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CITY OF LOS ANGELES  
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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

 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
			\$21,747.68

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17311	\$30.00
		\$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:

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

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## ***Property Title Report***

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

***Prepared for: City of Los Angeles***

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### ***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**

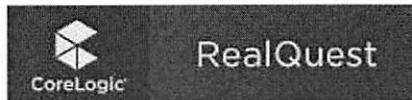
***Lot Number: 25 Block: 3 Tract No: 6220 Brief Description: TRACT NO 6220 LOT 25 BLK 3***

### **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**



**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 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	09/08/2022	Prior Rec Date:	08/02/1978
Sale Date:	07/19/2022	Prior Sale Date:	
Sale Price:	\$522,000	Prior Sale Price:	\$52,000
Sale Type:		Prior Sale Type:	FULL
Document #:	885007	Acres:	0.15
1st Mtg Amt:	\$443,700	Lot Area:	6,751
Total Value:	\$124,221	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
			Living Area: 1,641
			Total Rooms: 6
			Bedrooms: 3
			Bath(F/H): 2 /
			Yr Built/Eff: 1938 / 1948
			Air Cond:
			Style: CONVENTIONAL
			Fireplace: Y / 1
			Pool:
			Roof Mat: COMPOSITION SHINGLE

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 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	06/17/2022	Prior Rec Date:	03/28/2017
Sale Date:	05/19/2022	Prior Sale Date:	03/14/2017
Sale Price:	\$950,000	Prior Sale Price:	\$520,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	642341	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,752
Total Value:	\$568,692	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
			Living Area: 1,556
			Total Rooms: 6
			Bedrooms: 3
			Bath(F/H): 2 /
			Yr Built/Eff: 1936 / 1936
			Air Cond:
			Style: CONVENTIONAL
			Fireplace: Y / 1
			Pool:
			Roof Mat: COMPOSITION SHINGLE

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

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

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

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

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

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

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

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

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

Comp #:	<b>7</b>	Distance From Subject:	<b>0.34 (miles)</b>
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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 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	10/21/2022	Prior Rec Date:	03/16/2021
Sale Date:	10/18/2022	Prior Sale Date:	02/26/2021
Sale Price:	\$860,000	Prior Sale Price:	\$675,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1007777	Acres:	0.15
1st Mtg Amt:	\$774,000	Lot Area:	6,748
Total Value:	\$688,500	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,546
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1940 / 1940
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		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 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	4511	Zoning:	LARD2
Rec Date:	07/19/2022	Prior Rec Date:	11/17/1997
Sale Date:	06/13/2022	Prior Sale Date:	10/09/1997
Sale Price:	\$710,000	Prior Sale Price:	\$134,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	736352	Acres:	0.15
1st Mtg Amt:	\$674,500	Lot Area:	6,675
Total Value:	\$422,014	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,811
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1931 / 1936
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION 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 /
County:	LOS ANGELES, CA	Census Tract:	2380.00
Subdivision:	12281	Zoning:	LAR1
Rec Date:	05/04/2022	Prior Rec Date:	05/05/2017
Sale Date:	04/26/2022	Prior Sale Date:	04/26/2017
Sale Price:	\$843,000	Prior Sale Price:	\$485,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	485022	Acres:	0.12
1st Mtg Amt:	\$778,000	Lot Area:	5,052
Total Value:	\$530,414	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,660
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1947 / 1953
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	TILE
		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 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	08/19/2022	Prior Rec Date:	08/21/2002
Sale Date:	07/12/2022	Prior Sale Date:	07/24/2002
Sale Price:	\$600,000	Prior Sale Price:	\$170,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	832132	Acres:	0.12
1st Mtg Amt:	\$590,000	Lot Area:	5,261
Total Value:	\$272,940	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,512
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	3 /
		Yr Built/Eff:	1927 / 1955
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL
		Parking:	COMPOSITION 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 / Living Area: 1,904
County:	LOS ANGELES, CA	Census Tract:	2384.00 Total Rooms: 7
Subdivision:	644	Zoning:	LAR1 Bedrooms: 4
Rec Date:	03/14/2022	Prior Rec Date:	11/03/2021 Bath(F/H): 2 /
Sale Date:	02/17/2022	Prior Sale Date:	10/26/2021 Yr Built/Eff: 1938 / 1948
Sale Price:	\$875,000	Prior Sale Price:	\$590,000 Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL Style: SPANISH
Document #:	291285	Acres:	0.13 Fireplace: Y / 1
1st Mtg Amt:	\$700,000	Lot Area:	5,776 Pool:
Total Value:	\$590,000	# of Stories:	1 Roof Mat: TILE
Land Use:	SFR	Park Area/Cap#:	/ 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 / Living Area: 1,500
County:	LOS ANGELES, CA	Census Tract:	2380.00 Total Rooms: 5
Subdivision:	6	Zoning:	LAR1 Bedrooms: 2
Rec Date:	05/23/2022	Prior Rec Date:	07/30/2021 Bath(F/H): 2 /
Sale Date:	05/16/2022	Prior Sale Date:	06/08/2021 Yr Built/Eff: 1925 / 1941
Sale Price:	\$875,000	Prior Sale Price:	\$660,500 Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL Style: CONVENTIONAL
Document #:	552326	Acres:	0.15 Fireplace: Y / 1
1st Mtg Amt:	\$831,250	Lot Area:	6,625 Pool:
Total Value:	\$660,100	# of Stories:	1 Roof Mat: ROLL
Land Use:	SFR	Park Area/Cap#:	/ Parking: COMPOSITION 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.

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