

**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

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

January 27, 2021

Council District # 4

Case #: 873570

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

JOB ADDRESS: 13905 W MILBANK ST

CONTRACT NO.: 280114143-8 B131051-2 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 barricading of all openings and cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$4,340.17. The cost of cleaning the subject lot was \$3,580.64.

It is proposed that a lien for the total amount of **\$9,243.37** 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

Armond Gregory 1-26-2021

Armond Gregory, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On August 08, 2019 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 **13905 W MILBANK 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	B4416	December 16, 2019	\$4,340.17
CLEAN	C4614	December 17, 2019	\$2,490.88
CLEAN	C4620	December 17, 2019	\$1,089.76
			<u>\$7,920.81</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	790258-9	\$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	T16078	\$38.00
FULL	T16744	\$38.00
		<u>\$76.00</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 \$6,089.88 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 \$76.00 for a total of **\$9,243.37**, 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: January 27, 2021

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

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK


1-26-2021

BY
DEPUTY

January 20, 2021

CASE #: 873570

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 13905 W MILBANK ST

ASSESSORS PARCEL NO.: 2271-004-002

Last Full Title: 01/15/2021

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---|----------------------------|
| 1 MARGARET GOULD GELMAN
13905 MILBANK ST
SHERMAN OAKS, CA 91423 | Capacity: OWNER |
| 2 GELMAN, MARGARET GOULD
C/O MORTGAGE SOLUTIONS, INC.
14405 WALTERS RD. STE 200
HOUSTON, TX 77014 | Capacity: INTERESTED PARTY |
| 3 MARGARET GOULD GELMAN
C/O REVERSE MORTGAGE SOLUTIONS, INC.
14405 WALTERS RD. STE 200
HOUSTON, TX 77014 | Capacity: INTERESTED PARTY |
| 4 EQUITY LOAN SERVICES
1100 SUPERIOR AVE SUITE 200
CLEVELAND, OH 44114 | Capacity: INTERESTED PARTY |
| 5 BROWN & ASSOCIATES
CHARLES BROWN
2316 SOUTHMORE
PASADENA, TX 77502 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T16744
Dated as of: 01/15/2021

Prepared for: City of Los Angeles

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

APN #: 2271-004-002

Property Address: 13905 W MILBANK ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : MARGARET GOULD GELMAN

Grantor : MARGARET GOULD GELMAN

Deed Date : 12/02/2009

Recorded : 12/21/2009

Instr No. : 09-1943488

MAILING ADDRESS: MARGARET GOULD GELMAN

13905 MILBANK ST, SHERMAN OAKS, CA 91423

SCHEDULE B

LEGAL DESCRIPTION

TRACT NO 6630 E 73 FT OF LOT 233 AND S 25 FT OF E 73 FT OF LOT 234

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 12/21/2009

Document #: 09-1943489

Loan Amount: \$938,250

Lender Name: REVERSE MORTGAGE SOLUTIONS, INC.

Borrowers Name: MARGARET GOULD GELMAN

MAILING ADDRESS: REVERSE MORTGAGE SOLUTIONS, INC.

14405 WALTERS RD. STE 200 HOUSTON, TX 77014



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

Property Title Report

Work Order No. T16078
Dated as of: 08/12/2019

Prepared for: City of Los Angeles

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

APN #: 2271-004-002

Property Address: 13905 W MILBANK ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : MARGARET GOULD GELMAN

Grantor : MARGARET GOULD GELMAN

Deed Date : 12/02/2009

Recorded : 12/21/2009

Instr No. : 09-1943488

MAILING ADDRESS: MARGARET GOULD GELMAN
13905 MILBANK ST SHERMAN OAKS CA 91423

SCHEDULE B

LEGAL DESCRIPTION

Lot: 233,234 Tract No: 6630 Abbreviated Description: LOT:233,234 TR#:6630 TRACT NO 6630 E 73 FT OF LOT 233 AND S 25 FT OF E 73 FT OF LOT 234

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 02/15/2018

Document #: 18-0155684

Loan Amount: \$937,500

Lender Name: SECURITY ONE LENDING

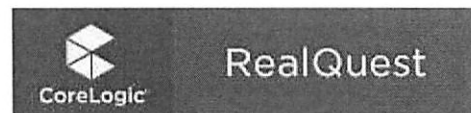
Borrowers Name: GELMAN, MARGARET GOULD

MAILING ADDRESS: MORTGAGE SOLUTIONS, INC.
14405 WALTERS RD. STE 200 HOUSTON, TX 77014

Property Detail Report

For Property Located At :

13905 MILBANK ST, SHERMAN OAKS, CA 91423-2910



Owner Information

Owner Name: **GELMAN MARGARET G**
 Mailing Address: **13905 MILBANK ST, SHERMAN OAKS CA 91423-2910 C005**
 Vesting Codes: **UW / /**

Location Information

Legal Description: **TRACT NO 6630 E 73 FT OF LOT 233 AND S 25 FT OF E 73 FT OF LOT 234**
 County: **LOS ANGELES, CA** APN: **2271-004-002**
 Census Tract / Block: **1411.02 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **663**
 Legal Book/Page: **15-157** Map Reference: **22-E3 /**
 Legal Lot: **234** Tract #: **663**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **SO** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **12/21/2009 / 12/02/2009** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #: **1943489**
 Document #: **1943488**

Last Market Sale Information

Recording/Sale Date: **12/12/1986 / 10/1986** 1st Mtg Amount/Type: **\$99,200 / PRIVATE PARTY**
 Sale Price: **\$124,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1728829** 2nd Mtg Amount/Type: **/**
 Deed Type: **CORPORATION GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$75.24**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **LINNET INVESTMENTS INC**

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: **1,648** Garage Area: Heat Type: **CENTRAL**
 Tot Adj Area: Garage Capacity: Exterior wall: **STUCCO**
 Above Grade: Parking Spaces: **2** Porch Type:
 Total Rooms: **6** Basement Area: Patio Type:
 Bedrooms: **2** Finish Bsmnt Area: Pool:
 Bath(F/H): **2 /** Basement Type: Air Cond:
 Year Built / Eff: **1941 / 1941** Roof Type: Style: **CONVENTIONAL**
 Fireplace: **Y / 2** Foundation: **RAISED** Quality:
 # of Stories: **1** Roof Material: **WOOD SHAKE** Condition:
 Other Improvements: **FENCE Building Permit**

Site Information

Zoning: **LAR1** Acres: **0.18** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **7,663** Lot Width/Depth: **73 x 105** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: **CORNER** Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$99,924** Assessed Year: **2020** Property Tax: **\$1,483.76**
 Land Value: **\$44,579** Improved %: **55%** Tax Area: **13**
 Improvement Value: **\$55,345** Tax Year: **2019** Tax Exemption:
 Total Taxable Value: **\$99,924**

Comparable Sales Report

For Property Located At

**RealQuest****13905 MILBANK ST, SHERMAN OAKS, CA 91423-2910**

11 Comparable(s) Selected.

Report Date: 01/14/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$124,000	\$1,055,000	\$3,170,000	\$1,414,909
Bldg/Living Area	1,648	1,404	1,820	1,630
Price/Sqft	\$75.24	\$590.04	\$1,767.00	\$860.20
Year Built	1941	1937	1952	1945
Lot Area	7,663	5,900	11,493	7,064
Bedrooms	2	2	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	2.00	1.09
Total Value	\$99,924	\$101,055	\$1,275,000	\$660,002
Distance From Subject	0.00	0.09	0.49	0.39

* = user supplied for search only

Comp #1

Distance From Subject: 0.09 (miles)

Address: **4548 STERN AVE, SHERMAN OAKS, CA 91423-2928**Owner Name: **GARCIA ORLANDO**Seller Name: **R & M PROPERTY INVESTMENT LLC**APN: **2271-005-017**Map Reference: **22-E3 /**Living Area: **1,794**County: **LOS ANGELES, CA**Census Tract: **1411.02**Total Rooms: **6**Subdivision: **663**Zoning: **LAR1**Bedrooms: **3**Rec Date: **12/29/2020**Prior Rec Date: **10/03/2019**Bath(F/H): **2 /**Sale Date: **12/11/2020**Prior Sale Date: **09/23/2019**Yr Built/Eff: **1950 / 1955**Sale Price: **\$3,170,000**Prior Sale Price: **\$1,175,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **1748400**Acres: **0.26**Fireplace: **/**1st Mtg Amt: **\$2,330,000**Lot Area: **11,493**Pool: **POOL**Total Value: **\$1,175,000**# of Stories: **1**Roof Mat: **COMPOSITION**Land Use: **SFR**Park Area/Cap#: **/**SHINGLE
Parking: **PARKING AVAIL****Comp #2**

Distance From Subject: 0.20 (miles)

Address: **4504 MAMMOTH AVE, SHERMAN OAKS, CA 91423-2917**Owner Name: **INGLIN ANDREW/INGLIN FRANCESCA**Seller Name: **BUTLER JONATHAN M & MIRANDA**APN: **2271-007-016**Map Reference: **22-F3 /**Living Area: **1,637**County: **LOS ANGELES, CA**Census Tract: **1411.02**Total Rooms: **7**Subdivision: **6630**Zoning: **LAR1**Bedrooms: **3**Rec Date: **11/05/2020**Prior Rec Date: **09/23/2016**Bath(F/H): **2 /**Sale Date: **10/26/2020**Prior Sale Date: **08/11/2016**Yr Built/Eff: **1949 / 1975**Sale Price: **\$1,268,000**Prior Sale Price: **\$825,000**Air Cond: **CENTRAL**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **1402620**Acres: **0.14**Fireplace: **/**

1st Mtg Amt:

Lot Area: **6,288**

Pool:

Total Value: **\$875,496**# of Stories: **2**Roof Mat: **COMPOSITION**

SHINGLE

Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE
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Comp #: 3				Distance From Subject: 0.36 (miles)	
Address: 13958 LA MAIDA ST, SHERMAN OAKS, CA 91423-1907					
Owner Name: HAZAN JEFFREY/HAZAN NAZANEEN					
Seller Name: WERNER FAMILY TRUST					
APN:	2269-018-010	Map Reference:	22-E2 /	Living Area:	1,641
County:	LOS ANGELES, CA	Census Tract:	1287.02	Total Rooms:	5
Subdivision:	15	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/29/2020	Prior Rec Date:	09/27/1996	Bath(F/H):	2 /
Sale Date:	11/16/2020	Prior Sale Date:		Yr Built/Eff:	1948 / 1966
Sale Price:	\$1,142,500	Prior Sale Price:	\$185,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1745935	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$914,000	Lot Area:	5,992	Pool:	
Total Value:	\$318,522	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use: SFR					
Park Area/Cap#: /					
Parking: PARKING AVAIL					

Comp #: 4				Distance From Subject: 0.40 (miles)	
Address: 4253 STERN AVE, SHERMAN OAKS, CA 91423-4226					
Owner Name: GIANOPULOS MARIA R/MALKIN BRETT					
Seller Name: LITMAN FAMILY TRUST					
APN:	2266-017-026	Map Reference:	22-E4 /	Living Area:	1,678
County:	LOS ANGELES, CA	Census Tract:	1411.02	Total Rooms:	5
Subdivision:	4954	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/21/2020	Prior Rec Date:	07/23/2018	Bath(F/H):	3 /
Sale Date:	10/19/2020	Prior Sale Date:	07/12/2018	Yr Built/Eff:	1938 / 1975
Sale Price:	\$1,770,000	Prior Sale Price:	\$1,250,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1312192	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,996	Pool:	POOL
Total Value:	\$1,275,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use: SFR					
Park Area/Cap#: /					
Parking: PARKING AVAIL					

Comp #: 5				Distance From Subject: 0.42 (miles)	
Address: 4436 KATHERINE AVE, SHERMAN OAKS, CA 91423-2707					
Owner Name: COHEN YEZHAR					
Seller Name: STRATTON MARY-MARGARET					
APN:	2265-018-039	Map Reference:	22-E3 /	Living Area:	1,788
County:	LOS ANGELES, CA	Census Tract:	1412.01	Total Rooms:	8
Subdivision:	9275	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/11/2020	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	12/08/2020	Prior Sale Date:		Yr Built/Eff:	1942 / 1948
Sale Price:	\$1,055,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1632839	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$792,000	Lot Area:	6,753	Pool:	POOL
Total Value:	\$113,018	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use: SFR					
Park Area/Cap#: /					
Parking: PARKING AVAIL					

Comp #: 6				Distance From Subject: 0.43 (miles)	
Address: 4901 STERN AVE, SHERMAN OAKS, CA 91423-1925					
Owner Name: ASSAF SAMER A/HANEY AMANDA B R					
Seller Name: SANDLER JESSE B					
APN:	2269-019-011	Map Reference:	22-E2 /	Living Area:	1,527

County:	LOS ANGELES, CA	Census Tract:	1287.02	Total Rooms:	6
Subdivision:	15	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/27/2020	Prior Rec Date:	02/28/2017	Bath(F/H):	2 /
Sale Date:	10/21/2020	Prior Sale Date:	01/28/2017	Yr Built/Eff:	1948 / 1951
Sale Price:	\$1,283,000	Prior Sale Price:	\$1,000,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	1344497	Acres:	0.14	Fireplace:	Y / 2
1st Mtg Amt:	\$1,154,572	Lot Area:	5,900	Pool:	POOL
Total Value:	\$1,061,207	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.46 (miles)

Address: **4751 VENTURA CANYON AVE, SHERMAN OAKS, CA 91423-2413**

Owner Name: **BAE JOHN B**

Seller Name: **ROSENTHAL ALLAN TRUST**

APN:	2359-020-029	Map Reference:	22-F3 /	Living Area:	1,655
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	5
Subdivision:	13525	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/30/2020	Prior Rec Date:	10/31/2000	Bath(F/H):	2 /
Sale Date:	12/10/2020	Prior Sale Date:	09/21/2000	Yr Built/Eff:	1952 / 1952
Sale Price:	\$1,065,000	Prior Sale Price:	\$348,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1754272	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$770,000	Lot Area:	6,499	Pool:	
Total Value:	\$479,462	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:8 Distance From Subject:0.46 (miles)

Address: **4215 MAMMOTH AVE, SHERMAN OAKS, CA 91423-4325**

Owner Name: **SHAPIRO ARI/BADII SARA**

Seller Name: **CIMORELL EILEEN A TRUST**

APN:	2266-019-020	Map Reference:	22-F4 /	Living Area:	1,560
County:	LOS ANGELES, CA	Census Tract:	1411.02	Total Rooms:	5
Subdivision:	4954	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/21/2020	Prior Rec Date:	09/05/1980	Bath(F/H):	1 /
Sale Date:	05/05/2020	Prior Sale Date:		Yr Built/Eff:	1941 / 1941
Sale Price:	\$1,150,000	Prior Sale Price:	\$135,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	556002	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$765,600	Lot Area:	6,495	Pool:	
Total Value:	\$304,407	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:9 Distance From Subject:0.48 (miles)

Address: **4213 HAZELTINE AVE, SHERMAN OAKS, CA 91423-4231**

Owner Name: **SHALLMAN JOHN D/BARRAMEDA-SHALLMAN LANI M**

Seller Name: **KECHEJIAN HAIG LIVING TRUST**

APN:	2266-013-024	Map Reference:	22-E4 /	Living Area:	1,430
County:	LOS ANGELES, CA	Census Tract:	1412.02	Total Rooms:	6
Subdivision:	4954	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/26/2020	Prior Rec Date:	10/25/1999	Bath(F/H):	2 /
Sale Date:	06/15/2020	Prior Sale Date:	10/19/1999	Yr Built/Eff:	1947 / 1947
Sale Price:	\$1,139,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	700627	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,008	Pool:	
Total Value:	\$101,055	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10	Distance From Subject:0.49 (miles)		
Address:	13960 DAVANA TER, SHERMAN OAKS, CA 91423-4243		
Owner Name:	LOCHER ROSS/LOCHER JACQUELINE		
Seller Name:	NE TRUST		
APN:	2266-024-008	Map Reference:	22-E4 /
County:	LOS ANGELES, CA	Census Tract:	1412.02
Subdivision:	4954	Zoning:	LAR1
Rec Date:	07/10/2020	Prior Rec Date:	08/21/1997
Sale Date:	06/23/2020	Prior Sale Date:	
Sale Price:	\$1,085,000	Prior Sale Price:	\$360,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	756034	Acres:	0.15
1st Mtg Amt:	\$868,000	Lot Area:	6,456
Total Value:	\$525,594	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:11	Distance From Subject:0.49 (miles)		
Address:	4543 SUNNYSLOPE AVE, SHERMAN OAKS, CA 91423-3118		
Owner Name:	SMALLE DAVID/SMALLE HAELY		
Seller Name:	FRANKO CONNIE L		
APN:	2360-015-027	Map Reference:	22-F3 /
County:	LOS ANGELES, CA	Census Tract:	1411.01
Subdivision:	13525	Zoning:	LAR1
Rec Date:	10/14/2020	Prior Rec Date:	11/17/2003
Sale Date:	09/11/2020	Prior Sale Date:	10/23/2003
Sale Price:	\$1,436,500	Prior Sale Price:	\$729,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1271773	Acres:	0.18
1st Mtg Amt:	\$1,190,000	Lot Area:	7,820
Total Value:	\$1,031,259	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	DETACHED GARAGE

Foreclosure Activity Report

For Property Located At



RealQuest

13905 MILBANK ST, SHERMAN OAKS, CA 91423-2910

The selected property does not contain active foreclosure information.