

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

February 24, 2021

Council District # 2

Case #: 813389

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

JOB ADDRESS: 10927 W OTSEGO ST

CONTRACT NO.: 280087779-0 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 \$3,959.84. The cost of cleaning the subject lot was \$4,681.44.

It is proposed that a lien for the total amount of \$9,035.44 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 Gregoryona, Principal Inspector
Lien Review

Armond Gregoryona 2-23-2021

REPORT OF ABATE OF A PUBLIC NUISANCE

On April 27, 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 **10927 W OTSEGO 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	B4420	December 12, 2019	\$3,959.84
CLEAN	C4590	July 15, 2019	\$2,490.88
CLEAN	C4598	July 16, 2019	\$1,868.16
CLEAN	C4624	June 12, 2020	\$322.40
			<u>\$8,641.28</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	752395-7	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16754	\$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 \$6,558.62 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of **\$9,035.44**, 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: February 24, 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


2-23-2021

BY

DEPUTY

February 18, 2021

ASSIGNED INSPECTOR: DUANE JOHNSON

CASE #: 813389

JOB ADDRESS: 10927 W OTSEGO ST

ASSESSORS PARCEL NO.: 2419-002-022

Last Full Title: 02/10/2021

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 NICHOLAS J HALEKAKIS
5609 YOLANDA AVE #570155
TARZANA, CA 91357

Capacity: OWNER

2 NICHOLAS J. HALEKAKIS
P.O. BOX 1356
SANTA MONICA, CA 90406

Capacity: OWNER

3 LIGHTHOUSE FUNDING CORP
3002 DOW AVENUE STE 404
TUSTIN, CA 92780

Capacity: INTERESTED PARTY

4 BANK OF AMERICA
C/O NICHOLAS J HALEKAKIS
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063

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. T16754
Dated as of: 02/10/2021

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2419-002-022

Property Address: 10927 W OTSEGO ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : NICHOLAS J HALEKAKIS

Grantor : HALEKAKIS, STEVE M AND RITSA

Deed Date : 09/27/1999

Recorded : 01/06/2000

Instr No. : 00-0020235

MAILING ADDRESS: NICHOLAS J HALEKAKIS

5609 YOLANDA AVE # 570155, TARZANA, CA 91357

SCHEDULE B

LEGAL DESCRIPTION

TRACT NO 7274 LOT 113

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/08/2012

Document #: 12-0687758

Loan Amount: \$303,000

Lender Name: BANK OF AMERICA

Borrowers Name: NICHOLAS J HALEKAKIS

MAILING ADDRESS: BANK OF AMERICA

1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063

Property Detail Report

For Property Located At :

10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935



Owner Information

Owner Name: **HALEKAKIS NICHOLAS J**
 Mailing Address: **5609 YOLANDA AVE #570155, TARZANA CA 91357-5012 C770**
 Vesting Codes: **SI / /**

Location Information

Legal Description:	TRACT NO 7274 LOT 113		
County:	LOS ANGELES, CA	APN:	2419-002-022
Census Tract / Block:	1255.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	7274
Legal Book/Page:	90-40	Map Reference:	23-E2 /
Legal Lot:	113	Tract #:	7274
Legal Block:		School District:	LOS ANGELES
Market Area:	NHO	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:	01/06/2000 / 09/27/1999	1st Mtg Amount/Type:	\$150,000 / CONV
Sale Price:	\$200,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	20236
Document #:	20235	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$124.53
New Construction:		Multi/Split Sale:	
Title Company:	PROGRESSIVE TITLE COMPANY		
Lender:	FIRST ADVANTAGE MTG CORP		
Seller Name:	HALEKAKIS STEVE M;RITSA		

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:	1,606	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1930 / 1930	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE;ADDITION Building Permit				

Site Information

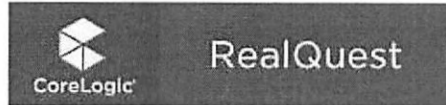
Zoning:	LAR3	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,250	Lot Width/Depth:	46 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$44,995	Assessed Year:	2020	Property Tax:	\$843.72
Land Value:	\$32,253	Improved %:	28%	Tax Area:	13
Improvement Value:	\$12,742	Tax Year:	2019	Tax Exemption:	
Total Taxable Value:	\$44,995				

Comparable Sales Report

For Property Located At

**10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**

20 Comparable(s) Selected.

Report Date: 01/26/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$200,000	\$781,000	\$2,525,000	\$985,150
Bldg/Living Area	1,606	1,432	1,809	1,560
Price/Sqft	\$124.53	\$497.77	\$1,693.49	\$635.64
Year Built	1930	1931	2019	1991
Lot Area	6,250	1,904	11,300	6,376
Bedrooms	4	2	3	3
Bathrooms/Restrooms	1	1	4	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$44,995	\$259,519	\$988,000	\$606,317
Distance From Subject	0.00	0.02	0.35	0.09

* = user supplied for search only

Comp #:	1			Distance From Subject:0.02 (miles)	
Address:	10923 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935				
Owner Name:	SURI KABIR/HOODBHOY FELICIA				
Seller Name:	WARMINGTON NOHO 20 ASSOCS LLC				
APN:	2419-002-035	Map Reference:	23-E2 /	Living Area:	1,512
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:	7274	Zoning:	LAR3	Bedrooms:	3
Rec Date:	08/26/2020	Prior Rec Date:	08/19/2020	Bath(F/H):	3 /
Sale Date:	08/21/2020	Prior Sale Date:	07/29/2020	Yr Built/Eff:	2019 / 2019
Sale Price:	\$786,000	Prior Sale Price:	\$888,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	999979	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$746,700	Lot Area:	6,026	Pool:	
Total Value:	\$534,491	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	2	Distance From Subject:0.02 (miles)			
Address:	10921 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935				
Owner Name:	MARGONIE JAMES/MARGONIE PAULA E				
Seller Name:	WARMINGTON NOHO 20 ASSOCS LLC				
APN:	2419-002-029	Map Reference:	/	Living Area:	1,487
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	07/22/2020	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	07/17/2020	Prior Sale Date:		Yr Built/Eff:	/
Sale Price:	\$827,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	814254	Acres:		Fireplace:	/
1st Mtg Amt:		Lot Area:		Pool:	
Total Value:	\$711,574	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.02 (miles)
 Address: 10921 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935
 Owner Name: RIOUX SUZANNE V/RIOUX NATASHA M
 Seller Name: WARMINGTON NOHO 20 ASSOCS LLC
 APN: 2419-002-033 Map Reference: / Living Area: 1,512
 County: LOS ANGELES, CA Census Tract: 1255.01 Total Rooms:
 Subdivision: Zoning: LAR3 Bedrooms: 3
 Rec Date: 07/07/2020 Prior Rec Date: 01/05/2018 Bath(F/H): 3 /
 Sale Date: 06/29/2020 Prior Sale Date: 01/05/2018 Yr Built/Eff: /
 Sale Price: \$786,000 Prior Sale Price: \$6,200,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 738529 Acres: Fireplace: /
 1st Mtg Amt: \$628,720 Lot Area: Pool:
 Total Value: \$534,461 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.02 (miles)
 Address: 10921 1/4 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935
 Owner Name: CORADO MARIO/CORADO VIRGINIA
 Seller Name: WARMINGTON NOHO 20 ASSOCS LLC
 APN: 2419-002-031 Map Reference: / Living Area: 1,512
 County: LOS ANGELES, CA Census Tract: 1255.01 Total Rooms:
 Subdivision: Zoning: LAR3 Bedrooms: 3
 Rec Date: 08/07/2020 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 08/04/2020 Prior Sale Date: Yr Built/Eff: 2019 / 2019
 Sale Price: \$781,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 911966 Acres: Fireplace: /
 1st Mtg Amt: \$702,810 Lot Area: Pool:
 Total Value: \$534,441 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:5 Distance From Subject:0.02 (miles)
 Address: 10919 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935
 Owner Name: HAVILAND THOMAS M/TRAN NHI Y
 Seller Name: WARMINGTON NOHO 20 ASSOCS LLC
 APN: 2419-002-032 Map Reference: / Living Area: 1,590
 County: LOS ANGELES, CA Census Tract: 1255.01 Total Rooms:
 Subdivision: Zoning: LAR3 Bedrooms: 3
 Rec Date: 08/19/2020 Prior Rec Date: Bath(F/H): 4 /
 Sale Date: 07/29/2020 Prior Sale Date: Yr Built/Eff: 2019 / 2019
 Sale Price: \$826,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 963364 Acres: Fireplace: /
 1st Mtg Amt: \$750,000 Lot Area: Pool:
 Total Value: \$552,617 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:6 Distance From Subject:0.02 (miles)
 Address: 10917 1/2 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935
 Owner Name: SIMON RAHBI-DIJON/SIMON CHRISTOPHER
 Seller Name: WARMINGTON NOHO 20 ASSOCS LLC
 APN: 2419-002-034 Map Reference: / Living Area: 1,590
 County: LOS ANGELES, CA Census Tract: 1255.01 Total Rooms:
 Subdivision: Zoning: LAR3 Bedrooms: 3
 Rec Date: 08/28/2020 Prior Rec Date: Bath(F/H): 4 /
 Sale Date: 08/26/2020 Prior Sale Date: Yr Built/Eff: 2019 / 2019
 Sale Price: \$826,000 Prior Sale Price: Air Cond: CENTRAL

Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1016561	Acres:		Fireplace:	/
1st Mtg Amt:	\$765,600	Lot Area:		Pool:	
Total Value:	\$552,617	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.02 (miles)

Address: **10917 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**

Owner Name: **ORNELAS HEATHER R M/GONZALEZ VICTOR J**

Seller Name: **WARMINGTON NOHO 20 ASSOCS LLC**

APN:	2419-002-036	Map Reference:	23-E2 /	Living Area:	1,590
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:	7274	Zoning:	LAR3	Bedrooms:	3
Rec Date:	09/18/2020	Prior Rec Date:	09/10/2020	Bath(F/H):	4 /
Sale Date:	09/11/2020	Prior Sale Date:	08/12/2020	Yr Built/Eff:	2019 / 2019
Sale Price:	\$850,000	Prior Sale Price:	\$840,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1135562	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$764,910	Lot Area:	6,068	Pool:	
Total Value:	\$552,617	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.02 (miles)

Address: **10915 1/2 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**

Owner Name: **LAKES JOI M**

Seller Name: **WARMINGTON NOHO 20 ASSOCS LLC**

APN:	2419-002-038	Map Reference:	/	Living Area:	1,545
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	10/14/2020	Prior Rec Date:		Bath(F/H):	4 /
Sale Date:	09/16/2020	Prior Sale Date:		Yr Built/Eff:	2019 / 2019
Sale Price:	\$839,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1268121	Acres:		Fireplace:	/
1st Mtg Amt:	\$538,900	Lot Area:		Pool:	
Total Value:	\$673,960	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.02 (miles)

Address: **10915 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**

Owner Name: **TANDON RAGHAV/TANDON DEVIKA**

Seller Name: **WARMINGTON NOHO 20 ASSOCS LLC**

APN:	2419-002-047	Map Reference:	/	Living Area:	1,545
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	08/25/2020	Prior Rec Date:		Bath(F/H):	4 /
Sale Date:	08/21/2020	Prior Sale Date:		Yr Built/Eff:	2019 / 2019
Sale Price:	\$840,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	992370	Acres:		Fireplace:	/
1st Mtg Amt:	\$765,600	Lot Area:		Pool:	
Total Value:	\$655,408	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:0.03 (miles)

Address: **10913 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**

Owner Name: **CHENETTE DAWN**

Seller Name: **WARMINGTON NOHO 20 ASSOCS LLC**

APN:	2419-002-043	Map Reference:	23-E2 /	Living Area:	1,590
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County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:	7274	Zoning:	LAR3	Bedrooms:	3
Rec Date:	08/12/2020	Prior Rec Date:	08/07/2020	Bath(F/H):	4 /
Sale Date:	07/29/2020	Prior Sale Date:	08/04/2020	Yr Built/Eff:	2019 / 2019
Sale Price:	\$830,000	Prior Sale Price:	\$810,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	931699	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$746,910	Lot Area:	6,067	Pool:	
Total Value:	\$546,743	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.03 (miles)

Address: **10911 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**

Owner Name: **ROBINSON MARGARET Y**

Seller Name: **WARMINGTON NOHO 20 ASSOCS LLC**

APN:	2419-002-039	Map Reference:	/	Living Area:	1,569
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	07/15/2020	Prior Rec Date:		Bath(F/H):	4 /
Sale Date:	07/01/2020	Prior Sale Date:		Yr Built/Eff:	/
Sale Price:	\$866,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	778734	Acres:		Fireplace:	/
1st Mtg Amt:	\$665,000	Lot Area:		Pool:	
Total Value:	\$715,964	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:0.03 (miles)

Address: **10911 1/2 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**

Owner Name: **WALTERS STEPHANIE A/KOFFMAN MICHAELINE**

Seller Name: **WARMINGTON NOHO 20 ASSOCS LLC**

APN:	2419-002-041	Map Reference:	/	Living Area:	1,590
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	09/17/2020	Prior Rec Date:		Bath(F/H):	4 /
Sale Date:	09/15/2020	Prior Sale Date:		Yr Built/Eff:	2019 / 2019
Sale Price:	\$840,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1126722	Acres:		Fireplace:	/
1st Mtg Amt:	\$754,000	Lot Area:		Pool:	
Total Value:	\$546,773	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject:0.04 (miles)

Address: **10907 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935**

Owner Name: **CORADO MARIO/CORADO VIRGINIA**

Seller Name: **WARMINGTON NOHO 20 ASSOCS LLC**

APN:	2419-002-040	Map Reference:	/	Living Area:	1,569
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	
Subdivision:	7274	Zoning:	LAR3	Bedrooms:	3
Rec Date:	08/07/2020	Prior Rec Date:	07/28/2020	Bath(F/H):	4 /
Sale Date:	08/04/2020	Prior Sale Date:	07/06/2020	Yr Built/Eff:	/
Sale Price:	\$781,000	Prior Sale Price:	\$866,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	911966	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$702,810	Lot Area:	6,067	Pool:	
Total Value:	\$738,311	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14 Distance From Subject:0.04 (miles)
 Address: 10907 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935
 Owner Name: GARDZELEWSKI JEANETTE
 Seller Name: CANNON WILLIAM A
 APN: 2419-002-044 Map Reference: / Living Area: 1,590
 County: LOS ANGELES, CA Census Tract: 1255.01 Total Rooms: 3
 Subdivision: Zoning: LAR3 Bedrooms: 3
 Rec Date: 12/29/2020 Prior Rec Date: Bath(F/H): 4 /
 Sale Date: 12/07/2020 Prior Sale Date: Yr Built/Eff: /
 Sale Price: \$869,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1746731 Acres: Fireplace: /
 1st Mtg Amt: \$695,200 Lot Area: Pool:
 Total Value: \$559,698 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:0.10 (miles)
 Address: 10853 HARTSOOK ST, NORTH HOLLYWOOD, CA 91601-3915
 Owner Name: SNOW MARCELLUS FAMILY TRUST
 Seller Name: HARTSOOK EXPERT LLC
 APN: 2419-008-021 Map Reference: 23-E2 / Living Area: 1,491
 County: LOS ANGELES, CA Census Tract: 1255.01 Total Rooms: 6
 Subdivision: 8275 Zoning: LARD1.5 Bedrooms: 3
 Rec Date: 11/06/2020 Prior Rec Date: 07/05/2019 Bath(F/H): 2 /
 Sale Date: 11/03/2020 Prior Sale Date: 07/03/2019 Yr Built/Eff: 1941 / 1943
 Sale Price: \$2,525,000 Prior Sale Price: \$988,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1411698 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$1,525,000 Lot Area: 6,766 Pool:
 Total Value: \$988,000 # of Stories: 1 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE
 PARKING AVAIL

Comp #:16 Distance From Subject:0.14 (miles)
 Address: 10857 MORRISON ST, NORTH HOLLYWOOD, CA 91601-4621
 Owner Name: COHEN FARIBA
 Seller Name: QUZOUNIAN FAMILY TRUST
 APN: 2419-005-015 Map Reference: 23-E2 / Living Area: 1,658
 County: LOS ANGELES, CA Census Tract: 1255.01 Total Rooms: 6
 Subdivision: 6 Zoning: LARD1.5 Bedrooms: 3
 Rec Date: 07/22/2020 Prior Rec Date: 09/01/1988 Bath(F/H): 2 /
 Sale Date: 04/10/2020 Prior Sale Date: 08/1988 Yr Built/Eff: 1937 / 1937
 Sale Price: \$1,070,000 Prior Sale Price: \$132,500 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 813654 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: \$749,000 Lot Area: 7,068 Pool:
 Total Value: \$625,000 # of Stories: 1 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE
 DETACHED GARAGE

Comp #:17 Distance From Subject:0.27 (miles)
 Address: 10721 ADDISON ST, NORTH HOLLYWOOD, CA 91601-4702
 Owner Name: GAUDIO LLC
 Seller Name: GARCIA-MONTES LLEANA
 APN: 2419-011-017 Map Reference: 23-F2 / Living Area: 1,526
 County: LOS ANGELES, CA Census Tract: 1255.01 Total Rooms: 6
 Subdivision: 5473 Zoning: LARD1.5 Bedrooms: 2
 Rec Date: 12/17/2020 Prior Rec Date: 11/09/1998 Bath(F/H): 2 /
 Sale Date: 11/23/2020 Prior Sale Date: 10/08/1998 Yr Built/Eff: 1938 / 1940
 Sale Price: \$1,500,000 Prior Sale Price: \$260,000 Air Cond:

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1677707	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$1,350,000	Lot Area:	11,300	Pool:	
Total Value:	\$372,687	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:18 Distance From Subject:0.30 (miles)

Address: **10700 W OCTAVE LN, NORTH HOLLYWOOD, CA 91601-4172**

Owner Name: **SIMONICH FAMILY TRUST**

Seller Name: **GARNER SCOTT & SARAH**

APN:	2419-012-033	Map Reference:	/	Living Area:	1,484
County:	LOS ANGELES, CA	Census Tract:	1256.00	Total Rooms:	
Subdivision:		Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	01/06/2021	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	12/03/2020	Prior Sale Date:		Yr Built/Eff:	2018 / 2018
Sale Price:	\$860,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	20161	Acres:	0.04	Fireplace:	/
1st Mtg Amt:		Lot Area:	1,904	Pool:	
Total Value:	\$829,974	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:19 Distance From Subject:0.32 (miles)

Address: **10810 PEACH GROVE ST, NORTH HOLLYWOOD, CA 91601-4661**

Owner Name: **10810 PEACH GROVE LLC**

Seller Name: **ULRICH B W & L K L/TR**

APN:	2421-013-010	Map Reference:	23-E2 /	Living Area:	1,809
County:	LOS ANGELES, CA	Census Tract:	1255.02	Total Rooms:	5
Subdivision:	6	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	06/30/2020	Prior Rec Date:	07/30/1993	Bath(F/H):	3 /
Sale Date:	06/16/2020	Prior Sale Date:		Yr Built/Eff:	1937 / 1949
Sale Price:	\$995,000	Prior Sale Price:	\$167,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	712170	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,980	Pool:	
Total Value:	\$259,519	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:20 Distance From Subject:0.35 (miles)

Address: **5127 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601-4065**

Owner Name: **CIMMINO MARCO/LEVIN ARLANA**

Seller Name: **BLAND ERIC**

APN:	2419-013-011	Map Reference:	23-F2 /	Living Area:	1,432
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	6
Subdivision:	9732	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/15/2020	Prior Rec Date:	01/22/2010	Bath(F/H):	1 /
Sale Date:	11/02/2020	Prior Sale Date:	01/01/2010	Yr Built/Eff:	1931 / 1980
Sale Price:	\$1,206,000	Prior Sale Price:	\$515,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1656913	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$964,800	Lot Area:	5,515	Pool:	SPA
Total Value:	\$641,488	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At



RealQuest

10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935

The selected property does not contain active foreclosure information.