

BOARD OF
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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 # 15

Case #: 389362

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

JOB ADDRESS: 9544 S BANDERA ST REAR HOUSE.

CONTRACT NO.: C126532-1 T114099-2

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 demolition of the building(s) at the above address in the City of Los Angeles. The cost of demolishing the subject building(s) was \$1,890.00.

It is proposed that a lien for the total amount of **\$1,938.00** 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 10-16-19

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On September 01, 2010 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 REAR 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>
DEMOLITION/ASBESTOS REPORT	D1365	February 01, 2016	\$1,890.00
			<u>\$1,890.00</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T7246	\$48.00
		<u>\$48.00</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 \$1,398.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$48.00 for a total of **\$1,938.00**, 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

October 16, 2019

CASE #: 389362

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 9544 S BANDERA ST REAR HOUSE.
ASSESSORS PARCEL NO.: 6048-039-029

Last Full Title: 08/31/2010

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 JANET BOBBITT
9000 5TH AVE
Inglewood, CA 90305

Capacity: OWNER

WestCoast Title Company



400 S Alhambra Ave.
Irwindale, Ca. 91706
{626} 307-1145 {626} 307-1784 fax

Work Order No. T 7246

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 8-26-2010

Dated as of: 8-21-2010

Fee: \$48.00

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

For Assessors Parcel Number: 6048-039-029

Situs Address: 9544 Bandera St.

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: \$0.00

In Favor of: Janet Bobbitt, an unmarried woman

**Mailing Address: Ms. Bobbitt
9000 5th Ave.
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.

WestCoast Title Company

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

Page 2
Order Number: T7246

-Schedule B Continued-

1.A Declaration of Covenant Recorded: 12/09/2008

Document Number: 08-2164500

By and Between: Monryheng, Inc., by: Andren C. Lee, Gen. Manager as declarant, and The City of Los Angeles

See attached document for complete details

2.A Notice of Sub Standard Property Recorded on: 12/19/2008

as Document Number: 08-2225997

Filed by the City of Los Angeles, Code Enforcement Department

3.A Notice of Pending Lien Recorded 08/13/2010

as Document Number 10-1129263

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 :

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 /** Living Area: **1,544**

County: **LOS ANGELES, CA** Census Tract: **2422.00** Total Rooms:

Subdivision: **NEVADA VISTA VILLA TR** Zoning: **LAR3** Bedrooms: **4**

Rec Date: **08/29/2019** Prior Rec Date: **06/14/2000** Bath(F/H): **2 /**

Sale Date: **08/28/2019** Prior Sale Date: **06/01/2000** Yr Built/Eff: **1926 /**

Sale Price: **\$375,000** Prior Sale Price:

Sale Type: **FULL** Prior Sale Type: Air Cond: **YES**

Document #: **878246** Acres: **0.15** Style:

1st Mtg Amt: Lot Area: **6,744** Fireplace: **/**

Total Value: **\$24,657** # of Stories:

Land Use: **DUPLEX** Park Area/Cap#: **/** 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 /** Living Area: **1,272**

County: **LOS ANGELES, CA** Census Tract: **2423.00** Total Rooms:

Subdivision: **LEYS ADD** Zoning: **LAR2** Bedrooms: **3**

Rec Date: **07/11/2019** Prior Rec Date: **10/26/2017** Bath(F/H): **2 /**

Sale Date: **06/17/2019** Prior Sale Date: **10/20/2017** Yr Built/Eff: **1925 /**

Sale Price: **\$395,000** Prior Sale Price: **\$240,000** Air Cond:

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

Document #: **671092** Acres: **0.16** Fireplace: **/**

1st Mtg Amt: Lot Area: **7,085** Pool:

Total Value: **\$370,000** # of Stories:

Land Use: **DUPLEX** Park Area/Cap#: **/** 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.