

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
BUILDING AND SAFETY**
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 20, 2019

Council District # 13

Case #: 815356

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

JOB ADDRESS: 779 N ALEXANDRIA AVE

CONTRACT NO.: 280135969-9 B131051-2 C128935-2 F127623-2 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, 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 \$715.90. The cost of cleaning the subject lot was \$1,256.48. The cost of fencing the subject lot was \$3,701.60.

It is proposed that a lien for the total amount of **\$6,996.54** 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.

FRANK M. BUSH
GENERAL MANAGER

Armond Gregory 11-19-19

Armond Gregory, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On May 16, 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 **779 N ALEXANDRIA AVE** , 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	B4385	August 06, 2019	\$715.90
CLEAN	C4581	June 29, 2019	\$322.40
CLEAN	C4584	June 29, 2019	\$934.08
FENCE	F4072	July 15, 2019	\$3,701.60
			<u>\$5,673.98</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	754433-0	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15341	\$38.00
FULL	T16223	\$38.00
		<u>\$76.00</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 \$4,477.12 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$76.00 for a total of **\$6,996.54**, 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: November 20, 2019

FRANK M. BUSH
GENERAL MANAGER

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review


11-19-19

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 779 N ALEXANDRIA AVE
ASSESSORS PARCEL NO.: 5538-007-027

CASE #: 815356

Last Full Title: 11/04/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--|----------------------------|
| 1 | BCA HOLDINGS LLC
C/O ARSHAG BOHDJELIAN
19528 VENTURA BLVD #651
TARZANA, CA 91356 | Capacity: OWNER |
| 2 | BCA HOLDINGS LLC
C/O CHRIS J BOHDJELIAN
24200 PHILIPRIMM STREET
WOODLAND HILLS, CA 91364 | Capacity: OWNER |
| 3 | BCA HOLDINGS LLC
C/O ALINA SIMON ETAL
18801 PASADERO DRIVE
TARZANA, CA 91356 | Capacity: INTERESTED PARTY |
| 4 | BCA HOLDINGS LLC
C/O PLM LOAN MANAGEMENT SERVICES INC
46 N SECOND STREET
CAMPBELL, CA 95008 | 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. T15341
Dated as of: 05/10/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5538-007-027

Property Address: 779 N ALEXANDRIA AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BCA HOLDINGS LLC

Grantor : BERTA BAGHJAJIAN

Deed Date : 07/15/2013

Recorded : 08/08/2013

Instr No. : 13-1169169

MAILING ADDRESS: BCA HOLDINGS LLC

19528 VENTURA BLVD # 651 TARZANA CA 91356

SCHEDULE B

LEGAL DESCRIPTION

Lot: 53 Tract No: 833 Abbreviated Description: LOT:53 TR#:833 TRACT # 833 LOT 53

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/25/2017

Document #: 17-0454325

Loan Amount: \$350,000

Lender Name: THE ALLSWANG LIVING TRUST

Borrowers Name: BCA HOLDING LLC

MAILING ADDRESS: MARQUEE FUNDING GROUP INC.

24025 PARK SORRENTO STE 150 CALABASAS, 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. T16223
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5538-007-027

Property Address: 779 N ALEXANDRIA AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BCA HOLDINGS LLC

Grantor : BERTA BAGHJAJIAN

Deed Date : 07/15/2013

Recorded : 08/08/2013

Instr No. : 13-1169169

MAILING ADDRESS: BCA HOLDINGS LLC

19528 VENTURA BLVD # 651 TARZANA CA 91356

SCHEDULE B

LEGAL DESCRIPTION

Lot: 53 Tract No: 833 Abbreviated Description: LOT:53 TR#:833 TRACT # 833 LOT 53

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 09/25/2019

Document #: 19-1000521

Loan Amount: \$150,000

Lender Name: ALINA SIMON ETAL

Borrowers Name: BCA HOLDINGS. LLC

MAILING ADDRESS: ALINA SIMON ETAL

18801 PASADERO DRIVE TARZANA, CA 91356

Type of Document: NOTICE OF DEFAULT

Recording Date: 09/25/2019

Document #: 19-1000523

MAILING ADDRESS: PLM LOAN MANAGEMENT SERVICES INC

46 N SECOND STEET, CAMPBELL, CA 95008

Property Detail Report

For Property Located At :

779 N ALEXANDRIA AVE, LOS ANGELES, CA 90029-2548



RealQuest

Owner Information

Owner Name: BCA HOLDINGS LLC
 Mailing Address: 19528 VENTURA BLVD #651, TARZANA CA 91356-2917 C002
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 833 LOT 53	APN:	5538-007-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1915.00 / 3	Subdivision:	833
Township-Range-Sect:		Map Reference:	34-F5 /
Legal Book/Page:	17-57	Tract #:	833
Legal Lot:	53	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C20	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/08/2013 / 07/15/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1169169		

Last Market Sale Information

Recording/Sale Date:	03/31/2011 / 03/08/2011	1st Mtg Amount/Type:	\$190,000 / PRIVATE PARTY
Sale Price:	\$270,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	481798
Document #:	481797	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$155.35
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:			
Seller Name:	AKOPYAN ANDRE		

Prior Sale Information

Prior Rec/Sale Date:	04/30/1998 / 03/10/1998	Prior Lender:	TEMPLE INLAND MTG CORP
Prior Sale Price:	\$148,000	Prior 1st Mtg Amt/Type:	\$133,200 / CONV
Prior Doc Number:	718090	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,738	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1932	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	GOOD
Other Improvements:	ADDITION Building Permit				

Site Information

Zoning:	LARD2	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,901	Lot Width/Depth:	60 x 98	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$453,569	Assessed Year:	2018	Property Tax:	\$5,607.73
Land Value:	\$363,072	Improved %:	20%	Tax Area:	13
Improvement Value:	\$90,497	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$453,569				

Comparable Sales Report

For Property Located At



RealQuest

779 N ALEXANDRIA AVE, LOS ANGELES, CA 90029-2548

11 Comparable(s) Selected.

Report Date: 11/18/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$270,000	\$284,000	\$3,366,818	\$1,161,256
Bldg/Living Area	1,738	1,488	1,984	1,694
Price/Sqft	\$155.35	\$177.83	\$2,006.45	\$689.82
Year Built	1922	1908	1937	1918
Lot Area	5,901	4,570	7,510	5,937
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$453,569	\$58,306	\$867,000	\$463,652
Distance From Subject	0.00	0.15	0.50	0.32

*= user supplied for search only

Comp #:1

Distance From Subject:0.15 (miles)

Address:

Owner Name:

Seller Name: LALOYAN SIRUN

APN: 5538-016-009

Map Reference: 34-F5 /

Living Area: 1,597

County: LOS ANGELES, CA

Census Tract: 1915.00

Total Rooms:

Subdivision: WESTMORELAND PARK TR

Zoning: LARD2

Bedrooms: 2

Rec Date: 02/25/2019

Prior Rec Date: 01/13/2014

Bath(F/H): 1 /

Sale Date: 02/21/2019

Prior Sale Date: 01/06/2014

Yr Built/Eff: 1912 / 1912

Sale Price: \$284,000

Prior Sale Price: \$315,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style:

Document #: 163902

Acres: 0.14

Fireplace: Y / 1

1st Mtg Amt: \$296,000

Lot Area: 6,249

Pool:

Total Value: \$680,000

of Stories: 1

Roof Mat:

Land Use: SFR

Park Area/Cap#: / 2

Parking: PARKING AVAIL

Comp #:2

Distance From Subject:0.19 (miles)

Address: 910 N ALEXANDRIA AVE, LOS ANGELES, CA 90029-2516

Owner Name: UNDSMC LLC

Seller Name: BANGAYAN EDWARD P

APN: 5538-010-017

Map Reference: 34-F4 /

Living Area: 1,646

County: LOS ANGELES, CA

Census Tract: 1915.00

Total Rooms:

Subdivision: 3471

Zoning: LARD2

Bedrooms: 2

Rec Date: 07/29/2019

Prior Rec Date:

Bath(F/H): 2 /

Sale Date: 07/26/2019

Prior Sale Date:

Yr Built/Eff: 1937 / 1937

Sale Price: \$799,000

Prior Sale Price:

Air Cond:

Sale Type: FULL

Prior Sale Type:

Style:

Document #: 744352

Acres: 0.12

Fireplace: Y / 1

1st Mtg Amt:

Lot Area: 5,057

Pool:

Total Value: \$750,000

of Stories:

Roof Mat:

Land Use: SFR

Park Area/Cap#: / 2

Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.19 (miles)
 Address: 906 N KENMORE AVE, LOS ANGELES, CA 90029-2512
 Owner Name: SIOUKAS ANASTASIOS
 Seller Name: GARABEDIAN FAMILY TRUST
 APN: 5538-013-008 Map Reference: 34-F4 / Living Area: 1,678
 County: LOS ANGELES, CA Census Tract: 1915.00 Total Rooms: 6
 Subdivision: 3471 Zoning: LARD2 Bedrooms: 3
 Rec Date: 04/18/2019 Prior Rec Date: 05/08/1975 Bath(F/H): 1 /
 Sale Date: 04/02/2019 Prior Sale Date: Yr Built/Eff: 1922 / 1922
 Sale Price: \$3,366,818 Prior Sale Price: \$34,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 346081 Acres: 0.10 Fireplace: Y / 1
 1st Mtg Amt: \$632,500 Lot Area: 4,570 Pool:
 Total Value: \$72,829 # of Stories: 1 Roof Mat:
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:4 Distance From Subject:0.20 (miles)
 Address: 660 N MARIPOSA AVE, LOS ANGELES, CA 90004-2808
 Owner Name: BADILLO EXCHANGE GROUP INC
 Seller Name: SINGLETON SHIRLEY J
 APN: 5520-004-049 Map Reference: 34-E5 / Living Area: 1,932
 County: LOS ANGELES, CA Census Tract: 1926.10 Total Rooms:
 Subdivision: ARDMORE HEIGHTS Zoning: LAR3 Bedrooms: 3
 Rec Date: 10/02/2019 Prior Rec Date: 09/11/1986 Bath(F/H): 3 /
 Sale Date: 08/02/2019 Prior Sale Date: 09/1986 Yr Built/Eff: 1911 / 1926
 Sale Price: \$915,000 Prior Sale Price: \$35,000 Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1037918 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$686,250 Lot Area: 7,031 Pool:
 Total Value: \$58,306 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:5 Distance From Subject:0.25 (miles)
 Address: 938 N KENMORE AVE, LOS ANGELES, CA 90029-2512
 Owner Name: FARNETH STEVEN B/EMANUELE NICOLE J
 Seller Name: TURNER ROSS D & KRISTI D
 APN: 5538-013-002 Map Reference: 34-F4 / Living Area: 1,577
 County: LOS ANGELES, CA Census Tract: 1915.00 Total Rooms:
 Subdivision: 3471 Zoning: LARD2 Bedrooms: 3
 Rec Date: 10/16/2019 Prior Rec Date: 07/18/2017 Bath(F/H): 2 /
 Sale Date: 09/05/2019 Prior Sale Date: 06/29/2017 Yr Built/Eff: 1922 / 1922
 Sale Price: \$1,115,000 Prior Sale Price: \$757,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1102800 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$892,000 Lot Area: 5,057 Pool:
 Total Value: \$757,000 # of Stories: 1 Roof Mat:
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:6 Distance From Subject:0.30 (miles)
 Address: 1018 N KENMORE AVE, LOS ANGELES, CA 90029-2536
 Owner Name: LAUDERDALE CHRISTOPHER J/LAUDERDALE AMELIA B
 Seller Name: MCLEAN NEIL
 APN: 5538-012-005 Map Reference: 34-F4 / Living Area: 1,613
 County: LOS ANGELES, CA Census Tract: 1915.00 Total Rooms:
 Subdivision: 3471 Zoning: LARD2 Bedrooms: 3
 Rec Date: 06/28/2019 Prior Rec Date: 08/24/2018 Bath(F/H): 2 /
 Sale Date: 06/12/2019 Prior Sale Date: 07/24/2018 Yr Built/Eff: 1923 / 1925

Sale Price:	\$889,000	Prior Sale Price:	\$716,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	627856	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$711,200	Lot Area:	5,057	Pool:	
Total Value:	\$245,564	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:	0.35 (miles)
Address:	1027 N HELIOTROPE DR, LOS ANGELES, CA 90029-2607		
Owner Name:	1027 HELIOTROPE PROPCO LLC		
Seller Name:	GILMOUR KIMBERLY		
APN:	5538-019-023	Map Reference:	34-F4 /
County:	LOS ANGELES, CA	Census Tract:	1915.00
Subdivision:	WESTMORELAND PARK	Zoning:	LARD1.5
Rec Date:	11/05/2019	Prior Rec Date:	11/30/2012
Sale Date:	04/23/2019	Prior Sale Date:	11/16/2012
Sale Price:	\$950,000	Prior Sale Price:	\$433,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1194702	Acres:	0.14
1st Mtg Amt:	\$300,000	Lot Area:	6,253
Total Value:	\$469,156	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,731
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1908 / 1908
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	8	Distance From Subject:	0.43 (miles)
Address:	1125 N HELIOTROPE DR, LOS ANGELES, CA 90029-2609		
Owner Name:	HELIOTROPE SLS LLC		
Seller Name:	PAULSON MARIA D		
APN:	5540-026-013	Map Reference:	34-F4 /
County:	LOS ANGELES, CA	Census Tract:	1912.03
Subdivision:	2577	Zoning:	LARD1.5
Rec Date:	08/29/2019	Prior Rec Date:	01/15/1974
Sale Date:	08/20/2019	Prior Sale Date:	
Sale Price:	\$930,000	Prior Sale Price:	\$29,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	879848	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,750
Total Value:	\$445,497	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,590
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1919 / 1938
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:	9	Distance From Subject:	0.47 (miles)
Address:	640 N HOBART BLVD, LOS ANGELES, CA 90004-1817		
Owner Name:	LALEPOUR HOUSHMAND		
Seller Name:	VASCONEZ H & F L/TR		
APN:	5521-005-006	Map Reference:	34-E5 /
County:	LOS ANGELES, CA	Census Tract:	1925.10
Subdivision:	LA PALOMA ADD	Zoning:	LAR3
Rec Date:	11/05/2019	Prior Rec Date:	11/16/1983
Sale Date:	10/02/2019	Prior Sale Date:	
Sale Price:	\$1,300,000	Prior Sale Price:	\$160,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1193077	Acres:	0.17
1st Mtg Amt:	\$840,000	Lot Area:	7,510
Total Value:	\$291,317	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,488
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1920 / 1930
		Air Cond:	EVAP COOLER
		Style:	BUNGALOW
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:	10	Distance From Subject:	0.49 (miles)
Address:	4941 W MELROSE HL, LOS ANGELES, CA 90029-3715		

Owner Name:	BROTHERTON JOHN/BROTHERTON ALISON		
Seller Name:	BORTNER DEBORAH		
APN:	5535-028-002	Map Reference:	34-E5 /
County:	LOS ANGELES, CA	Census Tract:	1916.10
Subdivision:	1186	Zoning:	LAR1
Rec Date:	04/03/2019	Prior Rec Date:	03/20/2017
Sale Date:	03/18/2019	Prior Sale Date:	03/13/2017
Sale Price:	\$1,100,000	Prior Sale Price:	\$850,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	292154	Acres:	0.14
1st Mtg Amt:	\$880,000	Lot Area:	6,001
Total Value:	\$867,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,984
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1913 / 1914
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:11			Distance From Subject:0.50 (miles)
Address:	4947 W MELROSE HL, LOS ANGELES, CA 90029-3715		
Owner Name:	YOON HYUN J		
Seller Name:	MURRAY E W V & A 2013 TRUST		
APN:	5535-028-003	Map Reference:	34-E5 /
County:	LOS ANGELES, CA	Census Tract:	1916.10
Subdivision:	1186	Zoning:	LAR1
Rec Date:	05/30/2019	Prior Rec Date:	07/12/2000
Sale Date:	05/03/2019	Prior Sale Date:	06/08/2000
Sale Price:	\$1,125,000	Prior Sale Price:	\$350,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	496230	Acres:	0.13
1st Mtg Amt:	\$889,500	Lot Area:	5,774
Total Value:	\$463,498	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,801
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1917 / 1920
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION
			SHINGLE
		Parking:	ATTACHED
			GARAGE