

BOARD OF
BUILDING AND SAFETY
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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

May 10, 2022

Updated May 05, 2022

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.: B131051-2 T137838 280087779-0 C128935-2 T128934 C135857-1 B138088 F134191-2

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, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$5,037.42. The cost of cleaning the subject lot was \$6,756.24. The cost of fencing the subject lot was \$4,743.20.

It is proposed that a lien for the total amount of **\$16,999.02** 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

M. Schulzinger (for)

Armond Gregoryona, Principal Inspector
Lien Review

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 fence the lot, 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
BARRICADE	B4624	November 01, 2021	\$1,077.58
CLEAN	C4590	July 15, 2019	\$2,490.88
CLEAN	C4598	July 16, 2019	\$1,868.16
CLEAN	C4624	June 12, 2020	\$322.40
CLEAN	C4704	November 16, 2021	\$655.20
CLEAN	C4720	November 22, 2021	\$1,419.60
FENCE	F4137	February 15, 2022	\$4,743.20
			<hr/> <hr/> \$16,536.86

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
				<hr/> <hr/> \$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16754	\$38.00
FULL	T15281	\$38.00
FULL	T17023	\$30.00
		<hr/> <hr/> \$106.00

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 \$12,266.32 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 \$106.00 for a total of **\$16,999.02**, 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: May 10, 2022

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

M. Schulzinger (for)
Armond Gregoryona, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON

CASE #: 813389

JOB ADDRESS: 10927 W OTSEGO ST

ASSESSORS PARCEL NO.: 2419-002-022

Last Full Title: 05/02/2022

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 BANK OF AMERICA
C/O NICHOLAS J HALEKAKIS
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T15281
Dated as of: 04/24/2018

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 : STEVE M AND RITSA HALEKAKIS

Deed Date : 09/27/1999

Recorded : 01/06/2000

Instr No. : 00-0020235

MAILING ADDRESS: NICHOLAS J HALEKAKIS
PO BOX 1356 SANTA MONICA CA 90406

SCHEDULE B

LEGAL DESCRIPTION

Lot: 113 Tract No: 7274 Abbreviated Description: LOT:113 TR#:7274 TRACT NO 7274 LOT 113

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 03/24/2004

Document #: 04-0692437

Loan Amount: \$303,000

Lender Name: LIGHTHOUSE FUNDING CORP

Borrowers Name: NICHOLAS J HALEKAKIS

MAILING ADDRESS: LIGHTHOUSE FUNDING CORP
3002 DOW AVENUE STE 404 TUSTIN, CA 92780



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



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

Property Title Report

Work Order No. T17023
Dated as of: 04/29/2022

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 : STEVE MITCHELL HALEKAKIS AND RITSA HALEKAKIS

Deed Date : 09/27/1999

Recorded : 01/06/2000

Instr No. : 00-0020235

MAILING ADDRESS: NICHOLAS J. HALEKAKIS
5609 YOLANDA AVE # 57015, TARZANA, CA 91357

57015

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 113 Tract No: 7274 Brief 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



RealQuest

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:	LOS ANGELES

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

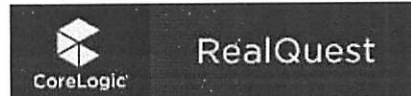
Zoning:	LAR3	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,250	Lot Width/Depth:	46 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$45,461	Assessed Year:	2021	Property Tax:	\$863.24
Land Value:	\$32,587	Improved %:	28%	Tax Area:	13
Improvement Value:	\$12,874	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$45,461				

Comparable Sales Report

For Property Located At


10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935

10 Comparable(s) Selected.

Report Date: 04/28/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$200,000	\$875,000	\$1,312,500	\$1,103,250
Bldg/Living Area	1,606	1,406	1,820	1,609
Price/Sqft	\$124.53	\$524.27	\$933.50	\$691.49
Year Built	1930	1923	2019	1985
Lot Area	6,250	933	8,394	3,913
Bedrooms	4	2	3	3
Bathrooms/Restrooms	1	1	4	3
Stories	1.00	1.00	2.00	1.25
Total Value	\$45,461	\$267,652	\$1,154,336	\$769,744
Distance From Subject	0.00	0.03	0.49	0.28

* = user supplied for search only

Comp #:				Distance From Subject:0.03 (miles)	
Address:		10913 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935			
Owner Name:		DARKE IAN L/DARKE JHOANA			
Seller Name:		ABELED A RNEL V			
APN:	2419-002-043	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:	12/28/2021	Prior Rec Date:	08/12/2020	Bath(F/H):	4 /
Sale Date:	12/22/2021	Prior Sale Date:	07/29/2020	Yr Built/Eff:	2019 / 2019
Sale Price:	\$995,000	Prior Sale Price:	\$830,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1918759	Acres:	0.02	Fireplace:	/
1st Mtg Amt:	\$937,000	Lot Area:	962	Pool:	
Total Value:	\$810,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:

2

Distance From Subject:

0.15 (miles)

Address:

10847 MORRISON ST, NORTH HOLLYWOOD, CA 91601-4621

Owner Name:

HORACE MANN PARTNERS LLC

Seller Name:

DINSKY ANDREW & PATRICIA

APN:

2419-005-017

Map Reference:

23-E2 /

Living Area:

1,738

County:

LOS ANGELES, CA

Census Tract:

1255.01

Total Rooms:

7

Subdivision:

6

Zoning:

LARD1.5

Bedrooms:

3

Rec Date:

04/14/2022

Prior Rec Date:

10/31/2019

Bath(F/H):

2 /

Sale Date:

04/08/2022

Prior Sale Date:

10/28/2019

Yr Built/Eff:

1938 / 1938

Sale Price:

\$1,300,000

Prior Sale Price:

\$1,142,500

Air Cond:

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

CONVENTIONAL

Document #:

414310

Acres:

0.19

Fireplace:

Y / 1

1st Mtg Amt:

\$1,040,000

Lot Area:

8,394

Pool:

Total Value:

\$1,154,336

of Stories:

2

Roof Mat:

WOOD SHAKE

Land Use:

SFR

Park Area/Cap#:

/

Parking:

PARKING AVAIL

Comp #:	3	Distance From Subject:0.18 (miles)
Address:	5010 MORRISON CT, NORTH HOLLYWOOD, CA 91601-4363	
Owner Name:	POTER JESSICA	
Seller Name:	BAKLIN MARLA LIVING TRUST	

APN:	2353-029-021	Map Reference:	/	Living Area:	1,694
County:	LOS ANGELES, CA	Census Tract:	1254.04	Total Rooms:	
Subdivision:		Zoning:	LAR4	Bedrooms:	3
Rec Date:	10/28/2021	Prior Rec Date:	05/10/2019	Bath(F/H):	4 /
Sale Date:	09/23/2021	Prior Sale Date:	05/08/2019	Yr Built/Eff:	2017 / 2017
Sale Price:	\$900,000	Prior Sale Price:	\$815,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1621023	Acres:	0.03	Fireplace:	/
1st Mtg Amt:	\$822,000	Lot Area:	1,510	Pool:	
Total Value:	\$839,912	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject:	0.19 (miles)
Address:	5003 MORRISON CT, NORTH HOLLYWOOD, CA 91601-4364		
Owner Name:	DAVIS ALEXANDER J		
Seller Name:	WALKER GLENN		
APN:	2353-029-026	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1254.04
Subdivision:		Zoning:	LAR4
Rec Date:	10/01/2021	Prior Rec Date:	07/17/2019
Sale Date:	09/24/2021	Prior Sale Date:	07/15/2019
Sale Price:	\$875,000	Prior Sale Price:	\$785,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1496980	Acres:	0.02
1st Mtg Amt:	\$595,000	Lot Area:	1,020
Total Value:	\$793,131	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,669
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	2017 / 2017
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	5	Distance From Subject:	0.32 (miles)
Address:	4815 1/2 CRANER AVE, NORTH HOLLYWOOD, CA 91601-4649		
Owner Name:	GERVESH ALEXANDER L		
Seller Name:	GRUTZECK NICHOLAS		
APN:	2421-014-037	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.02
Subdivision:		Zoning:	LAR3
Rec Date:	10/13/2021	Prior Rec Date:	09/25/2019
Sale Date:	09/13/2021	Prior Sale Date:	09/11/2019
Sale Price:	\$1,050,000	Prior Sale Price:	\$809,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1542808	Acres:	0.03
1st Mtg Amt:	\$787,500	Lot Area:	1,185
Total Value:	\$817,381	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,562
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	2018 / 2018
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	6	Distance From Subject:	0.32 (miles)
Address:	4825 CRANER AVE, NORTH HOLLYWOOD, CA 91601-4649		
Owner Name:	AGAN MARY		
Seller Name:	VALDEZ AARON & BRITTANY		
APN:	2421-014-046	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.02
Subdivision:		Zoning:	LAR3
Rec Date:	02/16/2022	Prior Rec Date:	
Sale Date:	01/20/2022	Prior Sale Date:	
Sale Price:	\$1,125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	188437	Acres:	0.02
1st Mtg Amt:		Lot Area:	933
Total Value:	\$807,277	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,562
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	2018 / 2018
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	7	Distance From Subject:	0.33 (miles)
Address:	4827 CRANER AVE, NORTH HOLLYWOOD, CA 91601-4649		
Owner Name:	BURGA VICTOR/HAN ADRIENNE		
Seller Name:	HUR HYURK		
APN:	2421-014-048	Map Reference:	/
		Living Area:	1,590

County:	LOS ANGELES, CA	Census Tract:	1255.02	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	04/12/2022	Prior Rec Date:	01/22/2020	Bath(F/H):	4 /
Sale Date:	03/16/2022	Prior Sale Date:	12/11/2019	Yr Built/Eff:	2018 / 2018
Sale Price:	\$1,075,000	Prior Sale Price:	\$799,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	402537	Acres:	0.03	Fireplace:	/
1st Mtg Amt:	\$860,000	Lot Area:	1,380	Pool:	
Total Value:	\$823,442	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	8	Distance From Subject:	0.38 (miles)
Address:	4838 DENNY AVE, NORTH HOLLYWOOD, CA 91601-4735		
Owner Name:	MADDEN-CONNOR BECK FAM TRUST		
Seller Name:	DOYLE GABRIELLA LIVING TRUST		
APN:	2421-007-004	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.02
Subdivision:	12735	Zoning:	LAR1
Rec Date:	11/18/2021	Prior Rec Date:	11/19/1993
Sale Date:	10/26/2021	Prior Sale Date:	
Sale Price:	\$1,225,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1714039	Acres:	0.19
1st Mtg Amt:	\$1,102,378	Lot Area:	8,103
Total Value:	\$992,250	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,462
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1941 / 1943
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	9	Distance From Subject:	0.41 (miles)
Address:	4944 WILLOWCREST AVE, NORTH HOLLYWOOD, CA 91601-4733		
Owner Name:	MELGAR LUIS A		
Seller Name:	HARVEY SCOTT		
APN:	2421-001-010	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	1	Zoning:	LAR1
Rec Date:	01/06/2022	Prior Rec Date:	07/16/2021
Sale Date:	01/03/2022	Prior Sale Date:	06/25/2021
Sale Price:	\$1,175,000	Prior Sale Price:	\$1,000,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	21827	Acres:	0.17
1st Mtg Amt:	\$940,000	Lot Area:	7,386
Total Value:	\$267,652	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,820
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1949 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	SPA
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	10	Distance From Subject:	0.49 (miles)
Address:	11038 BLIX ST, NORTH HOLLYWOOD, CA 91602-1203		
Owner Name:	AHARON OFRI		
Seller Name:	STECKLER GREGORY W		
APN:	2353-031-007	Map Reference:	23-E3 /
County:	LOS ANGELES, CA	Census Tract:	1254.02
Subdivision:	46	Zoning:	LAR1
Rec Date:	10/29/2021	Prior Rec Date:	06/26/1992
Sale Date:	10/25/2021	Prior Sale Date:	05/1992
Sale Price:	\$1,312,500	Prior Sale Price:	\$245,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1629447	Acres:	0.19
1st Mtg Amt:	\$1,050,000	Lot Area:	8,254
Total Value:	\$392,055	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,406
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1923 / 1923
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest

10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935

Foreclosure Activity Report is not available

10927 OTSEGO ST NORTH HOLLYWOOD CA 91601

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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