owner Name: **CURHAN ZACHARY**

Seller Name: **OCEAN DEV INC**

APN: **6042-027-018** Map Reference: **58-C2 /** Living Area: **1,079**

County: **LOS ANGELES, CA** Census Tract: **2400.20** Total Rooms: **5**

Subdivision: **6631** Zoning: **LAR2** Bedrooms: **3**

Rec Date: **08/29/2019** Prior Rec Date: **11/02/2018** Bath(F/H): **1 /**

Sale Date: **07/22/2019** Prior Sale Date: **10/11/2018** Yr Built/Eff: **1954 / 1954**

Sale Price:	\$857,500	Prior Sale Price:	\$380,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	879947	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$686,000	Lot Area:	5,175	Pool:	
Total Value:	\$265,725	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:4 Distance From Subject:0.13 (miles)

Address: **942 E 88TH PL, LOS ANGELES, CA 90002-1107**
 Owner Name: **GALLAGHER LINDA C/GALLAGHER MARK**
 Seller Name: **OCEAN DEV INC**

APN:	6042-027-028	Map Reference:	58-C2 /	Living Area:	1,132
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	6
Subdivision:	6631	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/17/2019	Prior Rec Date:	06/15/2018	Bath(F/H):	1 /
Sale Date:	05/16/2019	Prior Sale Date:	06/01/2018	Yr Built/Eff:	1928 / 1929
Sale Price:	\$855,000	Prior Sale Price:	\$365,100	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MEDITERRANEAN
Document #:	570301	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$598,500	Lot Area:	5,004	Pool:	
Total Value:	\$85,759	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE

Comp #:5 Distance From Subject:0.15 (miles)

Address: **903 E 93RD ST, LOS ANGELES, CA 90002-1904**
 Owner Name: **HERRERA VICTOR C**
 Seller Name: **VASQUEZ LETICIA**

APN:	6050-004-018	Map Reference:	58-C2 /	Living Area:	1,190
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	4
Rec Date:	02/20/2019	Prior Rec Date:	01/31/2003	Bath(F/H):	1 /
Sale Date:	01/16/2019	Prior Sale Date:	01/07/2003	Yr Built/Eff:	1939 / 1942
Sale Price:	\$420,000	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	148905	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$399,000	Lot Area:	4,889	Pool:	
Total Value:	\$444,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.20 (miles)

Address: **759 E 92ND ST, LOS ANGELES, CA 90002-1632**
 Owner Name: **DANIEL HECTOR/DANIEL DANIEL**
 Seller Name: **AGUILAR OLIVIA A**

APN:	6042-014-030	Map Reference:	58-C2 /	Living Area:	974
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	4
Subdivision:	668	Zoning:	LAR1	Bedrooms:	2
Rec Date:	01/25/2019	Prior Rec Date:	08/31/2016	Bath(F/H):	1 /
Sale Date:	11/15/2018	Prior Sale Date:	06/28/2016	Yr Built/Eff:	1940 / 1940
Sale Price:	\$400,000	Prior Sale Price:	\$305,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	73573	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$320,000	Lot Area:	5,098	Pool:	
Total Value:	\$311,100	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	GARAGE

Comp #:7 Distance From Subject:0.21 (miles)

Address: **743 E 90TH ST, LOS ANGELES, CA 90002-1613**
 Owner Name: **JUAREZ GERARDO**
 Seller Name: **HEARNE ELESTER TRUST**

APN:	6042-010-012	Map Reference:	58-C2 /	Living Area:	1,017
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	7527	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/17/2019	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	08/29/2019	Prior Sale Date:		Yr Built/Eff:	1940 / 1945
Sale Price:	\$302,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	964540	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,378	Pool:	
Total Value:	\$41,173	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8			Distance From Subject:0.21 (miles)		
Address: 919 E 94TH ST, LOS ANGELES, CA 90002-1912					
Owner Name: CARRANZA EDWAR S/FLORES BRENDA E					
Seller Name: JET INVESTMENTS LLC					
APN:	6050-005-025	Map Reference:	58-C2 /	Living Area:	1,008
County:	LOS ANGELES, CA	Census Tract:	2407.00	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/08/2019	Prior Rec Date:	04/19/2018	Bath(F/H):	1 /
Sale Date:	01/14/2019	Prior Sale Date:	04/05/2018	Yr Built/Eff:	1939 / 1939
Sale Price:	\$427,000	Prior Sale Price:	\$335,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	118830	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$419,265	Lot Area:	5,024	Pool:	
Total Value:	\$365,160	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9			Distance From Subject:0.22 (miles)		
Address: 907 E 88TH ST, LOS ANGELES, CA 90002-1110					
Owner Name: OCEAN DEV INC					
Seller Name: LEAKE BESSIE B LIVING TRUST					
APN:	6042-025-017	Map Reference:	58-C2 /	Living Area:	948
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	
Subdivision:	6631	Zoning:	LAR2	Bedrooms:	2
Rec Date:	02/04/2019	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	01/04/2019	Prior Sale Date:		Yr Built/Eff:	1941 / 1941
Sale Price:	\$370,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	100901	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,159	Pool:	
Total Value:	\$31,184	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10			Distance From Subject:0.26 (miles)		
Address: 838 E 87TH PL, LOS ANGELES, CA 90002-1010					
Owner Name: OCEAN DEV INC					
Seller Name: WHITE GERTIE D					
APN:	6042-020-025	Map Reference:	58-C2 /	Living Area:	1,176
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	
Subdivision:	6631	Zoning:	LAR2	Bedrooms:	3
Rec Date:	06/21/2019	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	05/10/2019	Prior Sale Date:		Yr Built/Eff:	1940 / 1944
Sale Price:	\$350,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	591613	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,158	Pool:	
Total Value:	\$48,564	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11			Distance From Subject:0.27 (miles)		
Address: 807 E 88TH ST, LOS ANGELES, CA 90002-1030					
Owner Name: CONTRERAS ANA R H/ANDRES YUREN I A					
Seller Name: CALZADA RAUL & MERCEDES					
APN:	6042-020-014	Map Reference:	58-C2 /	Living Area:	1,158
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	
Subdivision:	6631	Zoning:	LAR2	Bedrooms:	3
Rec Date:	05/29/2019	Prior Rec Date:	09/30/1988	Bath(F/H):	2 /
Sale Date:	04/15/2019	Prior Sale Date:	07/1988	Yr Built/Eff:	1923 / 1946
Sale Price:	\$395,000	Prior Sale Price:	\$68,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	490451	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$395,000	Lot Area:	5,158	Pool:	
Total Value:	\$150,044	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12			Distance From Subject:0.27 (miles)		
Address: 735 E 93RD ST, LOS ANGELES, CA 90002-1949					
Owner Name: PEREZ CINDY/ALVAREZ JAVIER					
Seller Name: TUCKER MONICA E					
APN:	6050-002-024	Map Reference:	58-C2 /	Living Area:	1,044
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/31/2019	Prior Rec Date:	12/19/2013	Bath(F/H):	1 /

Sale Date:	05/06/2019	Prior Sale Date:	10/31/2013	Yr Built/Eff:	1929 / 1929
Sale Price:	\$402,000	Prior Sale Price:	\$260,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	507534	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$392,755	Lot Area:	4,801	Pool:	
Total Value:	\$280,111	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject:0.31 (miles)

Address: 8804 HOOPER AVE, LOS ANGELES, CA 90002-1149

Owner Name: ROBINSON GRENEISHA

Seller Name: DAVIS ANNIE L

APN:	6043-013-016	Map Reference:	58-C2 /	Living Area:	1,056
County:	LOS ANGELES, CA	Census Tract:	5351.02	Total Rooms:	
Subdivision:	7421	Zoning:	LCR2*	Bedrooms:	3
Rec Date:	05/23/2019	Prior Rec Date:	01/03/2012	Bath(F/H):	1 /
Sale Date:	05/17/2019	Prior Sale Date:	09/13/2011	Yr Built/Eff:	1954 / 1954
Sale Price:	\$350,000	Prior Sale Price:	\$180,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	473548	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$343,660	Lot Area:	4,365	Pool:	
Total Value:	\$198,699	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14 Distance From Subject:0.34 (miles)

Address: 657 E 93RD ST, LOS ANGELES, CA 90002-1947

Owner Name: BRISENO JUAN/SALINAS JESSENIA

Seller Name: IBARRA INVESTMENTS INC

APN:	6050-001-029	Map Reference:	58-C2 /	Living Area:	1,181
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	8359	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/18/2019	Prior Rec Date:	11/20/2018	Bath(F/H):	1 /
Sale Date:	06/10/2019	Prior Sale Date:	11/14/2018	Yr Built/Eff:	1938 / 1938
Sale Price:	\$430,000	Prior Sale Price:	\$245,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	577287	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$417,100	Lot Area:	5,873	Pool:	
Total Value:	\$35,933	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:0.34 (miles)

Address: 730 E 87TH PL, LOS ANGELES, CA 90002-1004

Owner Name: CD ASSET CO LLC

Seller Name: OCEAN DEV INC

APN:	6042-005-007	Map Reference:	58-C2 /	Living Area:	952
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	
Subdivision:	1977	Zoning:	LAR2	Bedrooms:	2
Rec Date:	07/30/2019	Prior Rec Date:	11/20/2008	Bath(F/H):	1 /
Sale Date:	05/23/2019	Prior Sale Date:	07/03/2008	Yr Built/Eff:	1904 / 1926
Sale Price:	\$865,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	750522	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$513,000	Lot Area:	5,274	Pool:	
Total Value:	\$142,933	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:16 Distance From Subject:0.35 (miles)

Address: 9101 ZAMORA AVE, LOS ANGELES, CA 90002-1733

Owner Name: GARCIA JOSE C C/MEJIA ARACELY S

Seller Name: SANCHEZ GABRIELLA E

APN:	6043-010-033	Map Reference:	58-D2 /	Living Area:	1,120
County:	LOS ANGELES, CA	Census Tract:	5352.00	Total Rooms:	
Subdivision:	7421	Zoning:	LCR2*	Bedrooms:	2
Rec Date:	05/22/2019	Prior Rec Date:	07/03/2018	Bath(F/H):	1 /
Sale Date:	05/15/2019	Prior Sale Date:	04/12/2018	Yr Built/Eff:	1948 / 1948
Sale Price:	\$410,000	Prior Sale Price:	\$290,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	470553	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$402,573	Lot Area:	5,608	Pool:	
Total Value:	\$148,210	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:17		Distance From Subject:0.38 (miles)	
Address:	930 E COLDEN AVE, LOS ANGELES, CA 90002-1937		
Owner Name:	AMBRIZ JERONIMO/AMBRIZ SAGRARIO		
Seller Name:	PATINO LILY		
APN:	6050-020-008	Map Reference:	58-C3 /
County:	LOS ANGELES, CA	Census Tract:	2407.00
Subdivision:	8330	Zoning:	LAR1
Rec Date:	07/01/2019	Prior Rec Date:	11/01/2002
Sale Date:	05/17/2019	Prior Sale Date:	08/13/2002
Sale Price:	\$400,000	Prior Sale Price:	\$143,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	629846	Acres:	0.11
1st Mtg Amt:	\$320,000	Lot Area:	4,885
Total Value:	\$182,011	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,014
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1953 / 1954
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:18		Distance From Subject:0.39 (miles)	
Address:	1223 E 87TH PL, LOS ANGELES, CA 90002-1202		
Owner Name:	GARCIA PENELOPE M G		
Seller Name:	ABDUL-RAHMAAN RAHIIHAH		
APN:	6043-015-024	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	5351.02
Subdivision:	7421	Zoning:	LCR2*
Rec Date:	05/03/2019	Prior Rec Date:	07/12/1999
Sale Date:	04/09/2019	Prior Sale Date:	
Sale Price:	\$365,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	403115	Acres:	0.12
1st Mtg Amt:	\$346,750	Lot Area:	5,088
Total Value:	\$22,569	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	896
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1926 / 1932
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:19		Distance From Subject:0.40 (miles)	
Address:	9231 ZAMORA AVE, LOS ANGELES, CA 90002-2114		
Owner Name:	GUARDADO STEVEN		
Seller Name:	SANABRIA ADRIANA		
APN:	6049-006-023	Map Reference:	58-D2 /
County:	LOS ANGELES, CA	Census Tract:	5352.00
Subdivision:	6384	Zoning:	LCR2YY
Rec Date:	03/13/2019	Prior Rec Date:	06/23/2010
Sale Date:	02/06/2019	Prior Sale Date:	11/09/2009
Sale Price:	\$160,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	223277	Acres:	0.13
1st Mtg Amt:	\$157,102	Lot Area:	5,617
Total Value:	\$136,126	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,120
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1929 / 1929
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:20		Distance From Subject:0.43 (miles)	
Address:	1268 E 87TH PL, LOS ANGELES, CA 90002-1201		
Owner Name:	ANGELENO HOMES LLC		
Seller Name:	BAILEY ARNECIE		
APN:	6043-014-002	Map Reference:	58-D2 /
County:	LOS ANGELES, CA	Census Tract:	5351.02
Subdivision:	7421	Zoning:	LCR2*
Rec Date:	07/17/2019	Prior Rec Date:	
Sale Date:	07/09/2019	Prior Sale Date:	
Sale Price:	\$305,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	694833	Acres:	0.12
1st Mtg Amt:	\$49,473	Lot Area:	5,103
Total Value:		# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,180
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1926 / 1940
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Foreclosure Activity Report

For Property Located At



918 E 90TH ST, LOS ANGELES, CA 90002-1617

The selected property does not contain active foreclosure information.