

BOARD OF
BUILDING AND SAFETY
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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 10, 2022

Council District # 9

Case #: 740823

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

JOB ADDRESS: 5967 S FIGUEROA ST (INCLUSIVE 5967-5977 S FIGUEROA ST)

CONTRACT NO.: T137838 B138088-2

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 at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$9,996.91.

It is proposed that a lien for the total amount of **\$10,026.91** 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 11-9-2022

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On November 15, 2016 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 **5967 S FIGUEROA ST (INCLUSIVE 5967-5977 S FIGUEROA 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	B4662	September 19, 2022	\$7,881.37
BARRICADE	B4669	September 19, 2022	\$323.75
BARRICADE	B4683	September 19, 2022	\$1,791.79
			<u>\$9,996.91</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17310	<u>\$30.00</u>
		\$30.00

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 \$7,163.15 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$10,026.91**, 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 10, 2022

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

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review


11-9-2022

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

November 09, 2022

ASSIGNED INSPECTOR: NEVILLE REID

CASE #: 740823

JOB ADDRESS: 5967 S FIGUEROA ST (INCLUSIVE 5967-5977 S FIGUEROA ST)

ASSESSORS PARCEL NO.: 6004-029-027

Last Full Title: 11/01/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 CLADDIE L. TUCKER
C/O DARYL L. HOSKINS.
200 W. 77th ST APT 2
LOS ANGELES, CA, CA 90003

Capacity: OWNER



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

Property Title Report

Work Order No. T17310
Dated as of: 10/28/2022

Prepared for: City of Los Angeles

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

APN #: 6004-029-027

Property Address: 5967 S FIGUEROA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CLADDIE L. TUCKER

Grantor : MICHELLE J. BLAKELY

Deed Date : 05/21/2011

Recorded : 09/10/2012

Instr No. : 12-1350603

MAILING ADDRESS: CLADDIE L. TUCKER
200 W 77TH ST APT 2, LOS ANGELES, CA 90003

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 30 Tract No: 1462 Brief Description: TRACT NO 1462 LOT 30

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
5965 S FIGUEROA ST, LOS ANGELES, CA 90003-1043



Owner Information

Owner Name: **TUCKER CLADDIE L/HOSKINS DARYL L**
 Mailing Address: **200 W 77TH ST #2, LOS ANGELES CA 90003-2048 C024**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT NO 1462 LOT 30	APN:	6004-029-027
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2371.02 / 2	Subdivision:	1462
Township-Range-Sect:		Map Reference:	52-A4 /
Legal Book/Page:	20-17	Tract #:	1462
Legal Lot:	30	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C42	Munic/Township:	L.A. SANTA
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/10/2012 / 05/21/2011	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1350603		

Last Market Sale Information

Recording/Sale Date:	12/27/1988 / 11/1988	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	2061334	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	JOHNSON JAMES D		

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

Year Built / Eff:	1924 / 1924	Total Rooms/Offices		Garage Area:	
Gross Area:	6,210	Total Restrooms:		Garage Capacity:	
Building Area:	6,210	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.16	County Use:	STORES (1100)
Lot Area:	7,008	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$363,190	Assessed Year:	2022	Property Tax:	\$5,221.33
Land Value:	\$230,946	Improved %:	36%	Tax Area:	6660
Improvement Value:	\$132,244	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$363,190				

Comparable Sales Report

For Property Located At


5965 S FIGUEROA ST, LOS ANGELES, CA 90003-1043

20 Comparable(s) Selected.

Report Date: 10/27/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$905,000	\$39,170,500	\$6,208,834
Bldg/Living Area	6,210	5,328	7,102	6,016
Price/Sqft	\$0.00	\$155.87	\$6,026.23	\$991.26
Year Built	1924	1887	1986	1938
Lot Area	7,008	5,512	27,485	11,245
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$363,190	\$62,313	\$5,413,568	\$1,871,147
Distance From Subject	0.00	2.02	8.46	6.29

* = user supplied for search only

Comp #:

1

Distance From Subject:

2.02 (miles)

Address:

6501 COMPTON AVE, LOS ANGELES, CA 90001-1747

Owner Name:

SHIM DONG H/SHIM ESTHER H

Seller Name:

PETRA PROPERTY INC

APN:

6010-019-001

Map Reference:

52-D5 /

Building Area:

7,000

County:

LOS ANGELES, CA

Census Tract:

5329.00

Total Rooms/Offices:

Subdivision:

PARMELEE HOME TR

Zoning:

LCM1*

Total Restrooms:

1

Rec Date:

02/11/2022

Prior Rec Date:

10/18/2017

Yr Built/Eff:

1924 /

Sale Date:

02/04/2022

Prior Sale Date:

06/05/2017

Air Cond:

NONE

Sale Price:

\$3,000,000

Prior Sale Price:

\$2,500,000

Pool:

Sale Type:

FULL

Prior Sale Type:

FULL

Roof Mat:

Document #:

172636

Acres:

0.24

1st Mtg Amt:

\$2,100,000

Lot Area:

10,669

Total Value:

\$1,072,201

of Stories:

Land Use:

STORE BUILDING

Park Area/Cap#:

/

Comp #:	2	Distance From Subject: 3.23 (miles)			
Address:	5300 MALABAR ST, HUNTINGTON PARK, CA 90255-2524				
Owner Name:	SAFFRON INTERNATIONAL LLC				
Seller Name:	INI INVESTMENT CORP				
APN:	6309-011-031	Map Reference:	52-F3 /	Building Area:	5,514
County:	LOS ANGELES, CA	Census Tract:	5325.00	Total Rooms/Offices:	
Subdivision:	HUNTINGTON PARK	Zoning:	HPM2*	Total Restrooms:	
Rec Date:	05/02/2022	Prior Rec Date:	12/30/2019	Yr Built/Eff:	1986 / 1986
Sale Date:	04/06/2022	Prior Sale Date:	12/10/2019	Air Cond:	NONE
Sale Price:	\$1,700,000	Prior Sale Price:	\$890,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	473174	Acres:	0.30		
1st Mtg Amt:	\$1,100,000	Lot Area:	13,001		
Total Value:	\$917,203	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 5.08 (miles)
Address:	4000 SLAUSON AVE, MAYWOOD, CA 90270-2740	
Owner Name:	SEIDL DAVID	
Seller Name:	SAMAYOA G J 2002 F/TR	

APN:	6312-028-005	Map Reference:	53-C4 /	Building Area:	7,030
County:	LOS ANGELES, CA	Census Tract:	5334.02	Total Rooms/Offices:	
Subdivision:	4214	Zoning:	MYC1YY	Total Restrooms:	
Rec Date:	06/16/2022	Prior Rec Date:	04/01/1987	Yr Built/Eff:	1946 / 1946
Sale Date:	05/26/2022	Prior Sale Date:	09/1986	Air Cond:	NONE
Sale Price:	\$1,200,000	Prior Sale Price:	\$320,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	CONCRETE
Document #:	640077	Acres:	0.23		
1st Mtg Amt:		Lot Area:	10,232		
Total Value:	\$620,988	# of Stories:	1		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	5.28 (miles)
Address:	5201 W ADAMS BLVD, LOS ANGELES, CA 90016-2646		
Owner Name:	5201 W ADAMS LA OZ LLC		
Seller Name:	5201 W ADAMS LA LLC		
APN:	5049-016-048	Map Reference:	43-A5 /
County:	LOS ANGELES, CA	Census Tract:	2198.00
Subdivision:	1566	Zoning:	LAC2
Rec Date:	06/02/2022	Prior Rec Date:	01/19/2018
Sale Date:	05/24/2022	Prior Sale Date:	11/22/2017
Sale Price:	\$2,750,000	Prior Sale Price:	\$2,950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	588239	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,801
Total Value:	\$1,582,568	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	5.52 (miles)
Address:	6101 ATLANTIC BLVD, MAYWOOD, CA 90270-3120		
Owner Name:	CANINO HECTOR M JR		
Seller Name:	CANINO HECTOR M		
APN:	6317-016-013	Map Reference:	53-C4 /
County:	LOS ANGELES, CA	Census Tract:	5334.03
Subdivision:	3087	Zoning:	MYC2*
Rec Date:	10/11/2022	Prior Rec Date:	
Sale Date:	08/04/2022	Prior Sale Date:	
Sale Price:	\$2,362,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	975560	Acres:	0.42
1st Mtg Amt:		Lot Area:	18,441
Total Value:	\$277,524	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	5.78 (miles)
Address:	700 N SPRING ST, LOS ANGELES, CA 90012-2824		
Owner Name:	JU FAT LLC		
Seller Name:	SPRING ORD LLC		
APN:	5408-028-012	Map Reference:	44-E2 /
County:	LOS ANGELES, CA	Census Tract:	2071.02
Subdivision:	JUANA ALVARADO	Zoning:	LAC2
Rec Date:	06/10/2022	Prior Rec Date:	06/14/2019
Sale Date:	06/08/2022	Prior Sale Date:	06/10/2019
Sale Price:	\$32,318,182	Prior Sale Price:	\$5,150,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	618124	Acres:	0.50
1st Mtg Amt:	\$3,950,000	Lot Area:	21,615
Total Value:	\$5,413,568	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	5.81 (miles)
Address:	11949 HAWTHORNE BLVD, HAWTHORNE, CA 90250-3015		
Owner Name:	11965 HAWTHORNE LLC		
Seller Name:	RITTER LINDSAY L		
APN:	4044-018-007	Map Reference:	57-A5 /
		Building Area:	5,340

County:	LOS ANGELES, CA	Census Tract:	6021.03	Total Rooms/Offices:	
Subdivision:	HAWTHORNE	Zoning:	HAC21	Total Restrooms:	
Rec Date:	08/31/2022	Prior Rec Date:		Yr Built/Eff:	1957 / 1958
Sale Date:	08/10/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,013,500	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	864254	Acres:	0.28		
1st Mtg Amt:		Lot Area:	12,241		
Total Value:	\$1,318,806	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	5.87 (miles)
Address:	3822 WHITTIER BLVD, LOS ANGELES, CA 90023-2402		
Owner Name:	ONE ON ONE LLC		
Seller Name:	REMAINDER BETTY J G C TRUST		
APN:	5239-003-014	Map Reference:	45-C6 /
County:	LOS ANGELES, CA	Census Tract:	5313.01
Subdivision:	ALMAYO	Zoning:	LCM1*
Rec Date:	06/02/2022	Prior Rec Date:	04/01/1998
Sale Date:	04/13/2022	Prior Sale Date:	
Sale Price:	\$1,114,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	589491	Acres:	0.16
1st Mtg Amt:	\$760,000	Lot Area:	6,851
Total Value:	\$62,313	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	9	Distance From Subject:	6.36 (miles)
Address:	2639 S LA CIENEGA BLVD, LOS ANGELES, CA 90034-2603		
Owner Name:	XYZ RE GROUP LLC		
Seller Name:	HUCKLEBERRY MOUNTAIN LLC		
APN:	5065-006-001	Map Reference:	42-E5 /
County:	LOS ANGELES, CA	Census Tract:	2702.00
Subdivision:	6447	Zoning:	LACM
Rec Date:	08/18/2022	Prior Rec Date:	10/06/2017
Sale Date:	08/11/2022	Prior Sale Date:	10/02/2017
Sale Price:	\$6,250,000	Prior Sale Price:	\$3,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	827712	Acres:	0.17
1st Mtg Amt:	\$4,625,000	Lot Area:	7,362
Total Value:	\$3,859,926	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	10	Distance From Subject:	6.46 (miles)
Address:	1477 W SUNSET BLVD, LOS ANGELES, CA 90026-3458		
Owner Name:	LITTLE JOY PROPERTIES LLC		
Seller Name:	WONG HAR C L		
APN:	5406-001-015	Map Reference:	35-C6 /
County:	LOS ANGELES, CA	Census Tract:	1973.00
Subdivision:	GOLDEN WEST HEIGHTS	Zoning:	LAC2
	ADD		
Rec Date:	06/07/2022	Prior Rec Date:	11/30/1979
Sale Date:	06/01/2022	Prior Sale Date:	
Sale Price:	\$3,300,000	Prior Sale Price:	\$156,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	606037	Acres:	0.13
1st Mtg Amt:	\$2,530,000	Lot Area:	5,749
Total Value:	\$339,168	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	11	Distance From Subject:	6.49 (miles)
Address:	217 W ROSECRANS AVE, COMPTON, CA 90222-4053		
Owner Name:	JS FAMILY TRUST/YHK LLC		
Seller Name:	PLATINUM EQUITY INVS LLC		
APN:	6153-025-013	Map Reference:	64-F2 /
		Building Area:	5,600

County:	LOS ANGELES, CA	Census Tract:	5426.01	Total Rooms/Offices:	
Subdivision:	WALTON VILLA TR	Zoning:	COCM*	Total Restrooms:	
Rec Date:	03/25/2022	Prior Rec Date:	06/26/1990	Yr Built/Eff:	1970 / 1990
Sale Date:	02/09/2022	Prior Sale Date:	06/1990	Air Cond:	YES
Sale Price:	\$1,700,000	Prior Sale Price:	\$320,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	339277	Acres:	0.63		
1st Mtg Amt:	\$1,600,000	Lot Area:	27,485		
Total Value:	\$1,246,766	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	6.87 (miles)
Address:	8953 VENICE BLVD, LOS ANGELES, CA 90034-3327		
Owner Name:	VENICE TRIANGLE LLC		
Seller Name:	RADELL DAVID & MARY F/TR		
APN:	4312-012-011	Map Reference:	42-C5 /
County:	LOS ANGELES, CA	Census Tract:	2701.01
Subdivision:	625	Zoning:	LAM1
Rec Date:	06/02/2022	Prior Rec Date:	05/30/1980
Sale Date:	02/08/2022	Prior Sale Date:	
Sale Price:	\$4,600,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	590411	Acres:	0.24
1st Mtg Amt:	\$2,990,000	Lot Area:	10,378
Total Value:	\$1,638,059	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	7,102	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1946 / 1950
Air Cond:		Pool:	
Roof Mat:	ROLL COMPOSITION		

Comp #:	13	Distance From Subject:	7.19 (miles)
Address:	4762 WHITTIER BLVD, LOS ANGELES, CA 90022-3026		
Owner Name:	4762 WHITTIER LLC		
Seller Name:	BOUN & OU FAMILY TRUST		
APN:	5246-021-002	Map Reference:	45-E6 /
County:	LOS ANGELES, CA	Census Tract:	5316.02
Subdivision:	4768	Zoning:	LCM1*
Rec Date:	03/08/2022	Prior Rec Date:	04/04/2019
Sale Date:	02/23/2022	Prior Sale Date:	03/27/2019
Sale Price:	\$1,300,000	Prior Sale Price:	\$980,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	268385	Acres:	0.16
1st Mtg Amt:	\$650,000	Lot Area:	6,762
Total Value:	\$1,040,000	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	6,600	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1939 / 1960
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	14	Distance From Subject:	7.28 (miles)
Address:	741 W COMPTON BLVD, COMPTON, CA 90220-3014		
Owner Name:	EVEN INVESTMENTS LLC		
Seller Name:	COSGROVE JOHN J		
APN:	6178-001-032	Map Reference:	65-A3 /
County:	LOS ANGELES, CA	Census Tract:	5427.00
Subdivision:	5085	Zoning:	COCL*
Rec Date:	03/29/2022	Prior Rec Date:	10/11/2019
Sale Date:	03/21/2022	Prior Sale Date:	09/20/2019
Sale Price:	\$905,000	Prior Sale Price:	\$750,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	349051	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,794
Total Value:	\$772,925	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
Building Area:	5,806	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1929 / 1929
Air Cond:	NONE	Pool:	
Roof Mat:			

Comp #:	15	Distance From Subject:	7.43 (miles)
Address:	7470 BEVERLY BLVD, LOS ANGELES, CA 90036-2701		
Owner Name:	ILOULIAN JOHN		
Seller Name:	LAWRENCE STEFAN		
APN:	5512-008-034	Map Reference:	34-A6 /
Building Area:	5,893		

County:	LOS ANGELES, CA	Census Tract:	2140.00	Total Rooms/Offices:	
Subdivision:	7372	Zoning:	LAC2	Total Restrooms:	
Rec Date:	05/25/2022	Prior Rec Date:	01/13/1993	Yr Built/Eff:	1937 / 1948
Sale Date:	04/07/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$5,050,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	562064	Acres:	0.14		
1st Mtg Amt:		Lot Area:	5,913		
Total Value:	\$3,732,944	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	16	Distance From Subject:	7.53 (miles)
Address:	950 VINE ST, LOS ANGELES, CA 90038-2714		
Owner Name:	960 VINE LLC		
Seller Name:	JJR INVESTMENT LLC		
APN:	5534-026-025	Map Reference:	34-C4 /
County:	LOS ANGELES, CA	Census Tract:	1918.10
Subdivision:	EL CENTRO TR	Zoning:	LAC2
Rec Date:	06/01/2022	Prior Rec Date:	03/15/2002
Sale Date:	05/19/2022	Prior Sale Date:	03/11/2002
Sale Price:	\$4,300,000	Prior Sale Price:	\$865,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	582751	Acres:	0.27
1st Mtg Amt:		Lot Area:	11,718
Total Value:	\$1,204,146	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	17	Distance From Subject:	7.55 (miles)
Address:	4500 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90022-1117		
Owner Name:	ARMENTA JOAQUIN JR/ARMENTA ERIKA Y		
Seller Name:	SIYA INVESTMENT LLC		
APN:	5235-005-032	Map Reference:	45-E4 /
County:	LOS ANGELES, CA	Census Tract:	5305.00
Subdivision:	6227	Zoning:	LCC3*
Rec Date:	03/31/2022	Prior Rec Date:	07/08/2014
Sale Date:	03/25/2022	Prior Sale Date:	03/10/2014
Sale Price:	\$4,100,000	Prior Sale Price:	\$2,670,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	361416	Acres:	0.13
1st Mtg Amt:	\$2,255	Lot Area:	5,512
Total Value:	\$971,705	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	18	Distance From Subject:	7.70 (miles)
Address:	7224 MELROSE AVE, LOS ANGELES, CA 90046-7620		
Owner Name:	7224 MELROSE AVENUE LLC		
Seller Name:	JACOB EDWARD F LIVING T		
APN:	5525-014-006	Map Reference:	34-A5 /
County:	LOS ANGELES, CA	Census Tract:	1920.01
Subdivision:	6078	Zoning:	LAC4
Rec Date:	06/23/2022	Prior Rec Date:	01/29/1998
Sale Date:	06/07/2022	Prior Sale Date:	01/21/1998
Sale Price:	\$4,713,000	Prior Sale Price:	\$14,000,140
Sale Type:	FULL	Prior Sale Type:	
Document #:	658968	Acres:	0.24
1st Mtg Amt:	\$2,600,000	Lot Area:	10,347
Total Value:	\$2,088,916	# of Stories:	1
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	19	Distance From Subject:	7.80 (miles)
Address:	15712 HAWTHORNE BLVD, LAWNSDALE, CA 90260		
Owner Name:	PARK JUNG N		
Seller Name:	MOEN INVESTMENT PROPERTIES LLC		
APN:	4076-015-020	Map Reference:	/
Building Area:	6,097		

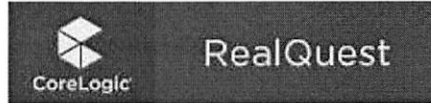
County:	LOS ANGELES, CA	Census Tract:	6038.02	Total Rooms/Offices:	
Subdivision:	LAWNDALE ACRES	Zoning:	LNC3*	Total Restrooms:	
Rec Date:	04/14/2022	Prior Rec Date:	05/15/2013	Yr Built/Eff:	1971 / 2000
Sale Date:	04/08/2022	Prior Sale Date:	05/13/2013	Air Cond:	NONE
Sale Price:	\$3,330,000	Prior Sale Price:	\$3,450,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	413692	Acres:	0.47		
1st Mtg Amt:	\$1,665,000	Lot Area:	20,542		
Total Value:	\$4,003,382	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 8.46 (miles)			
Address:	6430 HOLLYWOOD BLVD, LOS ANGELES, CA 90028-6204				
Owner Name:	HCD WILCOX AVENUE OWNER LP				
Seller Name:	1624 WILCOX AVE LP				
APN:	5546-007-002	Map Reference:	34-C3 /	Building Area:	6,500
County:	LOS ANGELES, CA	Census Tract:	1907.01	Total Rooms/Offices:	
Subdivision:	HOLLYWOOD	Zoning:	LAC4	Total Restrooms:	
Rec Date:	06/24/2022	Prior Rec Date:	01/07/2013	Yr Built/Eff:	1932 / 1944
Sale Date:	06/06/2022	Prior Sale Date:	01/04/2013	Air Cond:	YES
Sale Price:	\$39,170,500	Prior Sale Price:	\$4,550,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	662006	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,487		
Total Value:	\$5,279,825	# of Stories:	1		
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Foreclosure Activity Report

For Property Located At

5965 S FIGUEROA ST, LOS ANGELES, CA 90003-1043



Foreclosure Activity Report is not available

5965 S FIGUEROA ST LOS ANGELES CA 90003

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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