

BOARD OF
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COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 13, 2018

Council District # 15

Case #: 671712

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

JOB ADDRESS: **3623 S BARBARA ST**

CONTRACT NO.: **F127623-1 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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$5,653.98. The cost of title search(es) on the subject lot was \$114.00.

It is proposed that a lien for the total amount of **\$5,767.98** 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

D. Alexander Moffat Principle Inspector
Lien Review

FB:BH: am

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On February 02, 2015 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 fence the lot on the parcel located at 3623 S BARBARA 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>
FENCE	F4021	June 01, 2018	\$5,653.98

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15675	\$38.00
FULL	T15005	\$38.00
FULL	T15450	\$38.00

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 \$4,152.56 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 \$114.00. for a total of **\$5,767.98**, 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 **\$5,653.98**, and to deposit to Fund 48R the amount of , and to deposit to Fund 100 the amount of **\$114.00**.

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: December 13, 2018

FRANK M. BUSH
Superintendent of Building
GENERAL MANAGER



Report and lien confirmed by
City Council on:

Alexander Moffat Principle Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 3623 S BARBARA ST
ASSESSORS PARCEL NO.: 7470-026-019

CASE #: 671712

Last Full Title: 12/04/2018

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 DAVID BELL
24214 WARD ST
TORRANCE, CA 90505
Capacity: OWNER
- 2 MELISSA BELL
948 1/2 W 223RD
TORRANCE, CA 90502
Capacity: INTERESTED PARTY
- 3 CHASE MANHATTAN MORTGAGE CORP
LN# 1596391930
1500 N 19TH ST #6
NORTH MONROE, LA 71201
Capacity: INTERESTED PARTY
- 4 DAVID BELL
333 1ST ST APT A302
SEAL BEACH, CA 90740
Capacity: OWNER
- 5 BANK OF AMERICA N A
c/o CLEAR RECON CORP
4375 JUTLAND DR
SAN DIEGO, CA 92117
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. T15675
Dated as of: 12/03/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7470-026-019

Property Address: 3623 S BARBARA ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DAVID MACDONALD BELL

Grantor : DAVID MACDONALD BELL

Deed Date : 04/01/2003

Recorded : 04/09/2003

Instr No. : 03-0998852

MAILING ADDRESS: DAVID MACDONALD BELL
3623 BARBARA ST SAN PEDRO CA 90731

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Block: 1 Tract No: 4224 Abbreviated Description: LOT: 19 BLK: I TR#: 4224 TRACT # 4224 LOT 19 BLK I

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/09/2003

Document #: 03-0998852

Loan Amount: \$300,000

Lender Name: CHASE MANHATTAN MORTGAGE CORP

Borrowers Name: DAVID MACDONALD BELL

MAILING ADDRESS: CHASE MANHATTAN MORTGAGE CORP
1500 N. 19TH ST 6 NORTH MONROE, LA 71201

Type of Document: NOTICE OF DEFAULT

Recording Date: 08/24/2018

Document #: 18-0857084

MAILING ADDRESS: CLEAR RECON CORP
4375 JUTLAND DR, SAN DIEGO, CA 92117



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

Property Title Report

Work Order No. T15450
Dated as of: 06/28/2018

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 7470-026-019

Property Address: 3623 S BARBARA ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DAVID MACDONALD BELL

Grantor : DAVID MACDONALD BELL WHO ACQUIRED TITLE AS DAVID BELL

Deed Date : 04/01/2003

Recorded : 04/09/2003

Instr No. : 03-0998851

MAILING ADDRESS: DAVID MACDONALD BELL
3623 BARBARA ST SAN PEDRO CA 90731

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 **Block:** I **Tract No:** 4224 **Abbreviated Description:** LOT:19 BLK:I TR#:4224 TRACT # 4224 LOT 19 BLK I

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/09/2003

Document #: 03-0998852

Loan Amount: \$300,000

Lender Name: CHASE MANHATTAN MORTGAGE CORP

Borrowers Name: DAVID MACDONALD BELL

MAILING ADDRESS: CHASE MANHATTAN MORTGAGE CORP
1500 N. 19TH ST 6 NORTH MONROE, LA 71201



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

Property Title Report

Work Order No. T15005
Dated as of: 12/07/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7470-026-019

Property Address: 3623 S BARBARA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : DAVID MACDONALD BELL

Grantor : DAVID MACDONALD BELL; DAVID BELL

Deed Date : 04/01/2003

Recorded : 04/09/2003

Instr No. : 03-0998851

**MAILING ADDRESS: DAVID MACDONALD BELL
3623 BARBARA ST SAN PEDRO CA 90731**

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Block: I Tract No: 4224 Abbreviated Description: LOT: 19 BLK: I TR#: 4224 TRACT # 4224 LOT 19 BLK I

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/09/2003

Document #: 03-0998852

Loan Amount: \$300,000

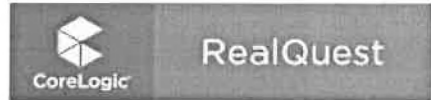
Lender Name: CHASE MANHATTAN MORTGAGE CORP

Borrowers Name: DAVID MACDONALD BELL

**MAILING ADDRESS: CHASE MANHATTAN MORTGAGE CORP
1500 N. 19TH STREET 6 NORTH MONROE, LA 71261**

Property Detail Report

For Property Located At :
3623 BARBARA ST, SAN PEDRO, CA 90731-6413



Owner Information

Owner Name: BELL DAVID M
Mailing Address: 3623 BARBARA ST, SAN PEDRO CA 90731-6413 C021
Vesting Codes: UM //

Location Information

Legal Description: TRACT # 4224 LOT 19
County: LOS ANGELES, CA APN: 7470-026-019
Census Tract / Block: 2975.00 / 4 Alternate APN:
Township-Range-Sect: Subdivision: 4224
Legal Book/Page: 46-57 Map Reference: 78-E6 /
Legal Lot: 19 Tract #: 4224
Legal Block: I School District: LOS ANGELES
Market Area: 180 School District Name: LOS ANGELES
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 04/09/2003 / 04/01/2003 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #: 998852

Last Market Sale Information

Recording/Sale Date: 02/23/1996 / 1st Mtg Amount/Type: \$171,000 / CONV
Sale Price: \$190,000 1st Mtg Int. Rate/Type: / FIXED
Sale Type: FULL 1st Mtg Document #: /
Document #: 296517 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$184.65
New Construction: Multi/Split Sale:
Title Company: FIRST AMERICAN TITLE INS CO/NY
Lender: NORTH AMERICAN MTG CO
Seller Name: MCKINNON ANITA

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:	PARKING AVAIL	Construction:	
Living Area:	1,029	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	PIER	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE Building Permit

Site Information

Zoning: LAR1 Acres: 0.14 County Use: SINGLE FAMILY RESID (0100)
Lot Area: 6,251 Lot Width/Depth: 50 x 125 State Use:
Land Use: SFR Res/Comm Units: 1 / Water Type:
Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value:	\$331,066	Assessed Year:	2018	Property Tax:	\$3,930.13
Land Value:	\$221,917	Improved %:	33%	Tax Area:	21
Improvement Value:	\$109,149	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$324,066				

Comparable Summary

For Property Located At



3623 BARBARA ST, SAN PEDRO, CA 90731-6413

14 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: 14

	Subject Property	Low	High	Average
Sale Price	\$190,000	\$560,000	\$815,000	\$673,971
Bldg/Living Area	1,029	894	1,149	1,026
Price/Sqft	\$184.65	\$552.65	\$745.71	\$658.20
Year Built	1955	1940	1959	1946
Lot Area	6,251	4,873	8,844	6,114
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$331,066	\$204,690	\$673,200	\$506,770
Distance From Subject	0.00	0.20	0.48	0.34

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
<input checked="" type="checkbox"/>			3623 BARBARA ST	\$190,000	1955	2	1	02/23/1996	1,029	6,251	0.0
Comparables											
<input checked="" type="checkbox"/>	1		3147 BARBARA ST	\$709,000	1950	2	1	06/21/2018	1,078	6,251	0.20
<input checked="" type="checkbox"/>	2		3175 ALMERIA ST	\$710,000	1955	3	2	10/18/2018	1,118	6,250	0.24
<input checked="" type="checkbox"/>	3		1311 W 27TH DR	\$695,000	1945	2	1	06/28/2018	932	8,844	0.25
<input checked="" type="checkbox"/>	4		1339 W 27TH ST	\$695,000	1945	3	1	07/26/2018	996	5,980	0.25
<input checked="" type="checkbox"/>	5		3151 S ALMA ST	\$685,000	1959	3	2	11/05/2018	1,120	4,873	0.28
<input checked="" type="checkbox"/>	6		3645 S PARKER ST	\$815,000	1950	3	2	11/15/2018	1,114	5,630	0.30
<input checked="" type="checkbox"/>	7		1351 W 27TH PL	\$587,500	1945	3	1	09/10/2018	965	5,501	0.30
<input checked="" type="checkbox"/>	8		2671 S DOLPHIN ST	\$695,000	1945	3	1	05/01/2018	984	8,711	0.33
<input checked="" type="checkbox"/>	9		1360 W 27TH PL	\$560,000	1945	3	1	03/16/2018	951	5,984	0.34
<input checked="" type="checkbox"/>	10		1271 W 26TH ST	\$717,091	1941	3	1	06/18/2018	1,080	5,502	0.39
<input checked="" type="checkbox"/>	11		1223 W 25TH ST	\$635,000	1940	2	2	05/03/2018	1,149	5,497	0.44
<input checked="" type="checkbox"/>	12		1253 W 25TH ST	\$585,000	1940	2	1	10/30/2018	894	5,567	0.44
<input checked="" type="checkbox"/>	13		1386 W 26TH PL	\$693,000	1945	3	1	09/27/2018	996	5,503	0.46
<input checked="" type="checkbox"/>	14		1387 W 26TH ST	\$654,000	1945	3	1	03/22/2018	984	5,503	0.48