

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

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

August 25, 2022

Updated August 23, 2022

Council District # 9

Case #: 864228

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

JOB ADDRESS: 843 E 87TH PL

CONTRACT NO.: T128934 B138088-2 T137838

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 \$1,290.59.

It is proposed that a lien for the total amount of **\$1,396.59** 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 8-24-2022

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On June 24, 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 **843 E 87TH PL** , 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	B4651		\$1,290.59
			<u>\$1,290.59</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15947	\$38.00
FULL	T16331	\$38.00
FULL	T17119	\$30.00
		<u>\$106.00</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 \$1,027.85 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$106.00 for a total of **\$1,396.59**, 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: August 25, 2022

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


8-24-2022

BY

DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 843 E 87TH PL
ASSESSORS PARCEL NO.: 6042-021-005

CASE #: 864228

Last Full Title: 08/01/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|-------------------------------------------------------------------------------------------------------|----------------------------|
| 1 | ADVANCE INNOVATIVE MANAGEMENT LLC
6080 CENTER DRIVE - 6TH FLOOR
LOS ANGELES, CA 90045 | Capacity: OWNER |
| 2 | ADVANCE INNOVATIVE MGMT LLC
843 E 87TH PL
LOS ANGELES, CA 90002 | Capacity: OWNER |
| 3 | ADVANCE INNOVATIVE MANAGEMENT LLC
C/O DAVID SPIEGEL
6074 JOHN MUIR RD
HIDDEN HILLS, CA 91302 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T17119
Dated as of: 07/29/2022

Prepared for: City of Los Angeles

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

APN #: 6042-021-005

Property Address: 843 E 87TH PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ADVANCE INNOVATIVE MANAGEMENT LLC

Grantor : MEK ACQUISITIONS LLC

Deed Date : 05/16/2022

Recorded : 05/19/2022

Instr No. : 22-0541501

MAILING ADDRESS: ADVANCE INNOVATIVE MANAGEMENT LLC
6080 CENTER DR FL 6TH, LOS ANGELES, CA 90045

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 379 Tract No: 6631 Brief Description: TRACT NO. 6631 LOT 379

MORTGAGES/LIENS

Type of Document: SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 05/19/2022

Document #: 22-0541502

Loan Amount: \$410,000

Lender Name: DAVID SPIEGEL

Borrowers Name: ADVANCE INNOVATIVE MANAGEMENT LLC

MAILING ADDRESS: DAVID SPIEGEL
6074 JOHN MUIR ROAD HIDDEN HILLS, CA 91302



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

Property Title Report

Work Order No. T16331
Dated as of: 11/19/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6042-021-005

Property Address: 843 E 87TH PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MEK ACQUISTIONS LLC

Grantor : CAROL JEAN PARKER; THE ESTATE OF MALTIE MAE PARKER

Deed Date : 07/18/2018

Recorded : 08/27/2018

Instr No. : 18-0863099

MAILING ADDRESS: MEK ACQUISTIONS LLC
2300 W SAHARA AVE # 800 LAS VEGAS NV 89102

SCHEDULE B

LEGAL DESCRIPTION

Lot: 379 Tract No: 6631 Abbreviated Description: LOT:379 TR#:6631 TRACT NO. 6631 LOT 379

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 08/27/2018

Document #: 18-0863100

Loan Amount: \$200,000

Lender Name: JAMES AND MONICA LINDSEY FAMILY LIVING T

Borrowers Name: MEK ACQUISTIONS LLC

MAILING ADDRESS: SD EQUITY PARTNERS INC.
1611-A S. MELROSE DR. #367 VISTA, CA 92081



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

Property Title Report

Work Order No. T15947
Dated as of: 06/06/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6042-021-005

Property Address: 843 E 87TH PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MEK ACQUISTIONS LLC

Grantor : CAROL JEAN PARKER; THE ESTATE OF MALTIE MAE PARKER

Deed Date : 07/18/2018

Recorded : 08/27/2018

Instr No. : 18-0863099

MAILING ADDRESS: MEK ACQUISTIONS LLC
2300 W SAHANA AVE # 800 LAS VEGAS NV 89102

SCHEDULE B

LEGAL DESCRIPTION

Lot: 379 Tract No: 6631 Abbreviated Description: LOT:379 TR#:6631 TRACT NO. 6631 LOT 379

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 08/27/2018

Document #: 18-0863100

Loan Amount: \$200,000

Lender Name: JAMES AND MONICA LINDSEY FAMILY LIVING T

*** Borrowers Name: MEK ACQUISTIONS LLC %**

2) → MAILING ADDRESS: SD EQUITY PARTNERS, INC.
1611-A.S. MELROSE DR. #367 VISTA, CA 92081

Property Detail Report

For Property Located At :

843 E 87TH PL, LOS ANGELES, CA 90002-1011



RealQuest

Owner Information

Owner Name: ADVANCE INNOVATIVE MGMT LLC
Mailing Address: 6080 CENTER DR #6TH, LOS ANGELES CA 90045-9205 C032
Vesting Codes: // CO

Location Information

Legal Description:	TRACT NO. 6631 LOT 379	APN:	6042-021-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2400.10 / 1	Subdivision:	6631
Township-Range-Sect:		Map Reference:	58-C2 /
Legal Book/Page:	71-50	Tract #:	6631
Legal Lot:	379	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C37	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	05/19/2022 / 05/16/2022	1st Mtg Amount/Type:	\$410,000 / PRIVATE PARTY
Sale Price:	\$710,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	541502
Document #:	541501	2nd Mtg Amount/Type:	\$300,000 / PRIVATE PARTY
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$678.78
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	LAWYERS TITLE		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	MEK ACQUISITIONS LLC		

Prior Sale Information

Prior Rec/Sale Date:	08/27/2018 / 07/18/2018	Prior Lender:	PRIVATE INDIVIDUAL
Prior Sale Price:	\$300,000	Prior 1st Mtg Amt/Type:	\$200,000 / PRIVATE PARTY
Prior Doc Number:	863099	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,046	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1950	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

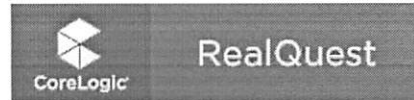
Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,103	Lot Width/Depth:	40 x 127	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$393,676	Assessed Year:	2021	Property Tax:	\$11,818.45
Land Value:	\$309,170	Improved %:	21%	Tax Area:	460
Improvement Value:	\$84,506	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$393,676				

Comparable Sales Report

For Property Located At



843 E 87TH PL, LOS ANGELES, CA 90002-1011

14 Comparable(s) Selected.

Report Date: 08/23/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$710,000	\$430,000	\$1,300,000	\$640,786
Bldg/Living Area	1,046	913	1,184	1,019
Price/Sqft	\$678.78	\$426.52	\$1,242.83	\$628.46
Year Built	1949	1924	1948	1934
Lot Area	5,103	4,608	6,303	5,147
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$393,676	\$30,969	\$490,023	\$197,727
Distance From Subject	0.00	0.15	0.46	0.34

*= user supplied for search only

Comp #1

Distance From Subject:0.15 (miles)

Address:	834 E 85TH ST, LOS ANGELES, CA 90001-3629		
Owner Name:	LEE JULIET LIVING TRUST		
Seller Name:	OCEAN DEV INC		
APN:	6029-030-016	Map Reference:	58-C1 /
County:	LOS ANGELES, CA	Census Tract:	2398.02
Subdivision:	6	Zoning:	LAR2
Rec Date:	06/09/2022	Prior Rec Date:	07/09/2021
Sale Date:	04/27/2022	Prior Sale Date:	06/01/2021
Sale Price:	\$1,300,000	Prior Sale Price:	\$480,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	614520	Acres:	0.12
1st Mtg Amt:	\$845,000	Lot Area:	5,193
Total Value:	\$32,778	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,046
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1929 / 1929
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #2

Distance From Subject:0.16 (miles)

Address:	826 E 88TH PL, LOS ANGELES, CA 90002-1027		
Owner Name:	OCEAN DEV INC		
Seller Name:	PLAYER JOHNNIE D		
APN:	6042-018-022	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	2400.20
Subdivision:	6631	Zoning:	LAR2
Rec Date:	02/22/2022	Prior Rec Date:	08/07/1970
Sale Date:	12/30/2021	Prior Sale Date:	
Sale Price:	\$500,000	Prior Sale Price:	\$15,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	202358	Acres:	0.12
1st Mtg Amt:	\$750,000	Lot Area:	5,047
Total Value:	\$30,969	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	916
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #3

Distance From Subject:0.24 (miles)

Address:	648 E 87TH PL, LOS ANGELES, CA 90002-1001
Owner Name:	MORENO CENOBIO
Seller Name:	BRISENO KEVIN L

APN:	6042-005-032	Map Reference:	58-C2 /	Living Area:	1,116
County:	LOS ANGELES, CA	Census Tract:	2400.10	Total Rooms:	6
Subdivision:	1977	Zoning:	LAR2	Bedrooms:	3
Rec Date:	12/10/2021	Prior Rec Date:	01/13/2020	Bath(F/H):	2 /
Sale Date:	11/03/2021	Prior Sale Date:	11/18/2019	Yr Built/Eff:	1925 / 1940
Sale Price:	\$590,000	Prior Sale Price:	\$337,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1839470	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$540,292	Lot Area:	5,170	Pool:	
Total Value:	\$490,023	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.29 (miles)

Address: 822 E 90TH ST, LOS ANGELES, CA 90002-1614

Owner Name: YAW WINSTON C

Seller Name: LA PROPERTIES INC

APN:	6042-016-019	Map Reference:	58-C2 /	Living Area:	988
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	5
Subdivision:	6631	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/07/2022	Prior Rec Date:	10/01/2020	Bath(F/H):	1 /
Sale Date:	12/16/2021	Prior Sale Date:	08/27/2020	Yr Built/Eff:	1939 / 1939
Sale Price:	\$755,000	Prior Sale Price:	\$377,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	257088	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$604,000	Lot Area:	4,841	Pool:	
Total Value:	\$377,000	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	NONE

Comp #:5 Distance From Subject:0.30 (miles)

Address: 918 E 90TH ST, LOS ANGELES, CA 90002-1617

Owner Name: CRUZ MIGUEL M/MENDOZA SONIA O

Seller Name: CHAVEZ ROGELIO

APN:	6042-029-020	Map Reference:	58-C2 /	Living Area:	1,043
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	6631	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/08/2021	Prior Rec Date:	11/01/2019	Bath(F/H):	1 /
Sale Date:	11/16/2021	Prior Sale Date:	10/09/2019	Yr Built/Eff:	1930 / 1955
Sale Price:	\$591,000	Prior Sale Price:	\$350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1822511	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$561,450	Lot Area:	4,842	Pool:	
Total Value:	\$353,625	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.30 (miles)

Address: 723 E 84TH PL, LOS ANGELES, CA 90001-3620

Owner Name: ALBUREZ DELMY

Seller Name: CARSON-HUDSON ALMA

APN:	6029-023-006	Map Reference:	58-C1 /	Living Area:	1,068
County:	LOS ANGELES, CA	Census Tract:	2398.02	Total Rooms:	5
Subdivision:	6	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/21/2022	Prior Rec Date:	02/01/2001	Bath(F/H):	2 /
Sale Date:	07/07/2022	Prior Sale Date:	12/15/2000	Yr Built/Eff:	1929 / 1935
Sale Price:	\$550,000	Prior Sale Price:	\$155,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	745820	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$412,500	Lot Area:	5,100	Pool:	
Total Value:	\$215,754	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.32 (miles)

Address: 1128 E 84TH PL, LOS ANGELES, CA 90001-3722

Owner Name: HABIBI & KHONSARI TRUST/KHONSARI MANDANA

Seller Name: PM DEVELOPMENTS LLC

APN:	6028-024-011	Map Reference:	58-C1 /	Living Area:	1,032
County:	LOS ANGELES, CA	Census Tract:	5351.01	Total Rooms:	
Subdivision:	8491	Zoning:	LCR3*	Bedrooms:	2
Rec Date:	12/23/2021	Prior Rec Date:	10/31/2018	Bath(F/H):	1 /
Sale Date:	05/26/2021	Prior Sale Date:	08/30/2018	Yr Built/Eff:	1925 / 1933
Sale Price:	\$1,100,000	Prior Sale Price:	\$300,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1903038	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$825,000	Lot Area:	5,070	Pool:	
Total Value:	\$309,170	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

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

Address: 746 E 91ST ST, LOS ANGELES, CA 90002-1622

Owner Name: BYRD RHONDA

Seller Name: RAMIREZ RODOLFO

APN:	6042-014-012	Map Reference:	58-C2 /	Living Area:	957
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	668	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/24/2021	Prior Rec Date:	05/23/2013	Bath(F/H):	1 /
Sale Date:	11/01/2021	Prior Sale Date:	05/07/2013	Yr Built/Eff:	1924 / 1924
Sale Price:	\$510,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1747134	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$500,762	Lot Area:	4,634	Pool:	
Total Value:	\$227,522	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

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

Address: 851 E 92ND ST, LOS ANGELES, CA 90002-1634

Owner Name: MEZA FRANCISCO A/MEZA FRANCISCO J

Seller Name: LILY YURIKO FUKUI TRUST

APN:	6042-015-002	Map Reference:	58-C2 /	Living Area:	994
County:	LOS ANGELES, CA	Census Tract:	2400.20	Total Rooms:	
Subdivision:	6631	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/07/2021	Prior Rec Date:	10/18/1993	Bath(F/H):	1 /
Sale Date:	11/17/2021	Prior Sale Date:		Yr Built/Eff:	1941 / 1941
Sale Price:	\$515,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1814375	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$412,000	Lot Area:	5,963	Pool:	
Total Value:	\$33,919	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10 Distance From Subject:0.38 (miles)

Address: 831 E 83RD ST, LOS ANGELES, CA 90001-3605

Owner Name: ARLINGTON EXPERT LLC

Seller Name: TYSEN TRUST

APN:	6029-014-008	Map Reference:	58-C1 /	Living Area:	1,027
County:	LOS ANGELES, CA	Census Tract:	2398.02	Total Rooms:	
Subdivision:	6	Zoning:	LAR2	Bedrooms:	2
Rec Date:	12/14/2021	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	12/02/2021	Prior Sale Date:		Yr Built/Eff:	1929 / 1929
Sale Price:	\$500,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1852403	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,099	Pool:	
Total Value:	\$34,818	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.45 (miles)

Address: 1246 E 89TH ST, LOS ANGELES, CA 90002-1708

Owner Name: PAZ BOSLY O L/LOPEZ YEINY R

Seller Name: MUNGUIA GUILLERMO A F

APN:	6043-011-006	Map Reference:	58-D2 /	Living Area:	1,064
County:	LOS ANGELES, CA	Census Tract:	5352.00	Total Rooms:	
Subdivision:	7421	Zoning:	LCR2*	Bedrooms:	3
Rec Date:	06/16/2022	Prior Rec Date:	08/15/2016	Bath(F/H):	1 /
Sale Date:	06/01/2022	Prior Sale Date:	08/09/2016	Yr Built/Eff:	1947 / 1949
Sale Price:	\$615,000	Prior Sale Price:	\$335,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	638971	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$603,860	Lot Area:	5,091	Pool:	
Total Value:	\$359,185	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:0.46 (miles)

Address: 1243 E 84TH PL, LOS ANGELES, CA 90001-3723

Owner Name: PANTOJA JAVIER

Seller Name: ESCOBAR VICENTE

APN:	6028-027-007	Map Reference:	58-C1 /	Living Area:	918
County:	LOS ANGELES, CA	Census Tract:	5351.01	Total Rooms:	
Subdivision:	14982	Zoning:	LCR3*	Bedrooms:	2
Rec Date:	07/01/2022	Prior Rec Date:	09/30/1994	Bath(F/H):	1 /
Sale Date:	05/13/2022	Prior Sale Date:		Yr Built/Eff:	1947 / 1947
Sale Price:	\$430,000	Prior Sale Price:	\$121,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	687878	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$422,211	Lot Area:	6,303	Pool:	
Total Value:	\$173,238	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13 Distance From Subject:0.46 (miles)

Address: 735 E 82ND ST, LOS ANGELES, CA 90001-3221

Owner Name: TROOST EXPERT LLC

Seller Name: BRECKENRIDGE PROP FUND 2016 LL

APN:	6029-010-009	Map Reference:	58-C1 /	Living Area:	913
County:	LOS ANGELES, CA	Census Tract:	2398.01	Total Rooms:	
Subdivision:	6	Zoning:	LAR2	Bedrooms:	2
Rec Date:	04/01/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	03/18/2022	Prior Sale Date:		Yr Built/Eff:	1947 / 1947
Sale Price:	\$510,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	366177	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,103	Pool:	
Total Value:	\$33,683	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14 Distance From Subject:0.46 (miles)

Address: 8722 ZAMORA AVE, LOS ANGELES, CA 90002-1210

Owner Name: CABEZAS MIGUEL/JUAREZ MARTHA A

Seller Name: ALLEN EDWARD L

APN:	6043-017-015	Map Reference:	58-D2 /	Living Area:	1,184
County:	LOS ANGELES, CA	Census Tract:	5351.02	Total Rooms:	5
Subdivision:	7561	Zoning:	LCR2*	Bedrooms:	2
Rec Date:	12/15/2021	Prior Rec Date:	08/15/1980	Bath(F/H):	1 /
Sale Date:	11/10/2021	Prior Sale Date:		Yr Built/Eff:	1925 / 1928
Sale Price:	\$505,000	Prior Sale Price:	\$48,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	1863006	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$489,850	Lot Area:	4,608	Pool:	
Total Value:	\$96,489	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Foreclosure Activity Report

For Property Located At



843 E 87TH PL, LOS ANGELES, CA 90002-1011

Foreclosure Activity Report is not available

843 E 87TH PL LOS ANGELES CA 90002

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](#)

> Disclaimer of Use

