

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CALIFORNIA



KAREN BASS
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

March 19, 2024

Council District # 9

Case #: 996217

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

JOB ADDRESS: 310 E 80TH ST

CONTRACT NO.: C141028-2 280135739-0 C142032

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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$6,586.94.

It is proposed that a lien for the total amount of **\$7,868.50** 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.

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On December 14, 2023 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 **310 E 80TH 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>
FENCE	F4454	January 19, 2024	\$6,586.94
			<u>\$6,586.94</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>
CODE VIOLATION INSPECTION FEE	908168-0	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17778	\$30.00
SUPPLEMENTAL	T17845	\$5.00
		<u>\$35.00</u>

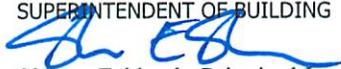
Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$5,096.12 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$7,868.50**, 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: March 19, 2024

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING



Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

March 14, 2024

ASSIGNED INSPECTOR: PATRICK LIEBREGT

CASE #: 996217

JOB ADDRESS: 310 E 80TH ST

ASSESSORS PARCEL NO.: 6030-020-001

Last Full Title: 12/18/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 REGINA CRAIG/ PAUL H WELLS
2147 W MANCHESTER AVE.
LOS ANGELES, CA 90047

Capacity: OWNER



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17778
Dated as of: 12/14/2023

Prepared for: City of Los Angeles

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

APN #: 6030-020-001

Property Address: 310 E 80TH ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: REGINA CRAIG

Grantor : PAUL H. WELLS, PAUL H. WELLS JR, VALEMAR MASCADO

Deed Date : 02/03/1997

Recorded : 02/07/1997

Instr No. : 97-208650

MAILING ADDRESS: REGINA CRAIG
2147 W MANCHESTER AVE, LOS ANGELES, CA 90047

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 Block: 2 Tract No: 26 Brief Description: TRACT NO 26 LOT 1 BLK 2

MORTGAGES/LIENS

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



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17845
Dated as of: 02/28/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6030-020-001

Property Address: 310 E 80TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: REGINA CRAIG

Grantor: PAUL H WELLS; PAUL H. WELLS, JR.; VALEMAR MASCADO

Deed Date : 02/03/1997

Recorded : 02/07/1997

Instr No. : 97-208650

MAILING ADDRESS: REGINA CRAIG

2147 W MANCHESTER AVE, LOS ANGELES, CA 90047

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 Block: 2 Tract No: 26 Brief Description: TRACT NO 26 LOT 1 BLK 2

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
 310 E 80TH ST, LOS ANGELES, CA 90003-2603



Bldg Card: 000 of 003

Owner Information

Owner Name: CRAIG REGINA/WELLS PAUL H
 Mailing Address: 2147 W MANCHESTER AVE, LOS ANGELES CA 90047-2929 C043
 Vesting Codes: / A /

Location Information

Legal Description:	TRACT NO 26 LOT 1	APN:	6030-020-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2398.01 / 2	Subdivision:	26
Township-Range-Sect:		Map Reference:	58-B1 /
Legal Book/Page:	14-2	Tract #:	26
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:	2	School District Name:	LOS ANGELES
Market Area:	C37	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	02/07/1997 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	208650	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	WELLS PAUL H		

Prior Sale Information

Prior Rec/Sale Date:	07/21/1986 / 07/1986	Prior Lender:	
Prior Sale Price:	\$222,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	917737	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1933 /	Total Rooms/Offices		Garage Area:	
Gross Area:	2,069	Total Restrooms:		Garage Capacity:	
Building Area:	2,069	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	HEATED
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAR4	Acres:	0.15	County Use:	AUTO SVC SHOP (2600)
Lot Area:	6,671	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$204,327	Assessed Year:	2023	Property Tax:	\$3,020.22
Land Value:	\$97,777	Improved %:	52%	Tax Area:	7
Improvement Value:	\$106,550	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$204,327				

Comparable Sales Report

For Property Located At



310 E 80TH ST, LOS ANGELES, CA 90003-2603

18 Comparable(s) Selected.

Report Date: 02/28/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$200,000	\$8,150,000	\$2,069,056
Bldg/Living Area	2,069	1,769	2,318	2,062
Price/Sqft	\$0.00	\$86.28	\$4,209.71	\$1,028.17
Year Built	1933	1924	2009	1962
Lot Area	6,671	3,584	22,651	9,604
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$204,327	\$56,345	\$2,548,980	\$811,470
Distance From Subject	0.00	0.56	24.73	12.19

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.56 (miles)			
Address:	644 E MANCHESTER AVE, LOS ANGELES, CA 90001-3631				
Owner Name:	BAWA FARAHAN				
Seller Name:	SWALLAH NADIR A				
APN:	6042-001-034	Map Reference:	58-C2 /	Building Area:	2,210
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms/Offices:	
Subdivision:	1977	Zoning:	LAC2	Total Restrooms:	
Rec Date:	09/26/2023	Prior Rec Date:	08/10/2021	Yr Built/Eff:	1941 / 1945
Sale Date:	09/15/2023	Prior Sale Date:	07/12/2021	Air Cond:	NONE
Sale Price:	\$290,000	Prior Sale Price:	\$1,100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	646214	Acres:	0.30		
1st Mtg Amt:		Lot Area:	13,204		
Total Value:	\$1,122,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 3.41 (miles)			
Address:	6524 8TH AVE, LOS ANGELES, CA 90043-4314				
Owner Name:	3008 HYDE PARK LLC				
Seller Name:	GLAGNI D & P F/TR				
APN:	4007-019-004	Map Reference:	51-C5 /	Building Area:	2,078
County:	LOS ANGELES, CA	Census Tract:	2348.00	Total Rooms/Offices:	
Subdivision:	4807	Zoning:	LACM	Total Restrooms:	
Rec Date:	08/23/2023	Prior Rec Date:	08/25/2014	Yr Built/Eff:	1952 /
Sale Date:	07/07/2023	Prior Sale Date:	08/20/2014	Air Cond:	NONE
Sale Price:	\$725,000	Prior Sale Price:	\$225,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	561107	Acres:	0.08		
1st Mtg Amt:	\$367,500	Lot Area:	3,584		
Total Value:	\$259,906	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 4.17 (miles)			
Address:	2028 S SAN PEDRO ST, LOS ANGELES, CA 90011-1124				
Owner Name:	2028 SAN PEDRO LLC				
Seller Name:	IWAMA 2001 FAMILY TRUST				
APN:	5131-011-033	Map Reference:	44-C6 /	Building Area:	2,077

County:	LOS ANGELES, CA	Census Tract:	2260.01	Total Rooms/Offices:	
Subdivision:	MENLO PARK SUB 2	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/05/2023	Prior Rec Date:		Yr Built/Eff:	1983 /
Sale Date:	11/29/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,200,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	842681	Acres:	0.23		
1st Mtg Amt:	\$900,000	Lot Area:	10,017		
Total Value:	\$313,323	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	4.93 (miles)
Address:	1455 W 24TH ST, LOS ANGELES, CA 90007-1627		
Owner Name:	ANDRADE JULIO A C		
Seller Name:	ESCARTIN JOSE		
APN:	5054-025-028	Map Reference:	43-F5 /
County:	LOS ANGELES, CA	Census Tract:	2216.01
Subdivision:	HEDDERLEY TR	Zoning:	LARD2
Rec Date:	01/19/2024	Prior Rec Date:	09/14/2005
Sale Date:	01/10/2024	Prior Sale Date:	08/30/2005
Sale Price:	\$200,000	Prior Sale Price:	\$145,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	42928	Acres:	0.14
1st Mtg Amt:	\$200,000	Lot Area:	5,966
Total Value:	\$190,442	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	5.36 (miles)
Address:	10309 ATLANTIC AVE, SOUTH GATE, CA 90280-7019		
Owner Name:	TAING HUOD S/PICH KANNARY		
Seller Name:	CROWHURST SUSANA M TRUST		
APN:	6221-003-032	Map Reference:	59-D4 /
County:	LOS ANGELES, CA	Census Tract:	5361.03
Subdivision:	6436	Zoning:	SGCMYY
Rec Date:	01/04/2024	Prior Rec Date:	11/04/1988
Sale Date:	12/27/2023	Prior Sale Date:	08/1988
Sale Price:	\$575,000	Prior Sale Price:	\$148,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	6434	Acres:	0.16
1st Mtg Amt:	\$400,000	Lot Area:	7,174
Total Value:	\$67,740	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	5.82 (miles)
Address:	842 E COMPTON BLVD, RANCHO DOMINGUEZ, CA 90220		
Owner Name:	DE LEON CARLOS A M		
Seller Name:	FLORES V & E F/TR		
APN:	6179-010-038	Map Reference:	65-A3 /
County:	LOS ANGELES, CA	Census Tract:	5411.00
Subdivision:	4638	Zoning:	COCL*
Rec Date:	12/27/2023	Prior Rec Date:	04/28/1988
Sale Date:	11/15/2023	Prior Sale Date:	03/1988
Sale Price:	\$615,000	Prior Sale Price:	\$144,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	908899	Acres:	0.23
1st Mtg Amt:	\$492,000	Lot Area:	10,001
Total Value:	\$264,894	# of Stories:	1
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	8.41 (miles)
Address:	9801 VENICE BLVD, LOS ANGELES, CA 90034-5110		
Owner Name:	PALMS PROPERTY NO 32 LLC		
Seller Name:	MEJIA FAMILY TRUST		
APN:	4313-014-016	Map Reference:	42-C6 /
County:	LOS ANGELES, CA	Census Tract:	2701.02
		Building Area:	1,831
		Total Rooms/Offices:	

Subdivision:	2444	Zoning:	LAC2	Total Restrooms:	1
Rec Date:	06/29/2023	Prior Rec Date:	06/10/1983	Yr Built/Eff:	1947 / 1952
Sale Date:	06/06/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,250,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	425527	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,252		
Total Value:	\$392,847	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject: 12.43 (miles)			
Address:	1922 14TH ST, SANTA MONICA, CA 90404-4605				
Owner Name:	FARAHIRAD FARAMARZ TRUST				
Seller Name:	WEST WAVE HOLDINGS LLC				
APN:	4283-030-010	Map Reference:	49-B1 /	Building Area:	2,076
County:	LOS ANGELES, CA	Census Tract:	7018.02	Total Rooms/Offices:	
Subdivision:	TOWNER TERRACE	Zoning:	SMC4*	Total Restrooms:	1
Rec Date:	09/25/2023	Prior Rec Date:	01/27/2012	Yr Built/Eff:	/
Sale Date:	09/12/2023	Prior Sale Date:	12/20/2011	Air Cond:	
Sale Price:	\$1,555,000	Prior Sale Price:	\$721,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	643669	Acres:	0.17		
1st Mtg Amt:		Lot Area:	7,514		
Total Value:	\$1,232,040	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 14.46 (miles)			
Address:	9655 VALLEY BLVD, ROSEMEAD, CA 91770-1509				
Owner Name:	CAT HOME LLC				
Seller Name:	MAUDE S H & V E 1987 F/				
APN:	8592-007-061	Map Reference:	38-C5 /	Building Area:	1,936
County:	LOS ANGELES, CA	Census Tract:	4329.02	Total Rooms/Offices:	
Subdivision:	SAN FRANCISQUITO	Zoning:	RMM1*	Total Restrooms:	
	RHO				
Rec Date:	06/23/2023	Prior Rec Date:		Yr Built/Eff:	1988 / 1988
Sale Date:	06/14/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$8,150,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	409003	Acres:	0.22		
1st Mtg Amt:		Lot Area:	9,568		
Total Value:	\$306,373	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject: 14.83 (miles)			
Address:	1221 W MAGNOLIA BLVD, BURBANK, CA 91506-1829				
Owner Name:	WORLD FAMOUS 4X4 LLC				
Seller Name:	1221 DEEDS				
APN:	2449-021-029	Map Reference:	17-C6 /	Building Area:	2,314
County:	LOS ANGELES, CA	Census Tract:	3108.00	Total Rooms/Offices:	
Subdivision:	6022	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	12/15/2023	Prior Rec Date:	05/12/1975	Yr Built/Eff:	1955 / 1957
Sale Date:	11/30/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,600,000	Prior Sale Price:	\$22,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	879563	Acres:	0.25		
1st Mtg Amt:	\$2,340,000	Lot Area:	10,983		
Total Value:	\$259,494	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	11	Distance From Subject: 15.23 (miles)			
Address:	1814 W BURBANK BLVD, BURBANK, CA 91506-1315				
Owner Name:	1814 WEST BURBANK LLC				
Seller Name:	RILEY FAMILY TRUST				
APN:	2448-014-001	Map Reference:	17-C6 /	Building Area:	2,050
County:	LOS ANGELES, CA	Census Tract:	3109.00	Total Rooms/Offices:	

Subdivision:	6552	Zoning:	BUC3YY	Total Restrooms:	
Rec Date:	07/12/2023	Prior Rec Date:	05/25/1976	Yr Built/Eff:	1948 / 1962
Sale Date:	07/06/2023	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,400,000	Prior Sale Price:	\$65,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	455222	Acres:	0.13		
1st Mtg Amt:	\$1,000,000	Lot Area:	5,598		
Total Value:	\$1,275,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	15.30 (miles)
Address:	1501 E WALNUT ST, PASADENA, CA 91106-1522		
Owner Name:	LEE DANIELLE M LEGACY TRUST		
Seller Name:	1501 WALNUT LLC		
APN:	5737-007-060	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4627.00
Subdivision:	HILL AVE	Zoning:	PSC-
Rec Date:	01/19/2024	Prior Rec Date:	09/27/2022
Sale Date:	12/13/2023	Prior Sale Date:	09/15/2022
Sale Price:	\$4,700,000	Prior Sale Price:	\$3,700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	42069	Acres:	0.52
1st Mtg Amt:	\$3,050,000	Lot Area:	22,651
Total Value:	\$2,145,000	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,046
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1967 / 1970
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	13	Distance From Subject:	15.43 (miles)
Address:	2030 E COLORADO BLVD, PASADENA, CA 91107		
Owner Name:	KESHISHIAN VALOD/KESHISHIAN KARINA		
Seller Name:	SGL MANAGEMENT LLC		
APN:	5747-014-038	Map Reference:	27-D4 /
County:	LOS ANGELES, CA	Census Tract:	4634.00
Subdivision:	UNIVERSITY TR PASADENA	Zoning:	PSC*
Rec Date:	08/25/2023	Prior Rec Date:	03/03/2016
Sale Date:	08/01/2023	Prior Sale Date:	02/11/2016
Sale Price:	\$3,110,500	Prior Sale Price:	\$1,307,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	568312	Acres:	0.33
1st Mtg Amt:	\$2,830,000	Lot Area:	14,496
Total Value:	\$1,487,116	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,046
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1933 / 1955
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	14	Distance From Subject:	15.99 (miles)
Address:	2130 E VILLA ST, PASADENA, CA 91107		
Owner Name:	AVETISYAN INVESTMENTS LLC		
Seller Name:	KEUSHGUERIAN G & B TRUST		
APN:	5744-022-011	Map Reference:	27-D3 /
County:	LOS ANGELES, CA	Census Tract:	4628.00
Subdivision:	4814	Zoning:	PSC-
Rec Date:	12/05/2023	Prior Rec Date:	01/29/2016
Sale Date:	11/29/2023	Prior Sale Date:	07/08/2015
Sale Price:	\$1,250,000	Prior Sale Price:	\$610,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	843615	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,514
Total Value:	\$1,365,392	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,304
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1924 / 1940
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	15	Distance From Subject:	17.79 (miles)
Address:	14960 VALLEY BLVD, LA PUENTE, CA 91746		
Owner Name:	YE WANFEI		
Seller Name:	ATZ HOLDING LLC		
APN:	8208-010-024	Map Reference:	48-D5 /
County:	LOS ANGELES, CA	Census Tract:	9800.35
		Building Area:	2,020
		Total Rooms/Offices:	

Subdivision:	1343	Zoning:	LCM1BE*	Total Restrooms:	
Rec Date:	11/28/2023	Prior Rec Date:	06/29/2021	Yr Built/Eff:	2009 / 2009
Sale Date:	11/20/2023	Prior Sale Date:	06/14/2021	Air Cond:	
Sale Price:	\$840,000	Prior Sale Price:	\$630,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	820213	Acres:	0.17		
1st Mtg Amt:	\$400,000	Lot Area:	7,310		
Total Value:	\$655,451	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject: 18.60 (miles)			
Address:	3601 FOOTHILL BLVD, GLENDALE, CA 91214-1739				
Owner Name:	DESTINY FAMILY PROPERTIES LLC				
Seller Name:	CONLEY FAMILY TRUST				
APN:	5603-018-017	Map Reference:	11-C5 /	Building Area:	1,769
County:	LOS ANGELES, CA	Census Tract:	3003.01	Total Rooms/Offices:	
Subdivision:		Zoning:	GLM1A*	Total Restrooms:	
Rec Date:	06/22/2023	Prior Rec Date:		Yr Built/Eff:	1968 / 1968
Sale Date:	05/31/2023	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	405871	Acres:	0.10		
1st Mtg Amt:	\$1,200,000	Lot Area:	4,563		
Total Value:	\$56,345	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

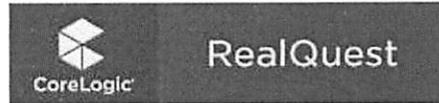
Comp #:	17	Distance From Subject: 21.91 (miles)			
Address:	6761 RESEDA BLVD, RESEDA, CA 91335-5316				
Owner Name:	M & S LP				
Seller Name:	BERGMAN A & LOIS G F/TR				
APN:	2126-034-030	Map Reference:	14-C4 /	Building Area:	1,881
County:	LOS ANGELES, CA	Census Tract:	1310.24	Total Rooms/Offices:	
Subdivision:	18478	Zoning:	LAC2	Total Restrooms:	2
Rec Date:	12/13/2023	Prior Rec Date:	02/24/2004	Yr Built/Eff:	2003 / 2003
Sale Date:	11/28/2023	Prior Sale Date:	01/20/2004	Air Cond:	
Sale Price:	\$1,762,500	Prior Sale Price:	\$285,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	871475	Acres:	0.33		
1st Mtg Amt:		Lot Area:	14,321		
Total Value:	\$664,112	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	18	Distance From Subject: 24.73 (miles)			
Address:	21314 SHERMAN WAY, CANOGA PARK, CA 91303				
Owner Name:	BAZ SHERMAN-WAY LLC				
Seller Name:	ECOLINE INDUSTRIAL SUPPLY INC				
APN:	2112-027-003	Map Reference:	12-C3 /	Building Area:	2,100
County:	LOS ANGELES, CA	Census Tract:	1345.20	Total Rooms/Offices:	
Subdivision:	10858	Zoning:	LAMR1	Total Restrooms:	
Rec Date:	01/31/2024	Prior Rec Date:	06/16/2021	Yr Built/Eff:	2003 / 2003
Sale Date:	06/26/2023	Prior Sale Date:	06/11/2021	Air Cond:	
Sale Price:	\$3,520,000	Prior Sale Price:	\$2,600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	68107	Acres:	0.26		
1st Mtg Amt:	\$1,786,000	Lot Area:	11,151		
Total Value:	\$2,548,980	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Foreclosure Activity Report

For Property Located At

310 E 80TH ST, LOS ANGELES, CA 90003-2603



Foreclosure Activity Report is not available

310 E 80TH ST LOS ANGELES CA 90003

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

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