

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
—

August 02, 2019

Council District # 15

Case #: 760516

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

JOB ADDRESS: 1563 E 108TH ST

CONTRACT NO.: B125341-2 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 barricading of all openings at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$677.60.

It is proposed that a lien for the total amount of \$715.60 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 April 17, 2017 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, on the parcel located at **1563 E 108TH 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>
BARRICADE	B4262	August 31, 2017	\$677.60
			<u>\$677.60</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16072	\$38.00
		<u>\$38.00</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 \$522.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of **\$715.60**, be recorded against said property.

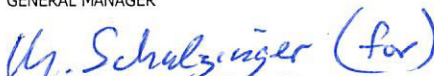
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$677.60, , and to deposit to Fund 100 the amount of \$38.00.

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: August 02, 2019

FRANK M. BUSH
GENERAL MANAGER

 (for)

Armond Gregoryona, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 1563 E 108TH ST
ASSESSORS PARCEL NO.: 6065-014-008

Last Full Title: 07/29/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 HATTIE & JOHN T LAWRENCE
C/O GRACE DUNCAN
1932 W 132ND ST
COMPTON, CA 90222
Capacity: OWNER
- 2 KAREN LAWRENCE
4418 S. MULLEN AVE.
VIEW PARK, CA 90043
Capacity: OWNER
- 3 LAWRENCE, JOHN T / LAWRENCE CLIFFORD E.
1563 E. 108TH ST.
LOS ANGELES, CA 90059
Capacity: OWNER
- 4 LAWRENCE, HATTIE / LAWRENCE, JOHN T ET AL HEIRS
c/o KAREN LAWRENCE
1413 W. 126TH ST.
LOS ANGELES, CA 90047
Capacity: OWNER
- 5 HATTIE & JOHN LAWRENCE
C/O KAREN LAWRENCE, ADMINISTRATOR
750 W. 109TH ST.
LOS ANGELES, CA 90044
Capacity: OWNER



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

Property Title Report

Work Order No. T16072
Dated as of: 07/29/2019

Prepared for: City of Los Angeles

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

APN #: 6065-014-008

Property Address: 1563 E 108TH ST **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT

Grantee : KAREN LAWRENCE

Grantor : WILLIAM BENJAMIN LAWRENCE

Deed Date : 06/28/2019

Recorded : 07/11/2019

Instr No. : 19-0674189

MAILING ADDRESS: KAREN LAWRENCE
4418 S MULLEN AVE VIEW PARK CA 90043

SCHEDULE B

LEGAL DESCRIPTION

Lot: 49 Tract No: 2 Abbreviated Description: LOT:49 TR#:2 F E RAMSAUR TRACT NO 2 W 50 FT OF LOT 49

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

1563 E 108TH ST, LOS ANGELES, CA 90059-1107



Owner Information

Owner Name: LAWRENCE JOHN T/LAWRENCE CLIFFORD E
 Mailing Address: 1563 E 108TH ST, LOS ANGELES CA 90059-1107 C012
 Vesting Codes: UM // JT

Location Information

Legal Description: F E RAMSAUR TRACT NO 2 W 50 FT OF LOT 49
 County: LOS ANGELES, CA APN: 6065-014-008
 Census Tract / Block: 2420.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 2
 Legal Book/Page: 13-18 Map Reference: 58-D4 /
 Legal Lot: 49 Tract #: 2
 Legal Block: School District: LOS ANGELES
 Market Area: C37 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 07/11/2019 / 06/28/2019 Deed Type: AFFIDAVIT
 Sale Price: 1st Mtg Document #:
 Document #: 674189

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: 1,170 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: 3 Finish Bsmnt Area: Pool:
 Bath(F/H): 1 / Basement Type: Air Cond:
 Year Built / Eff: 1920 / 1920 Roof Type: Style:
 Fireplace: Y / 1 Foundation: Quality:
 # of Stories: 1 Roof Material: Condition:
 Other Improvements: Building Permit

Site Information

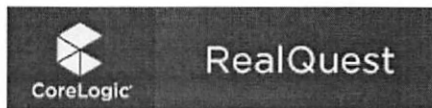
Zoning: LAR2 Acres: 0.18 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 7,693 Lot Width/Depth: 50 x 154 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: CORNER Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$18,478 Assessed Year: 2018 Property Tax: \$623.01
 Land Value: \$9,456 Improved %: 49% Tax Area: 460
 Improvement Value: \$9,022 Tax Year: 2018 Tax Exemption:
 Total Taxable Value: \$18,478

Comparable Sales Report

For Property Located At

**1563 E 108TH ST, LOS ANGELES, CA 90059-1107**

19 Comparable(s) Selected.

Report Date: 07/31/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$300,000	\$450,000	\$389,447
Bldg/Living Area	1,170	997	1,242	1,106
Price/Sqft	\$0.00	\$297.67	\$451.35	\$353.52
Year Built	1920	1910	1984	1940
Lot Area	7,693	3,124	8,570	5,582
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$18,478	\$23,648	\$362,100	\$166,963
Distance From Subject	0.00	0.21	0.50	0.37

* = user supplied for search only

Comp #:1		Distance From Subject:0.21 (miles)			
Address:	1559 E 111TH ST, LOS ANGELES, CA 90059-1131				
Owner Name:	RAMOS EDHWAR/RAMOS GERARDO				
Seller Name:	AMEZCUA JOSE				
APN:	6070-008-025	Map Reference:	58-D4 /	Living Area:	1,096
County:	LOS ANGELES, CA	Census Tract:	2426.00	Total Rooms:	3
Subdivision:	ALTON TR	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/10/2019	Prior Rec Date:	11/10/2010	Bath(F/H):	2 /
Sale Date:	05/31/2019	Prior Sale Date:	10/25/2010	Yr Built/Eff:	1933 / 1937
Sale Price:	\$399,000	Prior Sale Price:	\$180,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	666250	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$391,773	Lot Area:	3,993	Pool:	
Total Value:	\$202,671	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:2		Distance From Subject:0.25 (miles)			
Address:	1654 E 110TH ST, LOS ANGELES, CA 90059-1218				
Owner Name:	OCEAN DEV INC				
Seller Name:	3 JPS LLC				
APN:	6069-011-003	Map Reference:	58-D4 /	Living Area:	1,025
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	3
Subdivision:	ALTON TR	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/05/2019	Prior Rec Date:	12/06/2018	Bath(F/H):	1 /
Sale Date:	06/21/2019	Prior Sale Date:	12/01/2018	Yr Built/Eff:	1910 / 1924
Sale Price:	\$355,000	Prior Sale Price:	\$140,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	649163	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$23,648	Lot Area:	8,570	Pool:	
Total Value:	\$23,648	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3		Distance From Subject:0.27 (miles)			
Address:	10511 PARMELEE AVE, LOS ANGELES, CA 90002-3550				
Owner Name:	MARTINEZ JOSE G/MARTINEZ CAROL				
Seller Name:	ODYSSEY CARE ADULT CENTER CORP				
APN:	6065-005-033	Map Reference:	58-D4 /	Living Area:	997
County:	LOS ANGELES, CA	Census Tract:	2420.00	Total Rooms:	6
Subdivision:	11743	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/30/2019	Prior Rec Date:	07/26/2018	Bath(F/H):	1 /
Sale Date:	05/08/2019	Prior Sale Date:	06/01/2018	Yr Built/Eff:	1944 / 1944

Sale Price:	\$437,000	Prior Sale Price:	\$306,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	497723	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$429,084	Lot Area:	5,199	Pool:	
Total Value:	\$149,357	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4			Distance From Subject:0.31 (miles)		
Address: 10456 E ZAMORA AVE, LOS ANGELES, CA 90002-3551					
Owner Name: TINOCO ANGEL/PUTZOLA SERGE					
Seller Name: SHIRVANIAN ARSINE					
APN:	6065-005-009	Map Reference:	58-D4 /	Living Area:	1,141
County:	LOS ANGELES, CA	Census Tract:	2420.00	Total Rooms:	
Subdivision:	11743	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/10/2019	Prior Rec Date:	10/05/2018	Bath(F/H):	1 /
Sale Date:	05/02/2019	Prior Sale Date:	08/21/2018	Yr Built/Eff:	1944 / 1946
Sale Price:	\$450,000	Prior Sale Price:	\$237,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	431633	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$441,849	Lot Area:	5,000	Pool:	
Total Value:	\$137,791	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5			Distance From Subject:0.31 (miles)		
Address: 10421 MARY AVE, LOS ANGELES, CA 90002-3544					
Owner Name: COWINGS IRMA/COWINGS DAVID					
Seller Name: CUZA FRANK					
APN:	6065-004-022	Map Reference:	58-D3 /	Living Area:	1,109
County:	LOS ANGELES, CA	Census Tract:	2420.00	Total Rooms:	
Subdivision:	11743	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/13/2018	Prior Rec Date:	09/20/2016	Bath(F/H):	2 /
Sale Date:	12/05/2018	Prior Sale Date:	09/13/2016	Yr Built/Eff:	1944 / 1948
Sale Price:	\$440,000	Prior Sale Price:	\$355,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1263285	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$431,931	Lot Area:	5,301	Pool:	
Total Value:	\$362,100	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6			Distance From Subject:0.31 (miles)		
Address: 1363 E 111TH ST, LOS ANGELES, CA 90059-1127					
Owner Name: GARCIA MARIA					
Seller Name: HERON-ARCHIE MICHELLE					
APN:	6070-007-031	Map Reference:	58-D4 /	Living Area:	1,038
County:	LOS ANGELES, CA	Census Tract:	2426.00	Total Rooms:	
Subdivision:	ALTON TR	Zoning:	LAR2	Bedrooms:	3
Rec Date:	01/22/2019	Prior Rec Date:	09/24/2003	Bath(F/H):	1 /
Sale Date:	12/07/2018	Prior Sale Date:	08/06/2003	Yr Built/Eff:	1945 / 1946
Sale Price:	\$349,000	Prior Sale Price:	\$140,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	58401	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$331,500	Lot Area:	5,669	Pool:	
Total Value:	\$174,925	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7			Distance From Subject:0.31 (miles)		
Address: 1253 E 106TH ST, LOS ANGELES, CA 90002-3410					
Owner Name: MATTIAS EDGAR R					
Seller Name: OSEGUERA ROSA E L					
APN:	6065-007-002	Map Reference:	58-D4 /	Living Area:	997
County:	LOS ANGELES, CA	Census Tract:	2420.00	Total Rooms:	
Subdivision:	11743	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/02/2019	Prior Rec Date:	11/20/2012	Bath(F/H):	1 /
Sale Date:	04/24/2019	Prior Sale Date:	10/17/2012	Yr Built/Eff:	1944 / 1944
Sale Price:	\$450,000	Prior Sale Price:	\$193,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	401342	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$441,849	Lot Area:	5,299	Pool:	
Total Value:	\$280,964	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8		Distance From Subject:0.34 (miles)	
Address: 11167 ANTWERP AVE, LOS ANGELES, CA 90059-1156			
Owner Name: JIMENEZ MARIA E			
Seller Name: TAYLOR JUANITA			
APN: 6070-011-009	Map Reference: 58-D4 /	Living Area: 1,190	
County: LOS ANGELES, CA	Census Tract: 2426.00	Total Rooms: 2	
Subdivision: 345	Zoning: LAR2	Bedrooms: 2	
Rec Date: 12/14/2018	Prior Rec Date: 08/26/2015	Bath(F/H): 2 /	
Sale Date: 12/11/2018	Prior Sale Date: 07/22/2015	Yr Built/Eff: 1924 / 1932	
Sale Price: \$370,000	Prior Sale Price: \$272,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1268982	Acres: 0.17	Fireplace: /	
1st Mtg Amt: \$296,000	Lot Area: 7,310	Pool:	
Total Value: \$282,988	# of Stories: 1	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:9		Distance From Subject:0.37 (miles)	
Address: 1655 E 112TH ST, LOS ANGELES, CA 90059-1947			
Owner Name: GONZALEZ SILVIA T/PORTILLO CARMELINA			
Seller Name: GW SAN DIEGO PROPERTIES LLC			
APN: 6069-017-014	Map Reference: 58-D4 /	Living Area: 1,242	
County: LOS ANGELES, CA	Census Tract: 2427.00	Total Rooms: 2	
Subdivision: HUNTER	Zoning: LAR1	Bedrooms: 2	
Rec Date: 02/27/2019	Prior Rec Date: 11/08/2018	Bath(F/H): 1 /	
Sale Date: 02/01/2019	Prior Sale Date: 10/25/2018	Yr Built/Eff: 1941 / 1948	
Sale Price: \$410,000	Prior Sale Price: \$233,389	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 172740	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$382,500	Lot Area: 5,398	Pool:	
Total Value: \$234,863	# of Stories: 1	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:10		Distance From Subject:0.38 (miles)	
Address: 10500 PACE AVE, LOS ANGELES, CA 90002-3425			
Owner Name: JIMENEZ ANA R/GALINDO OSCAR A J			
Seller Name: BENVIA INVESTMENT GROUP LLC			
APN: 6065-007-013	Map Reference: 58-D4 /	Living Area: 1,066	
County: LOS ANGELES, CA	Census Tract: 2420.00	Total Rooms: 3	
Subdivision: 11743	Zoning: LAR1	Bedrooms: 3	
Rec Date: 12/06/2018	Prior Rec Date: 05/08/2018	Bath(F/H): 1 /	
Sale Date: 11/19/2018	Prior Sale Date: 04/30/2018	Yr Built/Eff: 1944 / 1944	
Sale Price: \$450,000	Prior Sale Price: \$350,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1233301	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$390,500	Lot Area: 5,352	Pool:	
Total Value: \$142,795	# of Stories: 1	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:11		Distance From Subject:0.40 (miles)	
Address: 1784 E 105TH ST, LOS ANGELES, CA 90002-3612			
Owner Name: LOPES JOSE L JR/MACEDO ANA M			
Seller Name: ANAYA EDUARDO			
APN: 6065-030-002	Map Reference: 58-D4 /	Living Area: 1,184	
County: LOS ANGELES, CA	Census Tract: 2427.00	Total Rooms: 5	
Subdivision: FARRIS TR WATTS	Zoning: LAR1	Bedrooms: 2	
Rec Date: 12/03/2018	Prior Rec Date: 02/21/2018	Bath(F/H): 1 /	
Sale Date: 10/23/2018	Prior Sale Date: 02/13/2018	Yr Built/Eff: 1920 / 1921	
Sale Price: \$400,000	Prior Sale Price: \$295,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1216902	Acres: 0.14	Fireplace: /	
1st Mtg Amt: \$388,000	Lot Area: 6,250	Pool:	
Total Value: \$153,578	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: NONE	

Comp #:12		Distance From Subject:0.41 (miles)	
Address: 1813 E 106TH ST, LOS ANGELES, CA 90002-3619			
Owner Name: DE MURPHY MARIA A H			
Seller Name: DEL CARMEN BENITO			
APN: 6065-030-030	Map Reference: 58-E4 /	Living Area: 1,159	
County: LOS ANGELES, CA	Census Tract: 2427.00	Total Rooms: 3	
Subdivision: FARRIS TR WATTS	Zoning: LAR1	Bedrooms: 3	
Rec Date: 12/12/2018	Prior Rec Date: 08/08/2003	Bath(F/H): 2 /	
Sale Date: 10/11/2018	Prior Sale Date: 05/30/2003	Yr Built/Eff: 1984 / 1984	
Sale Price: \$345,000	Prior Sale Price: \$149,500	Air Cond:	

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1258915	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$327,750	Lot Area:	3,124	Pool:	
Total Value:	\$186,672	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13		Distance From Subject:0.42 (miles)			
Address: 1816 E 105TH ST, LOS ANGELES, CA 90002-3614					
Owner Name: CARRILLO ULISES T					
Seller Name: QUINTERO ROBERTO L					
APN:	6065-030-007	Map Reference:	58-E4 /	Living Area:	1,004
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	FARRIS TR WATTS	Zoning:	LAR1	Bedrooms:	4
Rec Date:	01/25/2019	Prior Rec Date:	11/12/2014	Bath(F/H):	2 /
Sale Date:	12/14/2018	Prior Sale Date:	08/28/2014	Yr Built/Eff:	1916 / 1955
Sale Price:	\$300,000	Prior Sale Price:	\$195,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	73871	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$285,000	Lot Area:	3,125	Pool:	
Total Value:	\$205,969	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14		Distance From Subject:0.43 (miles)			
Address: 10303 BEACH ST, LOS ANGELES, CA 90002-3669					
Owner Name: FRAZIER WILMA					
Seller Name: YOUNG NORMA J					
APN:	6065-026-037	Map Reference:	58-D3 /	Living Area:	1,188
County:	LOS ANGELES, CA	Census Tract:	2427.00	Total Rooms:	
Subdivision:	31001	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/11/2019	Prior Rec Date:	03/21/1975	Bath(F/H):	2 /
Sale Date:	03/11/2019	Prior Sale Date:		Yr Built/Eff:	1974 / 1974
Sale Price:	\$362,000	Prior Sale Price:	\$21,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	321466	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,057	Pool:	
Total Value:	\$44,314	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15		Distance From Subject:0.44 (miles)			
Address: 10400 PACE AVE, LOS ANGELES, CA 90002-3423					
Owner Name: SUNGA JEROME/MANICDAO MARY & JEROME					
Seller Name: BRECKENRIDGE PROP FUND 2016 LL					
APN:	6065-007-023	Map Reference:	58-D3 /	Living Area:	1,188
County:	LOS ANGELES, CA	Census Tract:	2420.00	Total Rooms:	
Subdivision:	11743	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/10/2019	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	12/13/2018	Prior Sale Date:		Yr Built/Eff:	1944 / 1952
Sale Price:	\$450,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	27351	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$441,750	Lot Area:	7,404	Pool:	
Total Value:	\$48,788	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:16		Distance From Subject:0.46 (miles)			
Address: 1146 E 107TH ST, LOS ANGELES, CA 90002-3411					
Owner Name: CAMPOS CECILIA A					
Seller Name: GARCIA JORGE L & JENNIFER M					
APN:	6051-014-032	Map Reference:	58-C4 /	Living Area:	1,192
County:	LOS ANGELES, CA	Census Tract:	2408.00	Total Rooms:	
Subdivision:	6478	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/04/2019	Prior Rec Date:	05/30/2014	Bath(F/H):	1 /
Sale Date:	05/09/2019	Prior Sale Date:	04/22/2014	Yr Built/Eff:	1941 / 1971
Sale Price:	\$365,000	Prior Sale Price:	\$227,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	516585	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$352,818	Lot Area:	5,600	Pool:	
Total Value:	\$244,559	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:17		Distance From Subject:0.47 (miles)			
Address: 10100 COURTNEY ST, LOS ANGELES, CA 90002-2855					

Owner Name:	OWNER RECORD		
Seller Name:	GUZMAN CLEMENTINA F/TR		
APN:	6048-011-047	Map Reference:	58-D3 /
County:	LOS ANGELES, CA	Census Tract:	2423.00
Subdivision:	31567	Zoning:	LAR1
Rec Date:	11/05/2018	Prior Rec Date:	10/27/2003
Sale Date:	08/31/2018	Prior Sale Date:	10/02/2003
Sale Price:	\$380,000	Prior Sale Price:	\$22,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1118922	Acres:	0.14
1st Mtg Amt:	\$83,575	Lot Area:	6,058
Total Value:	\$211,426	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,044
		Total Rooms:	3
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	18		Distance From Subject:	0.48 (miles)
Address:	11226 HOOPER AVE, LOS ANGELES, CA 90059-1714			
Owner Name:	WS OPPORTUNITY ZONE FUND LLC			
Seller Name:	OCEAN DEV INC			
APN:	6070-013-008	Map Reference:	58-D4 /	Living Area:
County:	LOS ANGELES, CA	Census Tract:	2426.00	Total Rooms:
Subdivision:	8686	Zoning:	LAR2	Bedrooms:
Rec Date:	05/22/2019	Prior Rec Date:	05/02/2019	Bath(F/H):
Sale Date:	05/14/2019	Prior Sale Date:	02/22/2019	Yr Built/Eff:
Sale Price:	\$352,500	Prior Sale Price:	\$355,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	469756	Acres:	0.14	Fireplace:
1st Mtg Amt:		Lot Area:	5,941	Pool:
Total Value:	\$55,646	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:
				ATTACHED GARAGE

Comp #:	19		Distance From Subject:	0.50 (miles)
Address:	1126 E 107TH ST, LOS ANGELES, CA 90002-3411			
Owner Name:	FIRST POINT 2 LLC			
Seller Name:	HOLLAND SHIRLEY			
APN:	6051-014-027	Map Reference:	58-C4 /	Living Area:
County:	LOS ANGELES, CA	Census Tract:	2408.00	Total Rooms:
Subdivision:	6478	Zoning:	LAR1	Bedrooms:
Rec Date:	03/04/2019	Prior Rec Date:		Bath(F/H):
Sale Date:	02/21/2019	Prior Sale Date:		Yr Built/Eff:
Sale Price:	\$335,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	186869	Acres:	0.15	Fireplace:
1st Mtg Amt:		Lot Area:	6,400	Pool:
Total Value:	\$29,246	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking: