

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

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**

 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



BY

DEPUTY

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

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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

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

**Prepared for: City of Los Angeles**

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### **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

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## **Property Title Report**

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

**Prepared for: City of Los Angeles**

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### **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](mailto:latitle@in2-res.com)

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## Property Title Report

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

Prepared for: City of Los Angeles

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### 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

1) 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



## 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  
County: LOS ANGELES, CA APN: 6042-021-005  
Census Tract / Block: 2400.10 / 1 Alternate APN:  
Township-Range-Sect: Subdivision: 6631  
Legal Book/Page: 71-50 Map Reference: 58-C2 /  
Legal Lot: 379 Tract #: 6631  
Legal Block: School District: LOS ANGELES  
Market Area: C37 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: 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				

  

<b>Site Information</b>					
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 LLOPEZ YEINY R

Seller Name: MUNGUIA GUILLERMO A F

APN:	<b>6043-011-006</b>	Map Reference:	<b>58-D2 /</b>	Living Area:	<b>1,064</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5352.00</b>	Total Rooms:	
Subdivision:	<b>7421</b>	Zoning:	<b>LCR2*</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/16/2022</b>	Prior Rec Date:	<b>08/15/2016</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>06/01/2022</b>	Prior Sale Date:	<b>08/09/2016</b>	Yr Built/Eff:	<b>1947 / 1949</b>
Sale Price:	<b>\$615,000</b>	Prior Sale Price:	<b>\$335,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>638971</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$603,860</b>	Lot Area:	<b>5,091</b>	Pool:	
Total Value:	<b>\$359,185</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	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:	<b>6028-027-007</b>	Map Reference:	<b>58-C1 /</b>	Living Area:	<b>918</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5351.01</b>	Total Rooms:	
Subdivision:	<b>14982</b>	Zoning:	<b>LCR3*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>07/01/2022</b>	Prior Rec Date:	<b>09/30/1994</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>05/13/2022</b>	Prior Sale Date:		Yr Built/Eff:	<b>1947 / 1947</b>
Sale Price:	<b>\$430,000</b>	Prior Sale Price:	<b>\$121,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>687878</b>	Acres:	<b>0.14</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$422,211</b>	Lot Area:	<b>6,303</b>	Pool:	
Total Value:	<b>\$173,238</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	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:	<b>6029-010-009</b>	Map Reference:	<b>58-C1 /</b>	Living Area:	<b>913</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2398.01</b>	Total Rooms:	
Subdivision:	<b>6</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>04/01/2022</b>	Prior Rec Date:		Bath(F/H):	<b>1 /</b>
Sale Date:	<b>03/18/2022</b>	Prior Sale Date:		Yr Built/Eff:	<b>1947 / 1947</b>
Sale Price:	<b>\$510,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>366177</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,103</b>	Pool:	
Total Value:	<b>\$33,683</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	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:	<b>6043-017-015</b>	Map Reference:	<b>58-D2 /</b>	Living Area:	<b>1,184</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5351.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>7561</b>	Zoning:	<b>LCR2*</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>12/15/2021</b>	Prior Rec Date:	<b>08/15/1980</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>11/10/2021</b>	Prior Sale Date:		Yr Built/Eff:	<b>1925 / 1928</b>
Sale Price:	<b>\$505,000</b>	Prior Sale Price:	<b>\$48,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>BUNGALOW</b>
Document #:	<b>1863006</b>	Acres:	<b>0.11</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$489,850</b>	Lot Area:	<b>4,608</b>	Pool:	
Total Value:	<b>\$96,489</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>DETACHED GARAGE</b>

## 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.

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