

BOARD OF
BUILDING AND SAFETY
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

October 17, 2019

Council District # 4

Case #: 813625

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

JOB ADDRESS: 2307 N GOWER ST

CONTRACT NO.: 280098283-2 C128935-1 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 cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$275.00. The cost of fencing the subject lot was \$10,847.76.

It is proposed that a lien for the total amount of **\$15,218.13** 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 May 01, 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 fence the lot, on the parcel located at **2307 N GOWER 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>
CLEAN	C4521	October 30, 2018	\$275.00
FENCE	F4026	September 30, 2018	\$10,847.76
			<u>\$11,122.76</u>

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	667899-1	\$660.00	\$2,112.81	\$2,772.81
CODE VIOLATION INSPECTION FEE	752850-3	\$356.16	\$890.40	\$1,246.56
				<u>\$4,019.37</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15285	\$38.00
FULL	T16198	\$38.00
		<u>\$76.00</u>

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 \$9,040.56 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$4,019.37, plus the Noncompliance fee of \$2,772.81, plus the Cost of Title Search(es) on the subject lot was \$76.00 for a total of **\$15,218.13**, 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 \$10,847.76, and to deposit to Fund 48R the amount of \$4,019.37, 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 Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 2307 N GOWER ST
ASSESSORS PARCEL NO.: 5585-024-022

CASE #: 813625

Last Full Title: 10/10/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 GEORGE L. VANCE
P.O. BOX 85157
LOS ANGELES, CA 90027
Capacity: OWNER

- 2 LOS ANGELES COUNTY PUBLIC ADMINISTRATOR
ATT: DEPUTY MICHAEL ENRIQUEZ
320 W. TEMPLE ST. 8TH FLR.
LOS ANGELES, CA 90012
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. T15285
Dated as of: 04/24/2018

Prepared for: City of Los Angeles

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

APN #: 5585-024-022

Property Address: 2307 N GOWER ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE

Grantee : GEORGE L. VANCE

Grantor : ANTONINA A. VANCE

Deed Date : 07/21/1999

Recorded : 07/21/1999

Instr No. : 99-1860921

MAILING ADDRESS: GEORGE L. VANCE
PO BOX 85157 LOS ANGELES, CA 90072

SCHEDULE B

LEGAL DESCRIPTION

Lot: 86 Tract No: 3643 Abbreviated Description: LOT:86 TR#:3643 TRACT NO 3643 LOT 86

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. T16198
Dated as of: 10/04/2019

Prepared for: City of Los Angeles

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

APN #: 5585-024-022

Property Address: 2307 N GOWER ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: NOTICE OF PENDENCY OF ACTION

Grantee : MARY C WICKHAM

Grantor : ESTATE OF GEORGE L VANCE

Deed Date : 01/18/2019

Recorded : 01/30/2019

Instr No. : 19-0090304

MAILING ADDRESS: MARY C WICKHAM
350 S FIGUEROA STREET# 602, LOS ANGELES, CA 90071

Type of Document: SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE

Grantee : GEORGE L VANCE

Grantor : ANTONIA A. VANCE

Deed Date : 07/21/1999

Recorded : 09/29/1999

Instr No. : 99-1860921

MAILING ADDRESS: GEORGE L VANCE
PO BOX 85157 LOS ANGELES CA 90072

SCHEDULE B

LEGAL DESCRIPTION

Lot: 86 Tract No: 3643 Abbreviated Description: LOT:86 TR#:3643 TRACT NO 3643 LOT 86

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. T16198

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 08/29/2018

Document #: 18-0873545

Loan Amount: \$385,000

Lender Name: THE SEATON REVOCABLE TRUST ETAL

Borrowers Name: GEORGE L VANCE

MAILING ADDRESS: PRIVATE MONEY LENDERS, INC.

17715 CHATSWORTH ST. STE 101 GRANADA HILLS, CAC 91344

Property Detail Report

For Property Located At :

2307 N GOWER ST, LOS ANGELES, CA 90068-2242



Owner Information

Owner Name: VANCE GEORGE L
 Mailing Address: PO BOX 85157, LOS ANGELES CA 90072-0157 B003
 Vesting Codes: //

Location Information

Legal Description: TRACT NO 3643 LOT 86
 County: LOS ANGELES, CA APN: 5585-024-022
 Census Tract / Block: 1894.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 3643
 Legal Book/Page: 40-45 Map Reference: 34-D2 /
 Legal Lot: 86 Tract #: 3643
 Legal Block: School District: LOS ANGELES
 Market Area: C30 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 09/29/1999 / Deed Type: DEED (REG)
 Sale Price: 1st Mtg Document #:
 Document #: 1860921

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: PARKING AVAIL Construction:
 Living Area: 1,544 Garage Area: Heat Type: CENTRAL
 Tot Adj Area: Garage Capacity: 2 Exterior wall: STUCCO
 Above Grade: Parking Spaces: 2 Porch Type:
 Total Rooms: 6 Basement Area: Patio Type:
 Bedrooms: 2 Finish Bsmnt Area: Pool:
 Bath(F/H): 2 / Basement Type: Air Cond:
 Year Built / Eff: 1926 / 1926 Roof Type: Style: SPANISH
 Fireplace: Y / 1 Foundation: PIER Quality:
 # of Stories: 2 Roof Material: TILE Condition:
 Other Improvements: FENCE Building Permit

Site Information

Zoning: LAR1 Acres: 0.17 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 7,230 Lot Width/Depth: 63 x 115 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: CORNER Sewer Type:

Tax Information

Total Value: \$71,271 Assessed Year: 2018 Property Tax: \$1,051.28
 Land Value: \$39,407 Improved %: 45% Tax Area: 13
 Improvement Value: \$31,864 Tax Year: 2018 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$64,271

Comparable Sales Report

For Property Located At



2307 N GOWER ST, LOS ANGELES, CA 90068-2242

14 Comparable(s) Selected.

Report Date: 10/02/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$765,000	\$1,650,000	\$1,211,071
Bldg/Living Area	1,544	1,315	1,678	1,463
Price/Sqft	\$0.00	\$464.20	\$1,165.95	\$829.60
Year Built	1926	1911	1957	1936
Lot Area	7,230	2,904	7,702	4,786
Bedrooms	2	1	3	2
Bathrooms/Restrooms	2	1	3	2
Stories	2.00	1.00	2.00	1.57
Total Value	\$71,271	\$46,916	\$1,093,079	\$665,838
Distance From Subject	0.00	0.08	0.48	0.33

*= user supplied for search only

Comp #:1 Distance From Subject:0.08 (miles)

Address: **2421 N GOWER ST, LOS ANGELES, CA 90068-2257**

Owner Name: **ROSEN MATTHEW/ROSEN KIMBERLY**

Seller Name: **DH OJAI LLC**

APN: **5585-018-025** Map Reference: **34-D2 /** Living Area: **1,416**

County: **LOS ANGELES, CA** Census Tract: **1894.00** Total Rooms: **5**

Subdivision: **3643** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **09/05/2019** Prior Rec Date: **07/22/2014** Bath(F/H): **3 /**

Sale Date: **08/06/2019** Prior Sale Date: **07/03/2014** Yr Built/Eff: **1924 / 1926**

Sale Price: **\$1,175,000** Prior Sale Price: **\$816,000** Air Cond: **CENTRAL**

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

Document #: **906864** Acres: **0.07** Fireplace: **Y / 1**

1st Mtg Amt: **\$940,000** Lot Area: **3,063** Pool:

Total Value: **\$861,911** # of Stories: **2** Roof Mat: **ROLL COMPOSITION**

Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **ATTACHED GARAGE**

Comp #:2 Distance From Subject:0.16 (miles)

Address: **6010 GRACIOSA DR, LOS ANGELES, CA 90068-3015**

Owner Name: **CAMPBELL ROBERT J**

Seller Name: **WATTS ROLONDA**

APN: **5586-019-033** Map Reference: **34-D2 /** Living Area: **1,648**

County: **LOS ANGELES, CA** Census Tract: **1895.00** Total Rooms: **7**

Subdivision: **1504** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **09/16/2019** Prior Rec Date: **11/24/1997** Bath(F/H): **3 /**

Sale Date: **04/04/2019** Prior Sale Date: **10/15/1997** Yr Built/Eff: **1925 / 1935**

Sale Price: **\$765,000** Prior Sale Price: **\$460,000** Air Cond:

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

Document #: **959096** Acres: **0.07** Fireplace: **Y / 1**

1st Mtg Amt: **\$612,000** Lot Area: **3,185** Pool:

Total Value: **\$645,524** # of Stories: **2** Roof Mat: **COMPOSITION SHINGLE**

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

Comp #:3 Distance From Subject:0.17 (miles)

Address: **2507 CRESTON DR, LOS ANGELES, CA 90068-2205**

Owner Name: **BUCKLEY MUSETTE M TRUST**

Seller Name: **DIAMOND K & A F/TR**

APN: **5585-016-004** Map Reference: **34-C1 /** Living Area: **1,678**

County: **LOS ANGELES, CA** Census Tract: **1896.00** Total Rooms: **6**

Subdivision:	7011	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/13/2019	Prior Rec Date:	09/26/2012	Bath(F/H):	2 /
Sale Date:	06/10/2019	Prior Sale Date:	08/30/2012	Yr Built/Eff:	1957 / 1958
Sale Price:	\$1,575,000	Prior Sale Price:	\$1,010,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	556581	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,498	Pool:	
Total Value:	\$1,093,079	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:4		Distance From Subject:0.22 (miles)			
Address:	2484 CHEREMOYA AVE, LOS ANGELES, CA 90068-3070				
Owner Name:	JKV SPV LLC				
Seller Name:	MASIS HOLDINGS LLC				
APN:	5580-006-030	Map Reference:	34-D1 /	Living Area:	1,336
County:	LOS ANGELES, CA	Census Tract:	1894.00	Total Rooms:	4
Subdivision:	10555	Zoning:	LAR1	Bedrooms:	1
Rec Date:	06/20/2019	Prior Rec Date:	05/31/2019	Bath(F/H):	1 /
Sale Date:	06/17/2019	Prior Sale Date:	05/15/2019	Yr Built/Eff:	1922 / 1936
Sale Price:	\$775,000	Prior Sale Price:	\$613,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	584153	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$697,500	Lot Area:	4,219	Pool:	
Total Value:	\$46,916	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5		Distance From Subject:0.23 (miles)			
Address:	2274 ALCYONA DR, LOS ANGELES, CA 90068-2863				
Owner Name:	RUBIN MARY E LIVING TRUST				
Seller Name:	LOND HARLEY				
APN:	5576-011-054	Map Reference:	34-C2 /	Living Area:	1,315
County:	LOS ANGELES, CA	Census Tract:	1896.00	Total Rooms:	4
Subdivision:	4410	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/28/2019	Prior Rec Date:	08/17/2006	Bath(F/H):	2 /
Sale Date:	01/15/2019	Prior Sale Date:	07/05/2006	Yr Built/Eff:	1952 / 1954
Sale Price:	\$1,115,000	Prior Sale Price:	\$989,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	COLONIAL
Document #:	179943	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	5,213	Pool:	
Total Value:	\$1,020,000	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6		Distance From Subject:0.27 (miles)			
Address:	6337 IVARENE AVE, LOS ANGELES, CA 90068-2821				
Owner Name:	SUCHER JULIA M				
Seller Name:	ONEAL PATRICK				
APN:	5576-012-056	Map Reference:	34-C2 /	Living Area:	1,320
County:	LOS ANGELES, CA	Census Tract:	1896.00	Total Rooms:	4
Subdivision:	HOLLYWOOD PARK PLACE	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/27/2019	Prior Rec Date:	03/13/2007	Bath(F/H):	2 /
Sale Date:	05/28/2019	Prior Sale Date:	01/17/2007	Yr Built/Eff:	1957 / 1958
Sale Price:	\$1,262,000	Prior Sale Price:	\$891,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	MODERN
Document #:	614942	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$883,400	Lot Area:	4,749	Pool:	
Total Value:	\$937,000	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:7		Distance From Subject:0.33 (miles)			
Address:	6374 DEEP DELL PL, LOS ANGELES, CA 90068-2844				
Owner Name:	UNION HP TRUST				
Seller Name:	BONNARD OLIVIER				
APN:	5576-007-023	Map Reference:	34-C1 /	Living Area:	1,635
County:	LOS ANGELES, CA	Census Tract:	1896.00	Total Rooms:	5
Subdivision:	7798	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/30/2019	Prior Rec Date:	11/27/2013	Bath(F/H):	2 /
Sale Date:	04/25/2019	Prior Sale Date:	10/16/2013	Yr Built/Eff:	1953 / 1955
Sale Price:	\$1,046,000	Prior Sale Price:	\$750,500	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	387274	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$738,300	Lot Area:	4,869	Pool:	
Total Value:	\$808,561	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:8		Distance From Subject:0.39 (miles)	
Address: 2748 HOLLYRIDGE DR, LOS ANGELES, CA 90068-3039			
Owner Name: HWANG JENNIFER			
Seller Name: LAMMI JOHN G TRUST			
APN: 5580-016-003	Map Reference: 34-D1 /	Living Area: 1,448	
County: LOS ANGELES, CA	Census Tract: 1894.00	Total Rooms: 6	
Subdivision: 6450	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/19/2019	Prior Rec Date: 02/01/1996	Bath(F/H): 2 /	
Sale Date: 01/30/2019	Prior Sale Date:	Yr Built/Eff: 1927 / 1931	
Sale Price: \$1,350,000	Prior Sale Price:	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type:	Style: SPANISH	
Document #: 144151	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$1,215,000	Lot Area: 5,323	Pool:	
Total Value: \$419,442	# of Stories: 2	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:9		Distance From Subject:0.42 (miles)	
Address: 2413 ASPEN DR, LOS ANGELES, CA 90068-2405			
Owner Name: HARRIS BRIAN			
Seller Name: DURY JACQUES LIVING TRUST			
APN: 5587-001-013	Map Reference: 34-D2 /	Living Area: 1,364	
County: LOS ANGELES, CA	Census Tract: 1893.00	Total Rooms: 5	
Subdivision: 4366	Zoning: LAR1	Bedrooms: 2	
Rec Date: 02/01/2019	Prior Rec Date: 04/22/1976	Bath(F/H): 1 /	
Sale Date: 01/04/2019	Prior Sale Date:	Yr Built/Eff: 1926 / 1930	
Sale Price: \$1,085,000	Prior Sale Price: \$44,500	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 99199	Acres: 0.07	Fireplace: /	
1st Mtg Amt: \$868,000	Lot Area: 2,904	Pool:	
Total Value: \$106,312	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: ATTACHED GARAGE	

Comp #:10		Distance From Subject:0.43 (miles)	
Address: 1943 CARMEN AVE, LOS ANGELES, CA 90068-4012			
Owner Name: AZUSA EXCHANGE GROUP INC			
Seller Name: LUMIERE DESIGN DEV & CONST LLC			
APN: 5586-007-024	Map Reference: 34-C2 /	Living Area: 1,357	
County: LOS ANGELES, CA	Census Tract: 1895.00	Total Rooms: 6	
Subdivision: CARMEN	Zoning: LARD1.5	Bedrooms: 3	
Rec Date: 07/25/2019	Prior Rec Date: 06/06/2014	Bath(F/H): 1 /	
Sale Date: 07/10/2019	Prior Sale Date: 05/22/2014	Yr Built/Eff: 1911 / 1911	
Sale Price: \$1,100,000	Prior Sale Price: \$874,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 729019	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt: \$880,000	Lot Area: 6,000	Pool:	
Total Value: \$941,617	# of Stories: 2	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:11		Distance From Subject:0.46 (miles)	
Address: 2268 HOLLY DR, LOS ANGELES, CA 90068-2854			
Owner Name: TINAJERO TERESITA			
Seller Name: STRONG COLLIER LIVING TRUST			
APN: 5576-013-070	Map Reference: 34-C2 /	Living Area: 1,404	
County: LOS ANGELES, CA	Census Tract: 1896.00	Total Rooms: 6	
Subdivision: 9127	Zoning: LAR1	Bedrooms: 3	
Rec Date: 03/22/2019	Prior Rec Date: 03/26/1998	Bath(F/H): 2 /	
Sale Date: 03/05/2019	Prior Sale Date: 03/17/1998	Yr Built/Eff: 1949 / 1960	
Sale Price: \$1,637,000	Prior Sale Price: \$359,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: MODERN	
Document #: 255862	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$1,000,000	Lot Area: 6,412	Pool: POOL	
Total Value: \$539,154	# of Stories: 1	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:12		Distance From Subject:0.47 (miles)	
Address: 2355 HOLLY DR, LOS ANGELES, CA 90068-2711			
Owner Name: DUDLEY CHELSEA C			
Seller Name: BRETON STREET LLC			

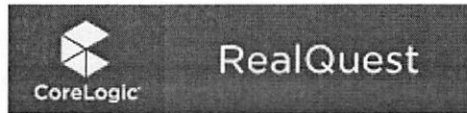
APN:	5576-006-021	Map Reference:	34-C2 /	Living Area:	1,511
County:	LOS ANGELES, CA	Census Tract:	1897.01	Total Rooms:	5
Subdivision:	5155	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/25/2019	Prior Rec Date:	07/20/2017	Bath(F/H):	2 /
Sale Date:	04/17/2019	Prior Sale Date:	07/17/2017	Yr Built/Eff:	1954 / 1955
Sale Price:	\$1,650,000	Prior Sale Price:	\$3,763,636	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	370094	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$1,320,000	Lot Area:	7,702	Pool:	
Total Value:	\$920,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	PARKING AVAIL

Comp #:13			Distance From Subject:0.47 (miles)		
Address:	2351 HOLLY DR, LOS ANGELES, CA 90068-2711				
Owner Name:	KIM SEUNG M/CHONG HYUNSUN				
Seller Name:	NITAKE H H & J A TRUST				
APN:	5576-006-022	Map Reference:	34-C2 /	Living Area:	1,404
County:	LOS ANGELES, CA	Census Tract:	1897.01	Total Rooms:	5
Subdivision:	5155	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/16/2019	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	06/28/2019	Prior Sale Date:		Yr Built/Eff:	1924 / 1934
Sale Price:	\$900,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	824888	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$720,000	Lot Area:	4,173	Pool:	
Total Value:	\$62,219	# of Stories:	2	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	PARKING AVAIL

Comp #:14			Distance From Subject:0.48 (miles)		
Address:	2370 SAN MARCO DR, LOS ANGELES, CA 90068-2735				
Owner Name:	FIREY ROSE ENTS LLC				
Seller Name:	BLACK WHALE PROPERTIES LLC				
APN:	5576-006-034	Map Reference:	34-C1 /	Living Area:	1,651
County:	LOS ANGELES, CA	Census Tract:	1897.01	Total Rooms:	6
Subdivision:	5155	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/24/2019	Prior Rec Date:	01/25/2017	Bath(F/H):	1 /
Sale Date:	05/29/2019	Prior Sale Date:	01/06/2017	Yr Built/Eff:	1923 / 1935
Sale Price:	\$1,520,000	Prior Sale Price:	\$890,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	724623	Acres:	0.08	Fireplace:	Y / 1
1st Mtg Amt:	\$1,170,000	Lot Area:	3,699	Pool:	
Total Value:	\$920,000	# of Stories:	2	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 /	Parking:	

Foreclosure Activity Report

For Property Located At



2307 N GOWER ST, LOS ANGELES, CA 90068-2242

The selected property does not contain active foreclosure information.