

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE-PRESIDENT

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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

August 02, 2019

Council District # 14

Case #: 835698

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

JOB ADDRESS: 659 S SOTO ST

CONTRACT NO.: C128935-2 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 cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$1,556.80.

It is proposed that a lien for the total amount of **\$1,601.80** 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

M. Schulzinger (for)

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On November 22, 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 on the parcel located at **659 S SOTO 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	C4562	April 17, 2019	\$1,556.80
			<u>\$1,556.80</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15817	\$38.00
SUPPLEMENTAL	T16071	\$7.00
		<u>\$45.00</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 \$1,157.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$45.00 for a total of **\$1,601.80**, 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: August 02, 2019

FRANK M. BUSH
GENERAL MANAGER

Armond Gregoryona, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

August 01, 2019

ASSIGNED INSPECTOR: EDMUND LUM
JOB ADDRESS: 659 S SOTO ST
ASSESSORS PARCEL NO.: 5183-025-037

CASE #: 835698

Last Full Title: 02/15/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 ALMA R ARAGON AND MARLIN URANGA
659 S SOTO ST
LOS ANGELES, CA 90023

Capacity: OWNER



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

Property Title Report

Work Order No. T16071
Dated as of: 07/29/2019

Prepared for: City of Los Angeles

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

APN #: 5183-025-037

Property Address: 659 S SOTO ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES

Grantee : ALMA R. ARAGON AND MARLIN URANGA

Grantor : ESTATE OF AURORA BRIDGIT ARAGON

Deed Date : 09/06/1995

Recorded : 09/29/1995

Instr No. : 95-1588047

MAILING ADDRESS: ALMA R. ARAGON AND MARLIN URANGA
659 S SOTO ST LOS ANGELES CA 90023

SCHEDULE B

LEGAL DESCRIPTION

Lot: 37 Abbreviated Description: LOT:37 HOLLENBECK PARK HEIGHTS TRACT EX OF ST LOT 37

MORTGAGES/LIENS

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



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

Property Title Report

Work Order No. T15817
Dated as of: 02/13/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5183-025-037

Property Address: 659 S SOTO ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES

Grantee : ALMA R ARAGON AND MARLIN URANGA

Grantor : ESTATE OF AURORA BRIDGIT ARAGON

Deed Date : 09/06/1995

Recorded : 09/29/1995

Instr No. : 95-1588047

MAILING ADDRESS: ALMA R ARAGON AND MARLIN URANGA
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SCHEDULE B

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MORTGAGES/LIENS

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Property Detail Report

For Property Located At :
659 S SOTO ST, LOS ANGELES, CA 90023-1300



For Sale

Owner Information

Owner Name: ARAGON ALMA R/URANGA MARLIN
Mailing Address: 659 S SOTO ST, LOS ANGELES CA 90023-1300 C001
Vesting Codes: / A /

Location Information

Legal Description: HOLLENBECK PARK HEIGHTS TRACT EX OF ST LOT 37
County: LOS ANGELES, CA APN: 5183-025-037
Census Tract / Block: 2046.00 / 1 Alternate APN:
Township-Range-Sect: Subdivision: HOLLENBECK PARK HEIGHTS TR
Legal Book/Page: Map Reference: 45-A4 /
Legal Lot: 37 Tract #:
Legal Block: School District: LOS ANGELES
Market Area: BOYH School District Name: LOS ANGELES
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 09/29/1995 / 1st Mtg Amount/Type: /
Sale Price: 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 1588047 2nd Mtg Amount/Type: /
Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name: OWNER RECORD

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:	1,238	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:	YES
Year Built / Eff:	1907 / 1912	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	LAC1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,401	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$138,897	Assessed Year:	2018	Property Tax:	\$1,816.68
Land Value:	\$119,491	Improved %:	14%	Tax Area:	4
Improvement Value:	\$19,406	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$131,897				

Comparable Sales Report

For Property Located At



659 S SOTO ST, LOS ANGELES, CA 90023-1300

3 Comparable(s) Selected.

Report Date: 07/31/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$400,000	\$650,000	\$501,667
Bldg/Living Area	1,238	1,098	1,332	1,242
Price/Sqft	\$0.00	\$300.30	\$501.54	\$405.41
Year Built	1907	1905	1922	1913
Lot Area	4,401	4,399	7,507	5,969
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$138,897	\$71,178	\$157,633	\$123,418
Distance From Subject	0.00	0.19	0.47	0.30

*= user supplied for search only

Comp #:1 For Sale Distance From Subject:0.19 (miles)

Address: **732 S ST LOUIS ST, LOS ANGELES, CA 90023-1226**
 Owner Name: **SOUTHER CHRISTINA/MARTIN FORREST L**
 Seller Name: **QUEVEDO OCTAVIO**
 APN: **5183-022-013** Map Reference: **45-A4 /** Living Area: **1,296**
 County: **LOS ANGELES, CA** Census Tract: **2046.00** Total Rooms: **6**
 Subdivision: **HOLLENBECK TR** Zoning: **LARD1.5** Bedrooms: **3**
 Rec Date: **11/30/2018** Prior Rec Date: **04/30/2018** Bath(F/H): **1 /**
 Sale Date: **11/29/2018** Prior Sale Date: **04/27/2018** Yr Built/Eff: **1912 / 1912**
 Sale Price: **\$650,000** Prior Sale Price: **\$286,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1212373** Acres: **0.10** Fireplace: **Y / 1**
 1st Mtg Amt: **\$617,500** Lot Area: **4,399** Pool:
 Total Value: **\$141,444** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:2 Distance From Subject:0.23 (miles)

Address: **513 S MATHEWS ST, LOS ANGELES, CA 90033-4327**
 Owner Name: **KINGDOM BUILDER PROPERTIES LLC**
 Seller Name: **MEAGHER K & D L/TR**
 APN: **5185-003-013** Map Reference: **45-A4 /** Living Area: **1,098**
 County: **LOS ANGELES, CA** Census Tract: **2043.00** Total Rooms: **2**
 Subdivision: **MB THOMPSON'S** Zoning: **LARD1.5** Bedrooms: **2**
 Rec Date: **03/28/2019** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **03/14/2019** Prior Sale Date: Yr Built/Eff: **1922 / 1945**
 Sale Price: **\$455,000** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **269469** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$386,750** Lot Area: **6,000** Pool:
 Total Value: **\$71,178** # of Stories: Park Area/Cap#: **/** Roof Mat: **/**
 Land Use: **SFR** Parking:

Comp #:3 Distance From Subject:0.47 (miles)

Address: **637 S EVERGREEN AVE, LOS ANGELES, CA 90023-1551**
 Owner Name: **CASA BELLA PROPERTIES CORP**
 Seller Name: **HARUTUNIAN AGNES TRUST**
 APN: **5185-022-020** Map Reference: **45-B5 /** Living Area: **1,332**
 County: **LOS ANGELES, CA** Census Tract: **2047.00** Total Rooms: **5**
 Subdivision: **WORKMAN & HELLMAN** Zoning: **LAR2** Bedrooms: **2**
 SUB

Rec Date:	07/10/2019	Prior Rec Date:	01/19/2011	Bath(F/H):	2 /
Sale Date:	06/21/2019	Prior Sale Date:	05/07/2009	Yr Built/Eff:	1905 / 1915
Sale Price:	\$400,000	Prior Sale Price:	\$140,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	666338	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,507	Pool:	
Total Value:	\$157,633	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

APN: 5183025037

Owner Name:	ARAGON,ALMA R AND	Name Overflow:	
Special Name:		2nd Owner Name:	URANGA,MARLIN
Situs Address:	659 S SOTO ST LOS ANGELES CA 90023	Mailing Address:	659 S SOTO ST LOS ANGELES CA 90023
Census Tract:	204600	Hazard City Key Code:	
Census Block:	1003	Hazard Info. No.:	0000000000
Council District:	14	Zone Code. No.:	LAC1
Tax Area:	00004	Land Use Code:	0100
Agency No.:	000000	Ownership Code:	3
Tax Status Key Code :	0	Doc. Reason Code:	S
Delq Year:	0	Parcel Area:	0.1010
Recording Date:	1995-09-29	Recorder's Doc. Key: 1	Recorder's Doc. Nbr: 1588047

Parcel Sales Information

SALES_SEQ_NBR	SALES_DT_CD_TXT	SALES_AMT
1	1993-12-04	\$9.00

Building Data

SEQ.	YR BLT	SUB PART	DSGN TYP	CLASS SHAPE	NO. UNIT	NO. BDR	NO. BATH	IMPROV SQFT	BLDG CHG YR	UNIT COST MAIN AMT	RCN MAIN AMT
1	1907	0101	0100	D45A	1	2	1	1238	1974	\$920.00	\$11,390.00

Legal Description

HOLLENBECK PARK HEIGHTS TRACT EX OF ST LOT 37

2020 Roll Value

	VALUE	YR	EXEMPTION INFORMATION			
LAND	\$121,880.00	2020	HOMEOWNER	\$7,000.00	KEY	001
IMPROVEMENT	\$19,794.00	2020	REAL ESTATE	\$0.00		
INVENTORY	\$0.00		INVENTORY	\$0.00		
FIXTURE	\$0.00		FIXTURE	\$0.00		
PERS PROP	\$0.00		PERS PROP	\$0.00		
			EX CLAIM TYPE CD			