

BOARD OF
BUILDING AND SAFETY
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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 # 15

Case #: 241732

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

JOB ADDRESS: 9544 S BANDERA ST FRONT HOUSE

CONTRACT NO.: B125341 C126532-1 T114099 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 and demolition of the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$448.91. The cost of demolishing the subject building(s) was \$2,816.89.

It is proposed that a lien for the total amount of **\$3,351.80** 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 Gregory 10-16-19

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On 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, and demolish and remove or repair the building(s) on the parcel on the parcel located at **9544 S BANDERA ST FRONT HOUSE**, 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	B4076	January 26, 2016	\$448.91
DEMOLITION	D1367	January 27, 2017	\$926.89
DEMOLITION/ASBESTOS REPORT	D1364	February 01, 2016	\$1,890.00
			<u>\$3,265.80</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16196	\$38.00
FULL	T5461	\$48.00
		<u>\$86.00</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 \$2,418.72 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$86.00 for a total of **\$3,351.80**, be recorded against said property.

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 10-16-19

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: 9544 S BANDERA ST FRONT HOUSE
ASSESSORS PARCEL NO.: 6048-039-029

Last Full Title: 10/07/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|-----------------|
| 1 Janet Bobbitt
P.O.Box 712
Lynwood, CA 90262 | Capacity: OWNER |
| 2 JANET BOBBITT
9000 S 5TH AVE
INGLEWOOD, CA 90305 | Capacity: OWNER |

WestCoast Title Company



15480 Arrow Hwy. Suite 216
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Work Order No. T5461
Type of Report: GAP Report
Order Date: 11-18-2008

Prepared for: City of Los Angeles
Dated as of: 11-18-2008

Fee: \$48.00

-SCHEDULE A-
(Reported Property Information)

For Assessors Parcel Number: 6048-039-029

Situs Address: 9544 S. Bandera Street City: Los Angeles County: Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 01-27-1998
As Document Number: 98-132325
Documentary Transfer Tax: None
In Favor of: Janet Bobbitt, an Unmarried Woman

Mailing Address: Janet Bobbitt
9000 5th Avenue
Inglewood, CA 90305

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lot 116 of Stage Home Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, Page(s) 139 of Maps, in the office of the County Recorder of said County.

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



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

Property Title Report

Work Order No. T16196
Dated as of: 10/04/2019

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 6048-039-029

Property Address: 9544 S BANDERA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JANET BOBBITT

Grantor : TURNER BOBBITT

Deed Date : 01/20/1998

Recorded : 01/27/1998

Instr No. : 98-0132325

MAILING ADDRESS: JANET BOBBITT
9000 S 5TH AVE INGLEWOOD CA 90305

SCHEDULE B

LEGAL DESCRIPTION

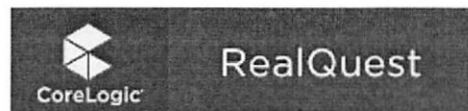
Lot: 116 Abbreviated Description: LOT:116 SUBD:STAGE HOME TRACT STEGE HOME TRACT LOT 116 IMP1=SFR,600SF,1 UNIT,YB:1947,2BD/1BA;IMP2=SFR,748SF,1 UNIT,YB:1921,2BD/1BA.

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
 9544 BANDERA ST, LOS ANGELES, CA 90002-2421



Bldg Card: 000 of 002

Owner Information

Owner Name: BOBBITT JANET
 Mailing Address: 9000 S 5TH AVE, INGLEWOOD CA 90305-2711 C012
 Vesting Codes: UW / /

Location Information

Legal Description: STEGE HOME TRACT LOT 116
 County: LOS ANGELES, CA APN: 6048-039-029
 Census Tract / Block: 2422.00 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: STAGE HOME
 Legal Book/Page: Map Reference: 58-E3 /
 Legal Lot: 116 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C37 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 01/27/1998 / 01/20/1998 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 132325

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: 1,348 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: 4 Finish Bsmnt Area: Pool:
 Bath(F/H): 2 / Basement Type: Air Cond: YES
 Year Built / Eff: 1947 / Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:

Other Improvements: Building Permit

Site Information

Zoning: LAR2 Acres: 0.20 County Use: DUPLEX (0200)
 Lot Area: 8,928 Lot Width/Depth: x State Use:
 Land Use: DUPLEX Res/Comm Units: 2 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$38,387 Assessed Year: 2018 Property Tax: \$927.58
 Land Value: \$16,661 Improved %: 57% Tax Area: 460
 Improvement Value: \$21,726 Tax Year: 2018 Tax Exemption:
 Total Taxable Value: \$38,387

Comparable Sales Report

For Property Located At

**9544 BANDERA ST, LOS ANGELES, CA 90002-2421**

2 Comparable(s) Selected.

Report Date: 10/02/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$375,000	\$395,000	\$385,000
Bldg/Living Area	1,348	1,272	1,544	1,408
Price/Sqft	\$0.00	\$242.88	\$310.53	\$276.70
Year Built	1947	1925	1926	1925
Lot Area	8,928	6,744	7,085	6,914
Bedrooms	4	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$38,387	\$24,657	\$370,000	\$197,328
Distance From Subject	0.00	0.17	0.39	0.28

* = user supplied for search only

Comp #:1

Distance From Subject:0.17 (miles)

Address:	9822 WILMINGTON AVE, LOS ANGELES, CA 90002-3038		
Owner Name:	ANGELENO HOMES LLC		
Seller Name:	CHAVEZ SAMUEL G & RUHEN G		
APN:	6046-017-011	Map Reference:	58-E3 /
County:	LOS ANGELES, CA	Census Tract:	2422.00
Subdivision:	NEVADA VISTA VILLA TR	Zoning:	LAR3
Rec Date:	08/29/2019	Prior Rec Date:	06/14/2000
Sale Date:	08/28/2019	Prior Sale Date:	06/01/2000
Sale Price:	\$375,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	878246	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,744
Total Value:	\$24,657	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,544
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1926 /
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2

Distance From Subject:0.39 (miles)

Address:	1635 E CENTURY BLVD, LOS ANGELES, CA 90002-2954		
Owner Name:	NATICK INVESTMENTS INC		
Seller Name:	MACIAS HELEODORO		
APN:	6048-016-007	Map Reference:	58-D3 /
County:	LOS ANGELES, CA	Census Tract:	2423.00
Subdivision:	LEYS ADD	Zoning:	LAR2
Rec Date:	07/11/2019	Prior Rec Date:	10/26/2017
Sale Date:	06/17/2019	Prior Sale Date:	10/20/2017
Sale Price:	\$395,000	Prior Sale Price:	\$240,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	671092	Acres:	0.16
1st Mtg Amt:		Lot Area:	7,085
Total Value:	\$370,000	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	1,272
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1925 /
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Foreclosure Activity Report

For Property Located At



9544 BANDERA ST, LOS ANGELES, CA 90002-2421

The selected property does not contain active foreclosure information.