

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

November 04, 2022

Council District # 12

Case #: 900661

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

JOB ADDRESS: 16727 W RINALDI ST
CONTRACT NO.: 280161005-9 C135857-1 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 cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$1,371.40.

It is proposed that a lien for the total amount of \$1,787.56 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, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On October 27, 2021 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 on the parcel located at **16727 W RINALDI 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>
CLEAN	C4726	January 12, 2022	\$1,037.40
CLEAN	C4722	February 15, 2022	\$334.00
			<u>\$1,371.40</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	851851-6	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16944	\$30.00
FULL	T17309	\$30.00
		<u>\$60.00</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 \$1,391.16 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 \$60.00 for a total of **\$1,787.56**, 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 04, 2022

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


 Armond Gregoryona, Principal Inspector
 Lien Review

Report and lien confirmed by
 City Council on:

ATTEST: HOLLY WOLCOTT
 CITY CLERK

BY
 DEPUTY

ASSIGNED INSPECTOR: RICHARD SIMONS
JOB ADDRESS: 16727 W RINALDI ST
ASSESSORS PARCEL NO.: 2610-013-006

Last Full Title: 10/31/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--|-----------------|
| 1 | MARTINSON TRUST
C/O BRYAN MARTINSON
2526 BIRCH BAY LYNDEN RD.
CUSTER, WA 98240 | Capacity: OWNER |
| 2 | HELEN L MARTINSON
TRUSTEE OF THE MARTINSON TRUST
16727 RINALDI ST
GRANADA HILLS, CA 91344 | Capacity: OWNER |
| 3 | HELEN L. MARTINSON,
TRUSTEE OF THE MARTINSON TRUST
2615 BAYPORT DR.
TORRANCE, CA 90503 | Capacity: OWNER |
| 4 | HELEN MARTINSON
1734 SHIRLEY ST
CAMARILLO, CA 93010 | Capacity: OWNER |
| 5 | Martinson Trust C/O David Martinson
11741 Obee Lane
El Monte, CA 91732 | Capacity: OWNER |



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

Property Title Report

Work Order No. T16944
Dated as of: 11/03/2021

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2610-013-006

Property Address: 16727 W RINALDI ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : HELEN L. MARTINSON, TRUSTEE OF THE MARTINSON TRUST

Grantor : HELEN L. MARTINSON

Deed Date : 03/13/2017 **Recorded :** 11/03/2021

Instr No. : 17-0390723

1) **MAILING ADDRESS:** HELEN L. MARTINSON, TRUSTEE OF THE MARTINSON TRUST
2615 BAYPORT DR, TORRANCE, CA 90503

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1,2 **Block:** 5 **Tract No:** 2 **Brief Description:** THE BAY VIEW TRACT # 2 EX OF STS LOT 1
AND ALL OF LOT 2 BLK 5

MORTGAGES/LIENS

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



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

Property Title Report

Work Order No. T13709
Dated as of: 10/28/2022

Prepared for: City of Los Angeles

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

APN #: 2610-013-006

Property Address: 16727 W RINALDI ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : HELEN L. MARTINSON TRUSTEE OF THE MARTINSON TRUST

Grantor : HELEN L. MARTINSON

Deed Date : 03/13/2017

Recorded : 04/10/2017

Instr No. : 17-0390723

**MAILING ADDRESS: HELEN L. MARTINSON TRUSTEE OF THE MARTINSON TRUST
16727 RINALDI ST, GRANADA HILLS, CA 91344**

SCHEDULE B

LEGAL DESCRIPTION

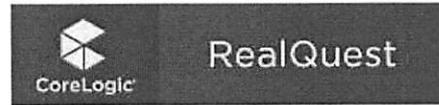
Lot Number: 43 Tract No: 21264 Brief Description: TRACT # 21264 LOT 43

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
 16727 RINALDI ST, GRANADA HILLS, CA 91344-3634



Owner Information

Owner Name: MARTINSON HELEN L/MARTINSON TRUST
 Mailing Address: 16727 RINALDI ST, GRANADA HILLS CA 91344-3634 C050
 Vesting Codes: // TR

Location Information

Legal Description: TRACT # 21264 LOT 43
 County: LOS ANGELES, CA APN: 2610-013-006
 Census Tract / Block: 1066.46 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 21264
 Legal Book/Page: 599-79 Map Reference: 1-F6 /
 Legal Lot: 43 Tract #: 21264
 Legal Block: School District: LOS ANGELES
 Market Area: GH School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 04/10/2017 / 03/13/2017 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 390723

Last Market Sale Information

Recording/Sale Date: 06/12/1985 / 1st Mtg Amount/Type: /
 Sale Price: \$10,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #:
 Document #: 659744 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$6.99
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

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:	1,431	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1957 / 1957	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;FENCED YARD Building Permit				

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,200	Lot Width/Depth:	60 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$99,443	Assessed Year:	2022	Property Tax:	\$1,396.10
Land Value:	\$39,242	Improved %:	61%	Tax Area:	16
Improvement Value:	\$60,201	Tax Year:	2021	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$92,443				

Comparable Sales Report

For Property Located At



16727 RINALDI ST, GRANADA HILLS, CA 91344-3634

14 Comparable(s) Selected.

Report Date: 10/27/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$10,000	\$730,000	\$1,200,000	\$897,107
Bldg/Living Area	1,431	1,250	1,570	1,423
Price/Sqft	\$6.99	\$535.98	\$764.33	\$630.85
Year Built	1957	1955	1959	1957
Lot Area	7,200	7,117	8,778	7,703
Bedrooms	3	3	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$99,443	\$183,576	\$857,820	\$509,448
Distance From Subject	0.00	0.23	0.49	0.34

*= user supplied for search only

Comp #:1 Distance From Subject:0.23 (miles)

Address: 11420 HAYVENHURST AVE, GRANADA HILLS, CA 91344-3603

Owner Name: **ASIANYAN ANALT**

Seller Name: **PERALEJO EDWIN & JEANINE**

APN: 2681-001-026 Map Reference: 2-A6 / Living Area: 1,346

County: LOS ANGELES, CA Census Tract: 1066.46 Total Rooms: 6

Subdivision: 20465 Zoning: LARS Bedrooms: 4

Rec Date: 02/18/2022 Prior Rec Date: 07/21/2014 Bath(F/H): 2 /

Sale Date: 02/15/2022 Prior Sale Date: 07/17/2014 Yr Built/Eff: 1955 / 1955

Sale Price: \$785,000 Prior Sale Price: \$460,000 Air Cond: WALL

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 199015 Acres: 0.16 Fireplace: Y / 1

1st Mtg Amt: Lot Area: 7,117 Pool:

Total Value: \$520,956 # of Stories: 1 Roof Mat: GRAVEL & ROCK

Land Use: SFR Park Area/Cap#: / Parking: ATTACHED GARAGE

Comp #:2 Distance From Subject:0.25 (miles)

Address: 16901 BIRCHER ST, GRANADA HILLS, CA 91344-2716

Owner Name: **TOROSIAN NORIK**

Seller Name: **WICKHAM MARK A**

APN: 2610-008-007 Map Reference: 1-F6 / Living Area: 1,486

County: LOS ANGELES, CA Census Tract: 1066.46 Total Rooms: 6

Subdivision: 21264 Zoning: LARS Bedrooms: 4

Rec Date: 05/27/2022 Prior Rec Date: 04/29/2004 Bath(F/H): 2 /

Sale Date: 05/12/2022 Prior Sale Date: 03/30/2004 Yr Built/Eff: 1957 / 1957

Sale Price: \$940,000 Prior Sale Price: \$510,000 Air Cond: EVAP COOLER

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 572853 Acres: 0.20 Fireplace: Y / 1

1st Mtg Amt: \$752,000 Lot Area: 8,778 Pool: POOL

Total Value: \$683,278 # of Stories: 1 Roof Mat: GRAVEL & ROCK

Land Use: SFR Park Area/Cap#: / Parking: ATTACHED GARAGE

Comp #:3 Distance From Subject:0.26 (miles)

Address: 16552 ARMSTEAD ST, GRANADA HILLS, CA 91344-2906

Owner Name:	SUKIASYAN KARMEN		
Seller Name:	KATZ TOMER		
APN:	2610-025-019	Map Reference:	2-A6 /
County:	LOS ANGELES, CA	Census Tract:	1066.46
Subdivision:	21930	Zoning:	LARS
Rec Date:	06/16/2022	Prior Rec Date:	04/10/2018
Sale Date:	05/25/2022	Prior Sale Date:	03/13/2018
Sale Price:	\$1,200,000	Prior Sale Price:	\$725,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	639422	Acres:	0.17
1st Mtg Amt:	\$960,000	Lot Area:	7,532
Total Value:	\$777,343	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,570
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1959 / 1959
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.29 (miles)
Address:	11663 HAYVENHURST AVE, GRANADA HILLS, CA 91344-2944		
Owner Name:	SMITH MARTIN L/SMITH DAWN T		
Seller Name:	BARCLAY MARCIA E TRUST		
APN:	2610-023-002	Map Reference:	1-F6 /
County:	LOS ANGELES, CA	Census Tract:	1066.46
Subdivision:	21930	Zoning:	LARS
Rec Date:	10/14/2022	Prior Rec Date:	07/28/1999
Sale Date:	10/06/2022	Prior Sale Date:	07/06/1999
Sale Price:	\$925,000	Prior Sale Price:	\$235,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	988535	Acres:	0.17
1st Mtg Amt:	\$878,750	Lot Area:	7,545
Total Value:	\$340,338	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,570
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1959 / 1959
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.29 (miles)
Address:	11601 MCLENNAN AVE, GRANADA HILLS, CA 91344-2737		
Owner Name:	MOORE JENNIFER		
Seller Name:	GOLBY STEVE & DEBORA		
APN:	2610-003-011	Map Reference:	1-F6 /
County:	LOS ANGELES, CA	Census Tract:	1066.46
Subdivision:	21264	Zoning:	LARS
Rec Date:	09/23/2022	Prior Rec Date:	10/21/2014
Sale Date:	09/08/2022	Prior Sale Date:	09/05/2014
Sale Price:	\$855,000	Prior Sale Price:	\$490,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	931409	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,728
Total Value:	\$554,818	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,486
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1957 / 1957
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.31 (miles)
Address:	16908 SIMONDS ST, GRANADA HILLS, CA 91344-3618		
Owner Name:	TAHMASIAN K LIVING TRUST		
Seller Name:	SVADJIAN ALEC		
APN:	2682-026-018	Map Reference:	1-F6 /
County:	LOS ANGELES, CA	Census Tract:	1112.01
Subdivision:	18132	Zoning:	LARS
Rec Date:	03/09/2022	Prior Rec Date:	12/20/2018
Sale Date:	02/09/2022	Prior Sale Date:	10/25/2018
Sale Price:	\$993,500	Prior Sale Price:	\$595,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	275851	Acres:	0.17
1st Mtg Amt:	\$935,750	Lot Area:	7,621
Total Value:	\$625,448	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,392
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1959 / 1959
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:	0.34 (miles)
Address:	16461 BIRCHER ST, GRANADA HILLS, CA 91344-2918		
Owner Name:	FRANGYAN SEVAK		

Seller Name:	KAZIMIR FAMILY TRUST		
APN:	2610-025-001	Map Reference:	2-A6 /
County:	LOS ANGELES, CA	Census Tract:	1066.46
Subdivision:	21930	Zoning:	LARS
Rec Date:	04/08/2022	Prior Rec Date:	02/04/1994
Sale Date:	03/15/2022	Prior Sale Date:	
Sale Price:	\$1,025,000	Prior Sale Price:	\$184,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	393274	Acres:	0.17
1st Mtg Amt:	\$922,500	Lot Area:	7,486
Total Value:	\$294,674	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,552
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1959 / 1959
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	8	Distance From Subject:	0.35 (miles)
Address:	16515 SIMONDS ST, GRANADA HILLS, CA 91344-3731		
Owner Name:	USTUNKAYA HASAN K/USTUNKAYA AMANDA M		
Seller Name:	REICHERT ROBERT & ROBIN G		
APN:	2681-014-017	Map Reference:	8-A1 /
County:	LOS ANGELES, CA	Census Tract:	1066.46
Subdivision:	20465	Zoning:	LARS
Rec Date:	08/02/2022	Prior Rec Date:	12/08/1997
Sale Date:	07/01/2022	Prior Sale Date:	10/21/1997
Sale Price:	\$850,000	Prior Sale Price:	\$139,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	778788	Acres:	0.17
1st Mtg Amt:	\$764,915	Lot Area:	7,572
Total Value:	\$209,119	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,352
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	9	Distance From Subject:	0.35 (miles)
Address:	16509 SIMONDS ST, GRANADA HILLS, CA 91344-3731		
Owner Name:	JOHNSON BRYAN K/JOHNSON KACI J		
Seller Name:	MAKING DREAMZ TRUST LLC		
APN:	2681-014-018	Map Reference:	8-A1 /
County:	LOS ANGELES, CA	Census Tract:	1066.46
Subdivision:	20465	Zoning:	LARS
Rec Date:	09/01/2022	Prior Rec Date:	04/20/2022
Sale Date:	08/29/2022	Prior Sale Date:	04/04/2022
Sale Price:	\$850,000	Prior Sale Price:	\$750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	870255	Acres:	0.17
1st Mtg Amt:	\$807,500	Lot Area:	7,572
Total Value:	\$444,790	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,346
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1955 / 1955
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	10	Distance From Subject:	0.38 (miles)
Address:	11316 BALBOA BLVD, GRANADA HILLS, CA 91344-3514		
Owner Name:	MEJIA FRANKLIN A JR		
Seller Name:	GRIGORYAN ARMEN		
APN:	2682-026-004	Map Reference:	1-F6 /
County:	LOS ANGELES, CA	Census Tract:	1112.01
Subdivision:	18132	Zoning:	LARS
Rec Date:	07/21/2022	Prior Rec Date:	06/14/2021
Sale Date:	07/05/2022	Prior Sale Date:	05/27/2021
Sale Price:	\$875,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	745805	Acres:	0.19
1st Mtg Amt:	\$831,250	Lot Area:	8,348
Total Value:	\$714,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,375
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1959 / 1959
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	11	Distance From Subject:	0.40 (miles)
----------------	-----------	-------------------------------	---------------------

Address: 16417 RINALDI ST, GRANADA HILLS, CA 91344-3760			
Owner Name: APOYAN PETROS			
Seller Name: OPENDOOR PROPERTY TRUST I			
APN: 2610-028-005	Map Reference: 2-A6 /	Living Area: 1,570	
County: LOS ANGELES, CA	Census Tract: 1066.46	Total Rooms: 7	
Subdivision: 23199	Zoning: LARS	Bedrooms: 4	
Rec Date: 03/03/2022	Prior Rec Date: 05/05/2021	Bath(F/H): 2 /	
Sale Date: 03/01/2022	Prior Sale Date: 04/30/2021	Yr Built/Eff: 1959 / 1959	
Sale Price: \$856,000	Prior Sale Price: \$841,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 248952	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$770,400	Lot Area: 7,199	Pool:	
Total Value: \$857,820	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE	

Comp #: 12		Distance From Subject: 0.43 (miles)	
Address: 16430 SIMONDS ST, GRANADA HILLS, CA 91344-3728			
Owner Name: ASOYAN SAHAK			
Seller Name: MUNOZ GABRIEL A TRUST			
APN: 2681-013-015	Map Reference: 8-A1 /	Living Area: 1,362	
County: LOS ANGELES, CA	Census Tract: 1066.46	Total Rooms: 6	
Subdivision: 21898	Zoning: LARS	Bedrooms: 3	
Rec Date: 04/22/2022	Prior Rec Date: 03/28/1995	Bath(F/H): 2 /	
Sale Date: 04/14/2022	Prior Sale Date:	Yr Built/Eff: 1956 / 1956	
Sale Price: \$730,000	Prior Sale Price: \$116,000	Air Cond: WALL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 441893	Acres: 0.18	Fireplace: Y / 1	
1st Mtg Amt: \$584,000	Lot Area: 7,644	Pool: POOL	
Total Value: \$183,576	# of Stories: 1	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: /	Parking: ATTACHED GARAGE	

Comp #: 13		Distance From Subject: 0.44 (miles)	
Address: 16421 ARMSTEAD ST, GRANADA HILLS, CA 91344-2905			
Owner Name: ZMRUTYAN LINET T/ZMRUTYAN POGOS P			
Seller Name: SARGSYAN LEVON			
APN: 2610-020-003	Map Reference: 2-A6 /	Living Area: 1,250	
County: LOS ANGELES, CA	Census Tract: 1066.46	Total Rooms: 6	
Subdivision: 23199	Zoning: LARS	Bedrooms: 3	
Rec Date: 06/09/2022	Prior Rec Date: 12/29/2016	Bath(F/H): 2 /	
Sale Date: 05/11/2022	Prior Sale Date: 10/28/2016	Yr Built/Eff: 1959 / 1959	
Sale Price: \$935,000	Prior Sale Price: \$500,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 615452	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$535,000	Lot Area: 7,499	Pool:	
Total Value: \$633,797	# of Stories: 1	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 14		Distance From Subject: 0.49 (miles)	
Address: 11221 BALBOA BLVD, GRANADA HILLS, CA 91344-4206			
Owner Name: NSHANYAN LEVON			
Seller Name: CECI HENRY R & ROSE M			
APN: 2697-022-014	Map Reference: 7-E1 /	Living Area: 1,260	
County: LOS ANGELES, CA	Census Tract: 1112.01	Total Rooms: 5	
Subdivision: 20888	Zoning: LARS	Bedrooms: 3	
Rec Date: 03/30/2022	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 02/16/2022	Prior Sale Date:	Yr Built/Eff: 1955 / 1955	
Sale Price: \$740,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 352939	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$715,302	Lot Area: 7,199	Pool:	
Total Value: \$292,320	# of Stories: 1	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Foreclosure Activity Report

For Property Located At

16727 RINALDI ST, GRANADA HILLS, CA 91344-3634



RealQuest

Foreclosure Activity Report is not available

16727 RINALDI ST GRANADA HILLS CA 91344

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](#)

