

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CALIFORNIA



KAREN BASS
MAYOR

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

July 29, 2024

Council District # 4

Case #: 893225

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

JOB ADDRESS: 5343 N WILLIS AVE

CONTRACT NO.: C142032 B131051-2 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 \$3,590.71.

It is proposed that a lien for the total amount of **\$3,658.71** 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 February 17, 2020 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 **5343 N WILLIS AVE** , 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	B4468	June 12, 2020	\$3,590.71
			<u>\$3,590.71</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16496	\$38.00
FULL	T18105	\$30.00
		<u>\$68.00</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 \$2,632.79 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$68.00 for a total of **\$3,658.71**, 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: July 29, 2024

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

Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review



ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

July 29, 2024

ASSIGNED INSPECTOR: HAGOP BADOSSIAN

CASE #: 893225

JOB ADDRESS: 5343 N WILLIS AVE

ASSESSORS PARCEL NO.: 2249-023-007

Last Full Title: 07/18/2024

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 LUSINE AND GEORGLY MADOYAN
5343 N. WILLIS AVE.
SHERMAN OAKS, CA 91411

Capacity: OWNER

2 LUSINE MADOYAN
5343 N. WILLIS AVE.
SHERMAN OAKS, CA 91411

Capacity: OWNER



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T16496
Dated as of: 03/17/2020

Prepared for: City of Los Angeles

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

APN #: 2249-023-007

Property Address: 5343 N WILLIS AVE **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LUSINE MADDOYA; GEORGLY MADDOYAN

Grantor : GAIL RUSSELL; RUSSELL FAMILY TRUST

Deed Date : 10/28/2016

Recorded : 03/03/2017

Instr No. : 17-0250547

MAILING ADDRESS: LUSINE MADDOYA; GEORGLY MADDOYAN
5343 WILLIS AVE SHERMAN OAKS CA 91411

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Tract No: 14711 Abbreviated Description: LOT:1 TR#:14711 TRACT # 14711 LOT 1

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 03/03/2017

Document #: 17-0250548

Loan Amount: \$540,000

Lender Name: DITECH FINANCIAL LLC

Borrowers Name: LUSINE MADDOYAN; GEORGLY MADDOYAN

MAILING ADDRESS: DITECH FINANCIAL LLC
1360 ENERGY LANE SAINT PAUL, MN 55108



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

Property Title Report

Work Order No. T18105
Dated as of: 07/16/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2249-023-007

Property Address: 5343 N WILLIS AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LUSINE MADOYAN

Grantor : LUSINE MADOYAN AND GEORGE MADOYAN

Deed Date : 12/20/2023 Recorded : 12/28/2023

Instr No. : 23-0912967

MAILING ADDRESS: LUSINE MADOYAN

5343 WILLIS AVE, SHERMAN OAKS, CA 91411-4051

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 Tract No: 14711 Brief Description: TRACT # 14711 LOT 1

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 12/28/2023 Document #: 23-0912968

Loan Amount: \$465,000

Lender Name: AMWEST FUNDING CORP

Borrowers Name: LUSINE MADOYAN

MAILING ADDRESS: AMWEST FUNDING CORP

6 POINTE DRIVE STE. 300 BREA, CA 92821

Property Detail Report

For Property Located At :

5343 WILLIS AVE, SHERMAN OAKS, CA 91411-4051



Owner Information

Owner Name: **MADOYAN LUSINE**
 Mailing Address: **5343 WILLIS AVE, SHERMAN OAKS CA 91411-4051 C047**
 Vesting Codes: **SW / /**

Location Information

Legal Description: **TRACT # 14711 LOT 1**
 County: **LOS ANGELES, CA** APN: **2249-023-007**
 Census Tract / Block: **1288.02 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **14711**
 Legal Book/Page: **415-18** Map Reference: **22-D1 /**
 Legal Lot: **1** Tract #: **14711**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **SO** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **12/28/2023 / 12/20/2023** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **912968**
 Document #: **912967**

Last Market Sale Information

Recording/Sale Date: **03/03/2017 / 10/28/2016** 1st Mtg Amount/Type: **\$540,000 / CONV**
 Sale Price: **\$675,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **250548**
 Document #: **250547** 2nd Mtg Amount/Type: **\$67,000 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ ADJ**
 Transfer Document #: Price Per SqFt: **\$436.05**
 New Construction: Multi/Split Sale:
 Title Company: **EQUITY TITLE**
 Lender: **DITECH FIN'L LLC**
 Seller Name: **RUSSELL FAMILY TRUST**

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:	PARKING AVAIL	Construction:	
Living Area:	1,548	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1951 / 1965	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;FENCED YARD**

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,437	Lot Width/Depth:	55 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

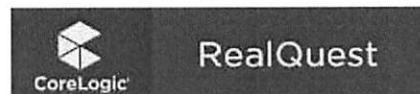
Tax Information

Total Value:	\$752,971	Assessed Year:	2023	Property Tax:	\$9,316.17
Land Value:	\$602,378	Improved %:	20%	Tax Area:	13
Improvement Value:	\$150,593	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$752,971				

Comparable Sales Report

For Property Located At

5343 WILLIS AVE, SHERMAN OAKS, CA 91411-4051



14 Comparable(s) Selected.

Report Date: 06/27/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$675,000	\$973,000	\$3,475,000	\$1,600,000
Bldg/Living Area	1,548	1,447	1,760	1,606
Price/Sqft	\$436.05	\$645.23	\$2,401.52	\$1,004.19
Year Built	1951	1936	1953	1946
Lot Area	7,437	5,423	8,052	6,910
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$752,971	\$78,176	\$1,632,000	\$590,757
Distance From Subject	0.00	0.12	0.49	0.33

* = user supplied for search only

Distance From Subject:0.12 (miles)

Comp #:	1		
Address:	14742 WEDDINGTON ST, SHERMAN OAKS, CA 91411-4042		
Owner Name:	WEDDINGTON R/E & DEV LLC		
Seller Name:	GLAZER JOHN & LISA F/TR		
APN:	2249-019-016	Map Reference:	22-D2 /
County:	LOS ANGELES, CA	Census Tract:	1288.02
Subdivision:	13754	Zoning:	LAR1
Rec Date:	05/24/2024	Prior Rec Date:	12/21/1995
Sale Date:	04/23/2024	Prior Sale Date:	
Sale Price:	\$1,218,000	Prior Sale Price:	\$156,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	342203	Acres:	0.15
1st Mtg Amt:	\$968,800	Lot Area:	6,752
Total Value:	\$249,867	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,478
		Total Rooms:	7
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1949 / 1950
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:**2**

Address:**14813 MCCORMICK ST, SHERMAN OAKS, CA 91411-4033**

Owner Name:**DAVIS JEFFREY A**

Seller Name:**BRENNAN B A SEPARATE P TRUST**

APN:**2249-022-003**

County:**LOS ANGELES, CA**

Subdivision:**16669**

Rec Date:**04/23/2024**

Sale Date:**04/01/2024**

Sale Price:**\$1,425,000**

Sale Type:**FULL**

Document #:**264050**

1st Mtg Amt:

Total Value:**\$368,694**

Land Use:**SFR**

Map Reference:**22-D2 /**

Census Tract:**1288.02**

Zoning:**LAR1**

Prior Rec Date:**04/01/1994**

Prior Sale Date:

Prior Sale Price:**\$226,000**

Prior Sale Type:**FULL**

Acres:**0.18**

Lot Area:**8,052**

of Stories:**1**

Park Area/Cap#:**/**

Living Area:**1,724**

Total Rooms:**5**

Bedrooms:**3**

Bath(F/H):**2 /**

Yr Built/Eff:**1951 / 1965**

Air Cond:**CENTRAL**

Style:**CONVENTIONAL**

Fireplace:**Y / 1**

Pool:**POOL**

Roof Mat:**WOOD SHAKE**

Parking:**PARKING AVAIL**

Distance From Subject:**0.13 (miles)**

Comp #:

3

Distance From Subject:

0.16 (miles)

Address:

14800 MCCORMICK ST, SHERMAN OAKS, CA 91411-4032

Owner Name:

ELUL OSHER

Seller Name:

EZAB MAJERCZYK LIVING TRUST

APN:

2249-021-007

Map Reference:

22-D2 /

Living Area:

1,734

County:

LOS ANGELES, CA

Census Tract:

1288.02

Total Rooms:

6

Subdivision:

16292

Zoning:

LAR1

Bedrooms:

3

Rec Date:

01/31/2024

Prior Rec Date:

12/03/2003

Bath(F/H):

2 /

Sale Date:

12/12/2023

Prior Sale Date:

11/19/2003

Yr Built/Eff:

1950 / 1957

Sale Price:

\$1,250,000

Prior Sale Price:

\$550,000

Air Cond:

CENTRAL

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

CONVENTIONAL

Document #:	68097	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,000,000	Lot Area:	6,835	Pool:	
Total Value:	\$751,604	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:4 Distance From Subject:0.24 (miles)

Address: **5250 LEMONA AVE, SHERMAN OAKS, CA 91411-3904**

Owner Name: **HIGH VISION REALTY INV INC**

Seller Name: **HAUGE MICHAEL F TRUST**

APN:	2250-021-027	Map Reference:	22-D2 /	Living Area:	1,550
County:	LOS ANGELES, CA	Census Tract:	1288.02	Total Rooms:	6
Subdivision:	16318	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/24/2024	Prior Rec Date:	04/18/1986	Bath(F/H):	2 /
Sale Date:	04/09/2024	Prior Sale Date:	04/1986	Yr Built/Eff:	1951 / 1953
Sale Price:	\$1,100,000	Prior Sale Price:	\$177,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	267880	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,758	Pool:	POOL
Total Value:	\$338,760	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:5 Distance From Subject:0.26 (miles)

Address: **14623 MCCORMICK ST, SHERMAN OAKS, CA 91411-4029**

Owner Name: **KONG SUDHINARASET TRUST**

Seller Name: **OKIMOTO M K & G K TRUST**

APN:	2249-008-007	Map Reference:	22-D2 /	Living Area:	1,618
County:	LOS ANGELES, CA	Census Tract:	1288.02	Total Rooms:	6
Subdivision:	9781	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/11/2023	Prior Rec Date:	05/18/2018	Bath(F/H):	2 /
Sale Date:	10/05/2023	Prior Sale Date:	04/24/2018	Yr Built/Eff:	1953 / 1960
Sale Price:	\$1,200,000	Prior Sale Price:	\$1,000,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	691757	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$950,000	Lot Area:	7,379	Pool:	POOL
Total Value:	\$1,131,813	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.35 (miles)

Address: **5617 CEDROS AVE, VAN NUYS, CA 91411-3342**

Owner Name: **S & THAI LLC**

Seller Name: **VAN VUONG BANG**

APN:	2244-019-008	Map Reference:	22-D1 /	Living Area:	1,508
County:	LOS ANGELES, CA	Census Tract:	1284.00	Total Rooms:	7
Subdivision:	13868	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/05/2024	Prior Rec Date:	09/09/1997	Bath(F/H):	2 /
Sale Date:	06/02/2024	Prior Sale Date:		Yr Built/Eff:	1948 / 1950
Sale Price:	\$973,000	Prior Sale Price:	\$163,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	366198	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$778,000	Lot Area:	7,635	Pool:	
Total Value:	\$250,138	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.36 (miles)

Address: **14738 OTSEGO ST, SHERMAN OAKS, CA 91403-1439**

Owner Name: **COHEN YEZHAR**

Seller Name: **LEVINSOHN FAMILY TRUST**

APN:	2263-031-005	Map Reference:	22-D2 /	Living Area:	1,497
County:	LOS ANGELES, CA	Census Tract:	1289.10	Total Rooms:	4
Subdivision:	7307	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/12/2024	Prior Rec Date:	11/14/2000	Bath(F/H):	2 /
Sale Date:	04/04/2024	Prior Sale Date:	10/30/2000	Yr Built/Eff:	1947 / 1957

Sale Price:	\$1,385,000	Prior Sale Price:	\$410,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONVENTIONAL
Document #:	241888	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$980,000	Lot Area:	6,751	Pool:	POOL
Total Value:	\$593,798	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.37 (miles)

Address: 14935 OTSEGO ST, SHERMAN OAKS, CA 91403-1334

Owner Name: GE YIZHE/BAO QIHUI

Seller Name: SIMONIAN REMODELING & CONST IN

APN:	2263-005-030	Map Reference:	22-C2 /	Living Area:	1,674
County:	LOS ANGELES, CA	Census Tract:	1289.10	Total Rooms:	6
Subdivision:	16594	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/30/2024	Prior Rec Date:	07/31/1986	Bath(F/H):	2 /
Sale Date:	04/02/2024	Prior Sale Date:	05/1986	Yr Built/Eff:	1950 / 1952
Sale Price:	\$3,200,000	Prior Sale Price:	\$156,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	280207	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$2,240,000	Lot Area:	6,185	Pool:	POOL
Total Value:	\$1,428,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:9 Distance From Subject:0.37 (miles)

Address: 14722 OTSEGO ST, SHERMAN OAKS, CA 91403-1439

Owner Name: PISANI SAMMY/RAGONESE RAFFAELE

Seller Name: HESBY INVESTMENTS LLC

APN:	2263-031-008	Map Reference:	22-D2 /	Living Area:	1,447
County:	LOS ANGELES, CA	Census Tract:	1289.10	Total Rooms:	5
Subdivision:	7307	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/17/2024	Prior Rec Date:	02/08/2023	Bath(F/H):	2 /
Sale Date:	04/19/2024	Prior Sale Date:	01/17/2023	Yr Built/Eff:	1939 / 1944
Sale Price:	\$3,475,000	Prior Sale Price:	\$1,115,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	323602	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$1,775,000	Lot Area:	6,753	Pool:	POOL
Total Value:	\$78,176	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.37 (miles)

Address: 14718 OTSEGO ST, SHERMAN OAKS, CA 91403-1439

Owner Name: EAY INVESTMENTS LLC

Seller Name: DARAKJIAN HAIG A E & NORA S

APN:	2263-031-009	Map Reference:	22-D2 /	Living Area:	1,671
County:	LOS ANGELES, CA	Census Tract:	1289.10	Total Rooms:	5
Subdivision:	7307	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/05/2024	Prior Rec Date:	07/13/2011	Bath(F/H):	2 /
Sale Date:	01/10/2024	Prior Sale Date:	06/10/2011	Yr Built/Eff:	1951 / 2006
Sale Price:	\$1,350,000	Prior Sale Price:	\$530,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	78463	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,080,000	Lot Area:	6,754	Pool:	POOL
Total Value:	\$639,850	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:11 Distance From Subject:0.44 (miles)

Address: 5510 BURNET AVE, SHERMAN OAKS, CA 91411-3508

Owner Name: FURIE SAMUEL/HOWARD LEAH

Seller Name: DAVIDOV BELIN

APN:	2250-005-027	Map Reference:	22-C1 /	Living Area:	1,468
County:	LOS ANGELES, CA	Census Tract:	1288.01	Total Rooms:	6

Subdivision:	15921	Zoning:	LAR1	Bedrooms:	4
Rec Date:	01/08/2024	Prior Rec Date:	06/16/2022	Bath(F/H):	2 /
Sale Date:	12/04/2023	Prior Sale Date:	06/13/2022	Yr Built/Eff:	1950 / 1954
Sale Price:	\$1,449,000	Prior Sale Price:	\$1,225,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	13632	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$500,000	Lot Area:	6,752	Pool:	
Total Value:	\$89,244	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12 Distance From Subject:0.48 (miles)

Address: 5646 VESPER AVE, VAN NUYS, CA 91411-3351

Owner Name: MAKHTESYAN GOAR

Seller Name: RIOS MARIA

APN:	2244-026-014	Map Reference:	22-D1 /	Living Area:	1,672
County:	LOS ANGELES, CA	Census Tract:	1284.00	Total Rooms:	6
Subdivision:	12166	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/12/2023	Prior Rec Date:	01/11/2023	Bath(F/H):	2 /
Sale Date:	12/08/2023	Prior Sale Date:	12/12/2022	Yr Built/Eff:	1940 / 1943
Sale Price:	\$1,300,000	Prior Sale Price:	\$780,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	866193	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$1,040,000	Lot Area:	7,081	Pool:	
Total Value:	\$238,930	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:13 Distance From Subject:0.49 (miles)

Address: 15103 OTSEGO ST, SHERMAN OAKS, CA 91403-1204

Owner Name: DANNUNZIO ANTHONY/GAVIN CHELSEA

Seller Name: WELHAM TRISTAN & DIANA

APN:	2263-007-025	Map Reference:	22-C2 /	Living Area:	1,760
County:	LOS ANGELES, CA	Census Tract:	1289.10	Total Rooms:	5
Subdivision:	7307	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/15/2024	Prior Rec Date:	07/06/2021	Bath(F/H):	3 /
Sale Date:	03/07/2024	Prior Sale Date:	06/08/2021	Yr Built/Eff:	1936 / 1958
Sale Price:	\$1,800,000	Prior Sale Price:	\$1,600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	171970	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,423	Pool:	
Total Value:	\$1,632,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.49 (miles)

Address: 5656 VESPER AVE, VAN NUYS, CA 91411-3351

Owner Name: BATES MYKELL/BATES MARGUERITTE A

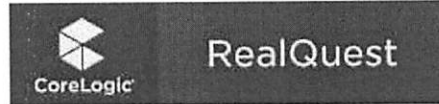
Seller Name: LAUFER JACK

APN:	2244-026-012	Map Reference:	22-D1 /	Living Area:	1,684
County:	LOS ANGELES, CA	Census Tract:	1284.00	Total Rooms:	4
Subdivision:	12166	Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/05/2024	Prior Rec Date:	08/09/2001	Bath(F/H):	2 /
Sale Date:	12/11/2023	Prior Sale Date:	07/10/2001	Yr Built/Eff:	1940 / 1961
Sale Price:	\$1,275,000	Prior Sale Price:	\$275,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	11489	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$1,083,750	Lot Area:	6,627	Pool:	
Total Value:	\$479,726	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At

5343 WILLIS AVE, SHERMAN OAKS, CA 91411-4051



Foreclosure Activity Report is not available

5343 WILLIS AVE SHERMAN OAKS CA 91411

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.

[Back to report selection](#)

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