

**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

November 10, 2022

Council District # 8

Case #: 218566

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

JOB ADDRESS: 8779 S HOBART BLVD

CONTRACT NO.: C128935-2 F134191-2 B138088 B131051-2 F134191-3 C135857 B138088-2 C135857-2
F134191-1 C135857-1 C127623 T137838 C141028-1

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 \$5,493.18. The cost of cleaning the subject lot was \$8,577.80. The cost of fencing the subject lot was \$7,676.70.

It is proposed that a lien for the total amount of **\$21,777.68** 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 March 14, 2008 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, fence the lot, on the parcel located at **8779 S HOBART BLVD** , 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	B4458	May 12, 2020	\$280.00
BARRICADE	B4582	December 06, 2021	\$3,496.57
BARRICADE	B4672	September 26, 2022	\$1,716.61
CLEAN	C4603	September 20, 2019	\$1,556.80
CLEAN	C4646	July 31, 2020	\$1,596.00
CLEAN	C4721	December 07, 2021	\$2,457.00
CLEAN	C4725	March 04, 2022	\$1,008.00
CLEAN	C4765	September 13, 2022	\$1,960.00
FENCE	F3911	November 16, 2016	\$4,733.57
FENCE	F4125	August 28, 2020	\$715.01
FENCE	F4163	November 22, 2021	\$948.64
FENCE	F4183	March 03, 2022	\$796.54
FENCE	F4230	October 26, 2022	\$482.94
			<u>\$21,747.68</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17311	<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 \$15,564.06 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$21,777.68**, 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

ATTEST: HOLLY WOLCOTT
CITY CLERK


11-9-2022

BY

DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 8779 S HOBART BLVD
ASSESSORS PARCEL NO.: 6037-024-049

Last Full Title: 11/01/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|-------------------------------------------------------------------|-----------------|
| 1 | GAYLES E TOUSSAINT
8779 S HOBART BLVD
LOS ANGELES, CA 90047 | Capacity: OWNER |
| 2 | GAYLES E TOUSSAINT
19327 FARIMAN DR
CARSON, CA 90746 | Capacity: OWNER |



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

Property Title Report

Work Order No. T17311
Dated as of: 10/28/2022

Prepared for: City of Los Angeles

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

APN #: 6037-024-049

Property Address: 8779 S HOBART BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GAYLES E. TOUSSAINT

Grantor : HAZEL TOUSSAINT ACQUIRED AS HAZEL DELL TOUSSAINT

Deed Date : 04/18/2002 Recorded : 04/18/2002

Instr No. : 02-0910514

MAILING ADDRESS: GAYLES E. TOUSSAINT
8779 S HOBART BLVD, LOS ANGELES, CA 90047

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 25 Block: 3 Tract No: 6220 Brief Description: TRACT NO 6220 LOT 25 BLK 3

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

8779 S HOBART BLVD, LOS ANGELES, CA 90047-3318



RealQuest

Owner Information

Owner Name: TOUSSAINT GAYLES E
Mailing Address: 8779 S HOBART BLVD, LOS ANGELES CA 90047-3318 C044
Vesting Codes: UW / /

Location Information

Legal Description:	TRACT NO 6220 LOT 25		
County:	LOS ANGELES, CA	APN:	6037-024-049
Census Tract / Block:	2384.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	622
Legal Book/Page:	17-48	Map Reference:	57-E2 /
Legal Lot:	25	Tract #:	622
Legal Block:	3	School District:	LOS ANGELES
Market Area:	C36	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/18/2002 / 04/18/2002	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	910514		

Last Market Sale Information

Recording/Sale Date:	12/30/1988 / 12/1988	1st Mtg Amount/Type:	\$99,000 / CONV
Sale Price:	\$110,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	2094275
Document #:	2094274	2nd Mtg Amount/Type:	/
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$62.36
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	HOME SVGS/AMERICA		
Seller Name:	HOME SAVINGS OF AMERICA		

Prior Sale Information

Prior Rec/Sale Date:	12/27/1985 / 12/1985	Prior Lender:	
Prior Sale Price:	\$105,000	Prior 1st Mtg Amt/Type:	\$94,500 / PRIVATE PARTY
Prior Doc Number:	1529065	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	CORPORATION GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,764	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1930 / 1931	Roof Type:		Style:	SPANISH
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	AVERAGE
Other Improvements:	FENCE;ADDITION Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,496	Lot Width/Depth:	55 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$306,243	Assessed Year:	2022	Property Tax:	\$3,845.72
Land Value:	\$243,609	Improved %:	20%	Tax Area:	307
Improvement Value:	\$62,634	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$306,243				

Comparable Sales Report

For Property Located At


8779 S HOBART BLVD, LOS ANGELES, CA 90047-3318

16 Comparable(s) Selected.

Report Date: 10/27/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$110,000	\$522,000	\$950,000	\$812,125
Bldg/Living Area	1,764	1,500	2,014	1,652
Price/Sqft	\$62.36	\$318.10	\$610.54	\$495.79
Year Built	1930	1925	1954	1937
Lot Area	6,496	4,272	6,834	6,008
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$306,243	\$51,455	\$688,500	\$457,332
Distance From Subject	0.00	0.13	0.50	0.35

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.13 (miles)
Address:	8901 LA SALLE AVE, LOS ANGELES, CA 90047-3604				
Owner Name:	BRECKENRIDGE PROP FUND 2016 LL				
Seller Name:	CLEAR RECON CORP				
APN:	6037-005-024	Map Reference:	57-E2 /	Living Area:	1,641
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	622	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/08/2022	Prior Rec Date:	08/02/1978	Bath(F/H):	2 /
Sale Date:	07/19/2022	Prior Sale Date:		Yr Built/Eff:	1938 / 1948
Sale Price:	\$522,000	Prior Sale Price:	\$52,000	Air Cond:	
Sale Type:		Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	885007	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$443,700	Lot Area:	6,751	Pool:	
Total Value:	\$124,221	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:0.21 (miles)			
Address:	8937 S DENKER AVE, LOS ANGELES, CA 90047-3635				
Owner Name:	HOME LIGHT HMS R/E LLC				
Seller Name:	HENSLEY IAN				
APN:	6037-004-017	Map Reference:	57-E2 /	Living Area:	1,556
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	622	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/17/2022	Prior Rec Date:	03/28/2017	Bath(F/H):	2 /
Sale Date:	05/19/2022	Prior Sale Date:	03/14/2017	Yr Built/Eff:	1936 / 1936
Sale Price:	\$950,000	Prior Sale Price:	\$520,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	642341	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,752	Pool:	
Total Value:	\$568,692	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.24 (miles)
Address:	9116 LA SALLE AVE, LOS ANGELES, CA 90047-3608		

Owner Name:	FOSTER LATANYA		
Seller Name:	POLLYWOOD DEV LLC		
APN:	6037-007-004	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	6220	Zoning:	LAR1
Rec Date:	07/26/2022	Prior Rec Date:	
Sale Date:	06/30/2022	Prior Sale Date:	
Sale Price:	\$925,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	755979	Acres:	0.12
1st Mtg Amt:	\$752,868	Lot Area:	5,400
Total Value:	\$69,020	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,739
Total Rooms:	7
Bedrooms:	3
Bath(F/H):	2 /
Yr Built/Eff:	1931 / 1942
Air Cond:	CENTRAL
Style:	MEDITERRANEAN
Fireplace:	Y / 1
Pool:	
Roof Mat:	ROLL COMPOSITION
Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.28 (miles)
Address:	9156 S HARVARD BLVD, LOS ANGELES, CA 90047-3601		
Owner Name:	CHINNACHOT ARTHIT/CHINNACHOT SUJITTRA		
Seller Name:	PHM PROPERTY GROUP LLC		
APN:	6037-006-014	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	03/11/2022	Prior Rec Date:	06/11/2021
Sale Date:	02/17/2022	Prior Sale Date:	06/03/2021
Sale Price:	\$918,000	Prior Sale Price:	\$660,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	285807	Acres:	0.16
1st Mtg Amt:	\$734,400	Lot Area:	6,834
Total Value:	\$673,200	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,525
Total Rooms:	6
Bedrooms:	3
Bath(F/H):	2 /
Yr Built/Eff:	1947 / 1947
Air Cond:	
Style:	CONVENTIONAL
Fireplace:	Y / 1
Pool:	
Roof Mat:	WOOD SHAKE
Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.31 (miles)
Address:	9130 S DENKER AVE, LOS ANGELES, CA 90047-3636		
Owner Name:	CGA REAL ESTATE LLC		
Seller Name:	BROWN LIVING TRUST		
APN:	6037-008-007	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	09/12/2022	Prior Rec Date:	06/29/1994
Sale Date:	07/25/2022	Prior Sale Date:	
Sale Price:	\$710,000	Prior Sale Price:	\$12,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	890961	Acres:	0.15
1st Mtg Amt:	\$677,000	Lot Area:	6,748
Total Value:	\$51,455	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,528
Total Rooms:	6
Bedrooms:	3
Bath(F/H):	1 /
Yr Built/Eff:	1931 / 1931
Air Cond:	
Style:	SPANISH
Fireplace:	Y / 1
Pool:	
Roof Mat:	ROLL COMPOSITION
Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.31 (miles)
Address:	8956 DALTON AVE, LOS ANGELES, CA 90047-3630		
Owner Name:	ALVARADO JEFFRY		
Seller Name:	BRECKENRIDGE PROP FUND 2016 LL		
APN:	6037-010-014	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	07/08/2022	Prior Rec Date:	07/20/2010
Sale Date:	06/28/2022	Prior Sale Date:	05/27/2010
Sale Price:	\$760,000	Prior Sale Price:	\$270,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	703758	Acres:	0.15
1st Mtg Amt:	\$608,000	Lot Area:	6,750
Total Value:	\$325,954	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	2,014
Total Rooms:	6
Bedrooms:	2
Bath(F/H):	1 /
Yr Built/Eff:	1937 / 1940
Air Cond:	
Style:	SPANISH
Fireplace:	Y / 1
Pool:	
Roof Mat:	TILE
Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:	0.34 (miles)
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Address: 9141 DALTON AVE, LOS ANGELES, CA 90047-3633			
Owner Name: ROCHE ROBERT/ROCHE TABATHA H			
Seller Name: KLEIN KATHLEEN E			
APN: 6037-008-016	Map Reference: 57-E2 /	Living Area: 1,546	
County: LOS ANGELES, CA	Census Tract: 2384.00	Total Rooms: 6	
Subdivision: 622	Zoning: LAR1	Bedrooms: 3	
Rec Date: 10/21/2022	Prior Rec Date: 03/16/2021	Bath(F/H): 2 /	
Sale Date: 10/18/2022	Prior Sale Date: 02/26/2021	Yr Built/Eff: 1940 / 1940	
Sale Price: \$860,000	Prior Sale Price: \$675,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1007777	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$774,000	Lot Area: 6,748	Pool:	
Total Value: \$688,500	# of Stories: 1	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 8		Distance From Subject: 0.34 (miles)	
Address: 1712 W 84TH PL, LOS ANGELES, CA 90047-3016			
Owner Name: OLUSANYA BUKOLA D			
Seller Name: MILLER RENICK			
APN: 6034-025-006	Map Reference: 57-E1 /	Living Area: 1,811	
County: LOS ANGELES, CA	Census Tract: 2381.00	Total Rooms: 7	
Subdivision: 4511	Zoning: LARD2	Bedrooms: 3	
Rec Date: 07/19/2022	Prior Rec Date: 11/17/1997	Bath(F/H): 2 /	
Sale Date: 06/13/2022	Prior Sale Date: 10/09/1997	Yr Built/Eff: 1931 / 1936	
Sale Price: \$710,000	Prior Sale Price: \$134,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH	
Document #: 736352	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$674,500	Lot Area: 6,675	Pool:	
Total Value: \$422,014	# of Stories: 1	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 9		Distance From Subject: 0.36 (miles)	
Address: 1850 W 93RD ST, LOS ANGELES, CA 90047-3744			
Owner Name: ESTRADA NORMA P/ESTRADA ROSA I			
Seller Name: EPLEY JEREMY & RATTANA TRUST			
APN: 6057-004-038	Map Reference: 57-D2 /	Living Area: 1,660	
County: LOS ANGELES, CA	Census Tract: 2380.00	Total Rooms: 5	
Subdivision: 12281	Zoning: LAR1	Bedrooms: 2	
Rec Date: 05/04/2022	Prior Rec Date: 05/05/2017	Bath(F/H): 2 /	
Sale Date: 04/26/2022	Prior Sale Date: 04/26/2017	Yr Built/Eff: 1947 / 1953	
Sale Price: \$843,000	Prior Sale Price: \$485,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH	
Document #: 485022	Acres: 0.12	Fireplace: /	
1st Mtg Amt: \$778,000	Lot Area: 5,052	Pool:	
Total Value: \$530,414	# of Stories: 1	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 10		Distance From Subject: 0.39 (miles)	
Address: 1956 W 85TH ST, LOS ANGELES, CA 90047-2913			
Owner Name: AUTHENTIC ENT LLC			
Seller Name: CAMPBELL FAMILY TRUST			
APN: 6035-031-002	Map Reference: 57-D1 /	Living Area: 1,512	
County: LOS ANGELES, CA	Census Tract: 2381.00	Total Rooms: 5	
Subdivision: 7520	Zoning: LAR1	Bedrooms: 2	
Rec Date: 08/19/2022	Prior Rec Date: 08/21/2002	Bath(F/H): 3 /	
Sale Date: 07/12/2022	Prior Sale Date: 07/24/2002	Yr Built/Eff: 1927 / 1955	
Sale Price: \$600,000	Prior Sale Price: \$170,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH	
Document #: 832132	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$590,000	Lot Area: 5,261	Pool:	
Total Value: \$272,940	# of Stories: 1	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #:11			Distance From Subject:0.41 (miles)
Address:	8501 S GRAMERCY PL, LOS ANGELES, CA 90047-2922		
Owner Name:	STRAMLER JOYCE M/GUY RYAN M		
Seller Name:	TAYLOR JOSEPH P & ALEXIS		
APN:	6035-030-014	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	04/15/2022	Prior Rec Date:	09/20/2016
Sale Date:	03/23/2022	Prior Sale Date:	08/15/2016
Sale Price:	\$860,000	Prior Sale Price:	\$510,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	420128	Acres:	0.12
1st Mtg Amt:	\$774,000	Lot Area:	5,367
Total Value:	\$557,755	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:12			Distance From Subject:0.43 (miles)
Address:	1857 W 94TH PL, LOS ANGELES, CA 90047-3702		
Owner Name:	VALENCIA NOE V		
Seller Name:	GOLIAN ALAN		
APN:	6057-012-002	Map Reference:	57-E3 /
County:	LOS ANGELES, CA	Census Tract:	2380.00
Subdivision:	12282	Zoning:	LAR1
Rec Date:	07/08/2022	Prior Rec Date:	01/04/2022
Sale Date:	07/05/2022	Prior Sale Date:	12/14/2021
Sale Price:	\$875,000	Prior Sale Price:	\$660,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	705582	Acres:	0.12
1st Mtg Amt:	\$700,000	Lot Area:	5,151
Total Value:	\$660,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:13			Distance From Subject:0.44 (miles)
Address:	1923 W 84TH PL, LOS ANGELES, CA 90047-2902		
Owner Name:	BEHMKE MACKLIN D/BEHMKE AMANDA H		
Seller Name:	WIMMER SETH D & DEANNA A		
APN:	6035-023-020	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	09/29/2022	Prior Rec Date:	07/29/2015
Sale Date:	09/26/2022	Prior Sale Date:	07/16/2015
Sale Price:	\$816,000	Prior Sale Price:	\$442,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	948496	Acres:	0.14
1st Mtg Amt:	\$652,600	Lot Area:	5,974
Total Value:	\$493,055	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:14			Distance From Subject:0.45 (miles)
Address:	1437 W 92ND ST, LOS ANGELES, CA 90047-3628		
Owner Name:	REAGAN GRACE S/REAGAN KEVIN W		
Seller Name:	GASTON EQUITIES		
APN:	6037-023-023	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	644	Zoning:	LAR1
Rec Date:	03/18/2022	Prior Rec Date:	08/24/2021
Sale Date:	03/08/2022	Prior Sale Date:	08/14/2021
Sale Price:	\$895,000	Prior Sale Price:	\$630,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	315404	Acres:	0.10
1st Mtg Amt:	\$850,250	Lot Area:	4,272
Total Value:	\$630,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL

Comp #:15	Distance From Subject:0.46 (miles)	
Address:	1411 W 87TH ST, LOS ANGELES, CA 90047-3402	
Owner Name:	RALITSA R MALCHEVA & POS TRUST	
Seller Name:	JIMENEZ ENTS LLC	
APN:	6037-015-013	Map Reference: 57-E2 /
County:	LOS ANGELES, CA	Census Tract: 2384.00
Subdivision:	644	Zoning: LAR1
Rec Date:	03/14/2022	Prior Rec Date: 11/03/2021
Sale Date:	02/17/2022	Prior Sale Date: 10/26/2021
Sale Price:	\$875,000	Prior Sale Price: \$590,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	291285	Acres: 0.13
1st Mtg Amt:	\$700,000	Lot Area: 5,776
Total Value:	\$590,000	# of Stories: 1
Land Use:	SFR	Park Area/Cap#: /
		Living Area: 1,904
		Total Rooms: 7
		Bedrooms: 4
		Bath(F/H): 2 /
		Yr Built/Eff: 1938 / 1948
		Air Cond:
		Style: SPANISH
		Fireplace: Y / 1
		Pool:
		Roof Mat: TILE
		Parking: PARKING AVAIL

Comp #:16	Distance From Subject:0.50 (miles)	
Address:	9450 S HARVARD BLVD, LOS ANGELES, CA 90047-3810	
Owner Name:	ADEKOYA ADELARA A/WATSON JAMES C	
Seller Name:	MOIYO PROPERTIES LLC	
APN:	6055-002-010	Map Reference: 57-E3 /
County:	LOS ANGELES, CA	Census Tract: 2380.00
Subdivision:	6	Zoning: LAR1
Rec Date:	05/23/2022	Prior Rec Date: 07/30/2021
Sale Date:	05/16/2022	Prior Sale Date: 06/08/2021
Sale Price:	\$875,000	Prior Sale Price: \$660,500
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	552326	Acres: 0.15
1st Mtg Amt:	\$831,250	Lot Area: 6,625
Total Value:	\$660,100	# of Stories: 1
Land Use:	SFR	Park Area/Cap#: /
		Living Area: 1,500
		Total Rooms: 5
		Bedrooms: 2
		Bath(F/H): 2 /
		Yr Built/Eff: 1925 / 1941
		Air Cond:
		Style: CONVENTIONAL
		Fireplace: Y / 1
		Pool:
		Roof Mat: ROLL
		COMPOSITION
		Parking: PARKING AVAIL

Foreclosure Activity Report

For Property Located At

8779 S HOBART BLVD, LOS ANGELES, CA 90047-3318



RealQuest

Foreclosure Activity Report is not available

8779 S HOBART BLVD LOS ANGELES CA 90047

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](#)

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