

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 # 2

Case #: 847507

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

JOB ADDRESS: 11325 W MIRANDA ST

CONTRACT NO.: F134191-1 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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$5,809.44.

It is proposed that a lien for the total amount of \$5,847.44 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 1-26-2021

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On February 28, 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 fence the lot, on the parcel located at **11325 W MIRANDA 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	F4092	January 09, 2020	\$5,809.44
			<u>\$5,809.44</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16745	\$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 \$4,187.60 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of **\$5,847.44**, 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: January 27, 2021

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


1-26-2021

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

January 20, 2021

ASSIGNED INSPECTOR: DUANE JOHNSON

CASE #: 847507

JOB ADDRESS: 11325 W MIRANDA ST

ASSESSORS PARCEL NO.: 2337-036-010

Last Full Title: 01/15/2021

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 BRUNO,ANTHONY/BRUNO,CHARISSE
1169 DEVONSHIRE RD
BUFFALO GROVE, IL 60089-1123

Capacity: OWNER



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

Property Title Report

Work Order No. T16745
Dated as of: 01/15/2021

Prepared for: City of Los Angeles

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

APN #: 2337-036-010

Property Address: 11325 W MIRANDA ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANTHONY BRUNO; CHARISSE BRUNO

Grantor : ANTHONY BRUNO

Deed Date : 07/03/2018

Recorded : 07/03/2018

Instr No. : 18-0666080

MAILING ADDRESS: ANTHONY BRUNO; CHARISSE BRUNO
1169 DEVONSHIRE RD, BUFFALO GROVE, IL 60089

SCHEDULE B

LEGAL DESCRIPTION

TRACT # 7384 LOT 2

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

11325 MIRANDA ST, NORTH HOLLYWOOD, CA 91601-1821



Owner Information

Owner Name: BRUNO ANTHONY/BRUNO CHARISSE
 Mailing Address: 1169 DEVONSHIRE RD, BUFFALO GROVE IL 60089-1123 C025
 Vesting Codes: // JT

Location Information

Legal Description:	TRACT # 7384 LOT 2	APN:	2337-036-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1242.04 / 2	Subdivision:	7384
Township-Range-Sect:		Map Reference:	16-D6 /
Legal Book/Page:	79-71	Tract #:	7384
Legal Lot:	2	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NHO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/03/2018 / 11/06/2017	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	666080		

Last Market Sale Information

Recording/Sale Date:	01/18/1978 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	70743	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: OWNER RECORD

Prior Sale Information

Prior Rec/Sale Date:	09/02/1977 /	Prior Lender:	
Prior Sale Price:	\$47,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	CONCRETE
Living Area:	1,010	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1927 / 1927	Roof Type:		Style:	SPANISH
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	AVERAGE
Other Improvements:	FENCE Building Permit				

Site Information

Zoning:	LARD1.5	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,310	Lot Width/Depth:	55 x 132	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$547,740	Assessed Year:	2020	Property Tax:	\$1,315.55
Land Value:	\$494,700	Improved %:	10%	Tax Area:	42
Improvement Value:	\$53,040	Tax Year:	2019	Tax Exemption:	
Total Taxable Value:	\$547,740				

Comparable Sales Report

For Property Located At



RealQuest

11325 MIRANDA ST, NORTH HOLLYWOOD, CA 91601-1821

16 Comparable(s) Selected.

Report Date: 01/14/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$564,000	\$2,500,000	\$864,906
Bldg/Living Area	1,010	884	1,149	1,021
Price/Sqft	\$0.00	\$543.88	\$2,691.07	\$861.25
Year Built	1927	1923	1951	1939
Lot Area	7,310	5,253	9,996	6,597
Bedrooms	2	2	4	2
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$547,740	\$58,062	\$878,000	\$430,942
Distance From Subject	0.00	0.12	0.48	0.35

*= user supplied for search only

Comp #1

Distance From Subject:0.12 (miles)

Address:	11315 EMELITA ST, NORTH HOLLYWOOD, CA 91601-1227		
Owner Name:	KHATCHATRIAN JOHNNY		
Seller Name:	MANN ALEX G		
APN:	2337-014-017	Map Reference:	16-D6 /
County:	LOS ANGELES, CA	Census Tract:	1242.03
Subdivision:	5881	Zoning:	LARD2
Rec Date:	07/27/2020	Prior Rec Date:	05/01/2017
Sale Date:	06/05/2020	Prior Sale Date:	03/28/2017
Sale Price:	\$625,000	Prior Sale Price:	\$500,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	839134	Acres:	0.16
1st Mtg Amt:	\$593,750	Lot Area:	6,998
Total Value:	\$530,603	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	884
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #2

Distance From Subject:0.13 (miles)

Address:	5654 ELMER AVE, NORTH HOLLYWOOD, CA 91601-1841		
Owner Name:	LAJOMA CORP INC		
Seller Name:	RYAN ROBERT F		
APN:	2337-034-004	Map Reference:	23-E1 /
County:	LOS ANGELES, CA	Census Tract:	1242.04
Subdivision:	TAHOMA TR	Zoning:	LARD1.5
Rec Date:	08/06/2020	Prior Rec Date:	02/24/1989
Sale Date:	08/04/2020	Prior Sale Date:	01/1989
Sale Price:	\$815,000	Prior Sale Price:	\$142,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	905707	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,250
Total Value:	\$244,479	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	936
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1923
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #:3 Distance From Subject:0.18 (miles)

Address: 5637 KLUMP AVE, NORTH HOLLYWOOD, CA 91601-1848

Owner Name: LINDENBERG PELEG

Seller Name: CAMPOS ANTONIO & PEDRO

APN: 2337-034-020	Map Reference: 23-E1 /	Living Area: 1,086
County: LOS ANGELES, CA	Census Tract: 1242.04	Total Rooms: 5
Subdivision: TAHOMA TR	Zoning: LARD1.5	Bedrooms: 3
Rec Date: 01/08/2021	Prior Rec Date: 01/27/2003	Bath(F/H): 1 /
Sale Date: 12/30/2020	Prior Sale Date: 09/09/2002	Yr Built/Eff: 1946 / 1946
Sale Price: \$835,000	Prior Sale Price: \$235,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 38209	Acres: 0.16	Fireplace: /
1st Mtg Amt: \$601,875	Lot Area: 6,962	Pool:
Total Value: \$311,066	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE

Comp #:4 Distance From Subject:0.26 (miles)

Address: 11143 CALIFA ST, NORTH HOLLYWOOD, CA 91601-1304

Owner Name: MCGILL MICHAEL

Seller Name: NIERE LESLIE A

APN: 2337-019-010	Map Reference: 16-E6 /	Living Area: 1,149
County: LOS ANGELES, CA	Census Tract: 1242.03	Total Rooms: 5
Subdivision: 10092	Zoning: LAR1	Bedrooms: 3
Rec Date: 10/05/2020	Prior Rec Date: 02/01/2012	Bath(F/H): 2 /
Sale Date: 07/19/2020	Prior Sale Date: 12/02/2011	Yr Built/Eff: 1944 / 1954
Sale Price: \$740,000	Prior Sale Price: \$315,000	Air Cond: WINDOW
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1223511	Acres: 0.15	Fireplace: /
1st Mtg Amt: \$703,000	Lot Area: 6,658	Pool:
Total Value: \$361,770	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: ATTACHED GARAGE

Comp #:5 Distance From Subject:0.34 (miles)

Address: 11344 BESSEMER ST, NORTH HOLLYWOOD, CA 91606-4216

Owner Name: SHEA BRENDAN

Seller Name: GUERRA CHRISTOPHER & KELSEY

APN: 2337-009-019	Map Reference: 16-D6 /	Living Area: 984
County: LOS ANGELES, CA	Census Tract: 1242.01	Total Rooms: 6
Subdivision: MOSS PARK	Zoning: LAR1	Bedrooms: 2
Rec Date: 08/26/2020	Prior Rec Date: 12/06/2017	Bath(F/H): 1 /
Sale Date: 08/12/2020	Prior Sale Date: 11/08/2017	Yr Built/Eff: 1939 / 1939
Sale Price: \$705,000	Prior Sale Price: \$510,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1000304	Acres: 0.15	Fireplace: Y / 1
1st Mtg Amt: \$634,500	Lot Area: 6,627	Pool:
Total Value: \$530,603	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.36 (miles)

Address: 5653 BECK AVE, NORTH HOLLYWOOD, CA 91601-1708

Owner Name: HOME LOVE PROPERTY HOLDING LLC

Seller Name: FINK WILLIAM LIVING TRUST

APN: 2338-030-002	Map Reference: 23-D1 /	Living Area: 1,037
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County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	6
Subdivision:	7637	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/26/2020	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	05/16/2020	Prior Sale Date:		Yr Built/Eff:	1926 / 1926
Sale Price:	\$564,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	566374	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$549,000	Lot Area:	6,615	Pool:	
Total Value:	\$622,200	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.38 (miles)

Address: 11494 KILLION ST, NORTH HOLLYWOOD, CA 91601-2677

Owner Name: SMALL EDDIE & F TONI TRUST

Seller Name: DM INVESTMENT LLC

APN:	2350-007-039	Map Reference:	23-D1 /	Living Area:	929
County:	LOS ANGELES, CA	Census Tract:	1252.00	Total Rooms:	4
Subdivision:	8332	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	09/17/2020	Prior Rec Date:	01/08/2019	Bath(F/H):	1 /
Sale Date:	09/11/2020	Prior Sale Date:	11/08/2018	Yr Built/Eff:	1941 / 1941
Sale Price:	\$2,500,000	Prior Sale Price:	\$860,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1131096	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$1,472,550	Lot Area:	6,577	Pool:	
Total Value:	\$877,200	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.40 (miles)

Address: 6018 BONNER AVE, NORTH HOLLYWOOD, CA 91606-4916

Owner Name: STONE GABRIELLE/GHAZI TAYMOUR S

Seller Name: STONEFARM ENTS LLC

APN:	2337-004-023	Map Reference:	16-E6 /	Living Area:	1,044
County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms:	5
Subdivision:	5847	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/07/2020	Prior Rec Date:	10/31/2019	Bath(F/H):	1 /
Sale Date:	04/27/2020	Prior Sale Date:	10/21/2019	Yr Built/Eff:	1951 / 1952
Sale Price:	\$899,000	Prior Sale Price:	\$560,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	504232	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$764,150	Lot Area:	5,999	Pool:	
Total Value:	\$560,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:9 Distance From Subject:0.40 (miles)

Address: 5854 LEMP AVE, NORTH HOLLYWOOD, CA 91601-1023

Owner Name: MANVELYAN EDGAR

Seller Name: CHESTNUT ARTHUR E JR TRUST

APN:	2338-017-013	Map Reference:	16-D6 /	Living Area:	901
County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	5
Subdivision:	10319	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/24/2020	Prior Rec Date:	11/01/1979	Bath(F/H):	1 /
Sale Date:	12/10/2020	Prior Sale Date:		Yr Built/Eff:	1939 / 1939
Sale Price:	\$812,000	Prior Sale Price:	\$80,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1724036	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,596	Pool:	POOL
Total Value:	\$193,006	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE

Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL
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Comp #:10			Distance From Subject:0.40 (miles)		
Address: 5622 LEMP AVE, NORTH HOLLYWOOD, CA 91601-1754					
Owner Name: DONAHUE MICHAEL					
Seller Name: TURNER CHRISTOPHER M					
APN:	2338-030-016	Map Reference:	23-D1 /	Living Area:	1,114
County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	4
Subdivision:	7637	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/29/2020	Prior Rec Date:	04/03/2007	Bath(F/H):	1 /
Sale Date:	12/23/2020	Prior Sale Date:	02/15/2007	Yr Built/Eff:	1950 / 1950
Sale Price:	\$1,025,000	Prior Sale Price:	\$695,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1747583	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$820,000	Lot Area:	6,610	Pool:	POOL
Total Value:	\$878,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use: SFR					
Park Area/Cap#: /					
Parking: ATTACHED GARAGE					

Comp #:11			Distance From Subject:0.41 (miles)		
Address: 5902 LEMP AVE, NORTH HOLLYWOOD, CA 91601-1025					
Owner Name: ALMEIDA JESSICA R					
Seller Name: MCGINLEY MARIE					
APN:	2338-009-014	Map Reference:	16-D6 /	Living Area:	1,072
County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	6
Subdivision:	10319	Zoning:	LARD2	Bedrooms:	4
Rec Date:	12/08/2020	Prior Rec Date:	01/28/2011	Bath(F/H):	2 /
Sale Date:	11/03/2020	Prior Sale Date:	12/20/2010	Yr Built/Eff:	1938 / 1945
Sale Price:	\$726,000	Prior Sale Price:	\$282,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1599074	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$689,510	Lot Area:	5,253	Pool:	
Total Value:	\$330,349	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use: SFR					
Park Area/Cap#: /					
Parking: PARKING AVAIL					

Comp #:12			Distance From Subject:0.42 (miles)		
Address: 6049 FAIR AVE, NORTH HOLLYWOOD, CA 91606-4230					
Owner Name: ALAVERDYAN LUSINE					
Seller Name: MATYAS GIZELLA LIVING TRUST					
APN:	2337-006-002	Map Reference:	16-E6 /	Living Area:	1,065
County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms:	6
Subdivision:	13607	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/11/2020	Prior Rec Date:	01/20/2004	Bath(F/H):	1 /
Sale Date:	08/28/2020	Prior Sale Date:	10/10/2003	Yr Built/Eff:	1947 / 1947
Sale Price:	\$705,000	Prior Sale Price:	\$660,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1091059	Acres:	0.23	Fireplace:	/
1st Mtg Amt:	\$564,000	Lot Area:	9,996	Pool:	
Total Value:	\$58,062	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use: SFR					
Park Area/Cap#: /					
Parking: PARKING AVAIL					

Comp #:13			Distance From Subject:0.42 (miles)		
Address: 5835 LEMP AVE, NORTH HOLLYWOOD, CA 91601-1024					
Owner Name: KIM ANN					
Seller Name: 2018-1 IH BORROWER LP					
APN:	2338-018-018	Map Reference:	16-D6 /	Living Area:	984

County:	LOS ANGELES, CA	Census Tract:	1241.02	Total Rooms:	6
Subdivision:	8682	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/30/2020	Prior Rec Date:	06/01/2005	Bath(F/H):	2 /
Sale Date:	08/18/2020	Prior Sale Date:	05/12/2005	Yr Built/Eff:	1925 / 1934
Sale Price:	\$817,500	Prior Sale Price:	\$575,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	1198739	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$630,000	Lot Area:	6,625	Pool:	
Total Value:	\$546,627	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:14 Distance From Subject:0.45 (miles)

Address: 5702 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-2030

Owner Name: DESAI JAYESH C

Seller Name: GHEZZI FAMILY TRUST

APN:	2415-004-001	Map Reference:	16-E6 /	Living Area:	1,066
County:	LOS ANGELES, CA	Census Tract:	1243.00	Total Rooms:	5
Subdivision:	7187	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	12/04/2020	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	10/16/2020	Prior Sale Date:		Yr Built/Eff:	1947 / 1948
Sale Price:	\$650,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1575604	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,359	Pool:	
Total Value:	\$575,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:15 Distance From Subject:0.47 (miles)

Address: 6035 CASE AVE, NORTH HOLLYWOOD, CA 91606-4920

Owner Name: CONNORS JUSTIN M/CONNORS REBECCA N

Seller Name: WISE CAP LLC

APN:	2337-003-006	Map Reference:	16-E6 /	Living Area:	950
County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms:	5
Subdivision:	5847	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/31/2020	Prior Rec Date:	02/23/2011	Bath(F/H):	1 /
Sale Date:	12/28/2020	Prior Sale Date:	02/02/2011	Yr Built/Eff:	1943 / 1943
Sale Price:	\$730,000	Prior Sale Price:	\$350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1765487	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$584,000	Lot Area:	5,998	Pool:	
Total Value:	\$95,032	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:16 Distance From Subject:0.48 (miles)

Address: 5451 BECK AVE, NORTH HOLLYWOOD, CA 91601-2663

Owner Name: FORLONG CALEB R

Seller Name: PETLOCK JOHN V 2010 TRUST OF

APN:	2350-002-021	Map Reference:	23-D1 /	Living Area:	1,136
County:	LOS ANGELES, CA	Census Tract:	1252.00	Total Rooms:	6
Subdivision:	11407	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/11/2020	Prior Rec Date:	01/29/1979	Bath(F/H):	2 /
Sale Date:	05/05/2020	Prior Sale Date:		Yr Built/Eff:	1944 / 1950
Sale Price:	\$690,000	Prior Sale Price:	\$75,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	634850	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$450,000	Lot Area:	5,427	Pool:	
Total Value:	\$181,069	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE

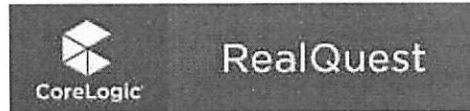
Land Use: **SFR**

Park Area/Cap#: /

Parking: **ATTACHED
GARAGE**

Foreclosure Activity Report

For Property Located At



11325 MIRANDA ST, NORTH HOLLYWOOD, CA 91601-1821

The selected property does not contain active foreclosure information.