

BOARD OF  
BUILDING AND SAFETY  
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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 18, 2022

Council District # 2

Case #: 938500

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

JOB ADDRESS: **6419 N AGNES AVE**

CONTRACT NO.: **T137838 B138088**

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 \$6,109.39.

It is proposed that a lien for the total amount of **\$6,169.39** 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 November 30, 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 **6419 N AGNES 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	B4637	September 18, 2022	\$6,109.39
			<u>\$6,109.39</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16950	\$30.00
FULL	T17321	\$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 \$4,423.85 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$6,169.39**, 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 18, 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

BY  
DEPUTY

November 15, 2022

CASE #: 938500

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 6419 N AGNES AVE

ASSESSORS PARCEL NO.: 2322-007-047

Last Full Title: 11/15/2022

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 TAMIR COHEN AND GALIT COHEN TRS COHEN FAMILY  
TRUST  
7643 BROOKMONT PL  
CANOGA PARK, CA 91304

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. T16950**  
**Dated as of: 12/15/2021**

**Prepared for: City of Los Angeles**

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

**APN #: 2322-007-047**

**Property Address: 6419 N AGNES AVE      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : TAMIR COHEN AND GALIT COHEN TRUSTEES OF THE COHEN FAMILY TRUST**

**Grantor : TAMIR COHEN**

**Deed Date : 02/03/2017**

**Recorded : 02/22/2017**

**Instr No. : 17-0212249**

**1) MAILING ADDRESS: TAMIR COHEN AND GALIT COHEN TRUSTEES OF THE COHEN FAMILY TRUST  
7643 BROOKMONT PL, WEST HILLS, CA 91304**

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot Number: 34 Tract No: 12855 Brief Description: TRACT # 12855 LOT 34**

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

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## ***Property Title Report***

***Work Order No. T17321***  
***Dated as of: 11/14/2022***

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

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

***APN #: 2322-007-047***

***Property Address: 6419 N AGNES AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : TAMIR COHEN AND GALIT COHEN TRUSTEES OF THE COHEN FAMILY TRUST***

***Grantor : TAMIR COHEN***

***Deed Date : 02/03/2017***

***Recorded : 02/22/2017***

***Instr No. : 17-0212249***

***MAILING ADDRESS: TAMIR COHEN AND GALIT COHEN TRUSTEES OF THE COHEN FAMILY TRUST  
7643 BROOKMONT PL, WEST HILLS, CA 91304***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

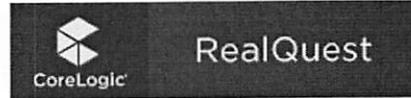
***Lot Number: 34 Tract No: 12855 Brief Description: TRACT # 12855 LOT 34***

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :  
6419 AGNES AVE, NORTH HOLLYWOOD, CA 91606-1514



Bldg Card: 000 of 002

## Owner Information

Owner Name: COHEN TAMIR (TE) & GALIT (TE)/COHEN  
Mailing Address: 7643 BROOKMONT PL, WEST HILLS CA 91304-5200 C037  
Vesting Codes: // TE

## Location Information

Legal Description: TRACT # 12855 LOT 34  
County: LOS ANGELES, CA  
Census Tract / Block: 1239.01 / 2  
Township-Range-Sect: APN: 2322-007-047  
Legal Book/Page: 249-37  
Legal Lot: 34  
Legal Block: Alternate APN:  
Market Area: NHO  
Neighbor Code: School District: LOS ANGELES  
School District Name: LOS ANGELES  
Munic/Township: LOMITA

## Owner Transfer Information

Recording/Sale Date: 02/22/2017 / 02/03/2017  
Sale Price: Deed Type: GRANT DEED  
Document #: 212249  
1st Mtg Document #:

## Last Market Sale Information

Recording/Sale Date: 03/25/2016 / 11/10/2015  
Sale Price: \$555,000  
Sale Type: FULL  
Document #: 329656  
Deed Type: GRANT DEED  
Transfer Document #: 1st Mtg Amount/Type: \$416,250 / CONV  
New Construction: 1st Mtg Int. Rate/Type: /  
Title Company: PROVIDENT TITLE  
Lender: WELLS FARGO BK NA  
Seller Name: FRABOTTA G J FAMILY TRUST  
2nd Mtg Amount/Type: /  
2nd Mtg Int. Rate/Type: /  
Price Per SqFt: \$259.35  
Multi/Split Sale:

## Prior Sale Information

Prior Rec/Sale Date: 08/31/1999 / 07/30/1999  
Prior Sale Price: \$170,000  
Prior Doc Number: 1650335  
Prior Deed Type: GRANT DEED  
Prior Lender: HEADLANDS MTG INC  
Prior 1st Mtg Amt/Type: \$133,650 / CONV  
Prior 1st Mtg Rate/Type: / FIXED RATE LOAN

## Property Characteristics

Gross Area: Parking Type:  
Living Area: 2,140 Garage Area:  
Tot Adj Area: Garage Capacity:  
Above Grade: Parking Spaces:  
Total Rooms: Basement Area:  
Bedrooms: 3 Finish Bsmnt Area:  
Bath(F/H): 1 / Basement Type:  
Year Built / Eff: 1950 / Roof Type:  
Fireplace: / Foundation:  
# of Stories: Roof Material:  
Other Improvements: Building Permit  
Construction:  
Heat Type: HEATED  
Exterior wall:  
Porch Type:  
Patio Type:  
Pool:  
Air Cond: YES  
Style:  
Quality:  
Condition:

## Site Information

Zoning: LAR3  
Lot Area: 6,843  
Land Use: DUPLEX  
Site Influence:  
Acres: 0.16  
Lot Width/Depth: x  
Res/Comm Units: 2 /  
County Use: DUPLEX (0200)  
State Use:  
Water Type:  
Sewer Type:

## Tax Information

Total Value: \$619,107  
Land Value: \$390,429  
Improvement Value: \$228,678  
Total Taxable Value: \$619,107  
Assessed Year: 2022  
Improved %: 37%  
Tax Year: 2021  
Property Tax: \$7,527.41  
Tax Area: 13  
Tax Exemption:

## Foreclosure Activity Report

For Property Located At



6419 AGNES AVE, NORTH HOLLYWOOD, CA 91606-1514

### Foreclosure Activity Report is not available

6419 AGNES AVE NORTH HOLLYWOOD CA 91606

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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