

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

Updated November 15, 2022

Council District # 2

Case #: 813389

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

JOB ADDRESS: 10927 W OTSEGO ST

CONTRACT NO.: C135857-2 B138088 C128935-2 280087779-0 F134191-2 C135857-1 T137838 B131051-2
T128934

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 \$5,037.42. The cost of cleaning the subject lot was \$8,156.24. The cost of fencing the subject lot was \$4,743.20.

It is proposed that a lien for the total amount of **\$18,429.02** 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

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On April 27, 2018 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 fence the lot, on the parcel located at **10927 W OTSEGO 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	B4420	December 12, 2019	\$3,959.84
BARRICADE	B4624	November 01, 2021	\$1,077.58
CLEAN	C4590	July 15, 2019	\$2,490.88
CLEAN	C4598	July 16, 2019	\$1,868.16
CLEAN	C4624	June 12, 2020	\$322.40
CLEAN	C4704	November 16, 2021	\$655.20
CLEAN	C4720	November 22, 2021	\$1,419.60
CLEAN	C4750	July 26, 2022	\$1,400.00
FENCE	F4137	February 15, 2022	\$4,743.20
			\$17,936.86

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	752395-7	\$356.16	\$0.00	\$356.16
				\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16754	\$38.00
FULL	T15281	\$38.00
FULL	T17023	\$30.00
FULL	T17322	\$30.00
		\$136.00

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 \$13,296.32 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 \$136.00 for a total of **\$18,429.02**, 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

 **Armond Gregoryona** *For*

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 10927 W OTSEGO ST
ASSESSORS PARCEL NO.: 2419-002-022

Last Full Title: 11/15/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|----------------------------|
| 1 | NICHOLAS J HALEKAKIS
5609 YOLANDA AVE #570155
TARZANA, CA 91357 | Capacity: OWNER |
| 2 | NICHOLAS J. HALEKAKIS
P.O. BOX 1356
SANTA MONICA, CA 90406 | Capacity: OWNER |
| 3 | BANK OF AMERICA
C/O NICHOLAS J HALEKAKIS
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063 | Capacity: INTERESTED PARTY |



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15281
Dated as of: 04/24/2018

Prepared for: City of Los Angeles

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

APN #: 2419-002-022

Property Address: 10927 W OTSEGO ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : NICHOLAS J HALEKAKIS
Grantor : STEVE M AND RITSA HALEKAKIS
Deed Date : 09/27/1999 Recorded : 01/06/2000
Instr No. : 00-0020235

MAILING ADDRESS: NICHOLAS J HALEKAKIS
PO BOX 1356 SANTA MONICA CA 90406

SCHEDULE B

LEGAL DESCRIPTION

Lot: 113 Tract No: 7274 Abbreviated Description: LOT:113 TR#:7274 TRACT NO 7274 LOT 113

MORTGAGES/LIENS

Type of Document: DEED OF TRUST
Recording Date: 03/24/2004 Document #: 04-0692437
Loan Amount: \$303,000
Lender Name: LIGHTHOUSE FUNDING CORP
Borrowers Name: NICHOLAS J HALEKAKIS

MAILING ADDRESS: LIGHTHOUSE FUNDING CORP
3002 DOW AVENUE STE 404 TUSTIN, CA 92780



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T16754
Dated as of: 02/10/2021

Prepared for: City of Los Angeles

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

APN #: 2419-002-022

Property Address: 10927 W OTSEGO ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : NICHOLAS J HALEKAKIS
Grantor : HALEKAKIS, STEVE M AND RITSA
Deed Date : 09/27/1999 ***Recorded : 01/06/2000***
Instr No. : 00-0020235

MAILING ADDRESS: NICHOLAS J HALEKAKIS
5609 YOLANDA AVE # 570155, TARZANA, CA 91357

SCHEDULE B

LEGAL DESCRIPTION

TRACT NO 7274 LOT 113

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST
Recording Date: 05/08/2012 ***Document #: 12-0687758***
Loan Amount: \$303,000
Lender Name: BANK OF AMERICA
Borrowers Name: NICHOLAS J HALEKAKIS

MAILING ADDRESS: BANK OF AMERICA
1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063



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

Property Title Report

Work Order No. T17023
Dated as of: 04/29/2022

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2419-002-022

Property Address: 10927 W OTSEGO ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : NICHOLAS J. HALEKAKIS

Grantor : STEVE MITCHELL HALEKAKIS AND RITSA HALEKAKIS

Deed Date : 09/27/1999

Recorded : 01/06/2000

Instr No. : 00-0020235

MAILING ADDRESS: NICHOLAS J. HALEKAKIS
5609 YOLANDA AVE # 57015, TARZANA, CA 91357

57015

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 113 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 113

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/08/2012

Document #: 12-0687758

Loan Amount: \$303,000

Lender Name: BANK OF AMERICA

Borrowers Name: NICHOLAS J. HALEKAKIS

MAILING ADDRESS: BANK OF AMERICA
1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063



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

Property Title Report

Work Order No. T17322
Dated as of: 11/14/2022

Prepared for: City of Los Angeles

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

APN #: 2419-002-022

Property Address: 10927 W OTSEGO ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : NICHOLAS J. HALEKAKIS

Grantor : STEVE MITCHELL HALEKAKIS AND RITSA HALEKAKIS

Deed Date : 09/27/1999

Recorded : 01/06/2000

Instr No. : 00-00220235

MAILING ADDRESS: NICHOLAS J. HALEKAKIS
5609 YOLANDA AVE # 57015, TARZANA, CA 91357

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 113 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 113

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/08/2012

Document #: 12-0687758

Loan Amount: \$303,000

Lender Name: BANK OF AMERICA

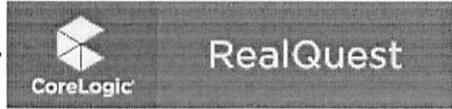
Borrowers Name: NICHOLAS J. HALEKAKIS

MAILING ADDRESS: BANK OF AMERICA
1800 TAPO CANYON ROAD SIMI VALLEY, CA 93063

Property Detail Report

For Property Located At :

10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935



Owner Information

Owner Name: **HALEKAKIS NICHOLAS J**
 Mailing Address: **5609 YOLANDA AVE #570155, TARZANA CA 91357-5012 C770**
 Vesting Codes: **SI / /**

Location Information

Legal Description:	TRACT NO 7274 LOT 113	APN:	2419-002-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1255.01 / 1	Subdivision:	7274
Township-Range-Sect:		Map Reference:	23-E2 /
Legal Book/Page:	90-40	Tract #:	7274
Legal Lot:	113	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NHO	Munic/Township:	LOMITA
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	01/06/2000 / 09/27/1999	1st Mtg Amount/Type:	\$150,000 / CONV
Sale Price:	\$200,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	20236
Document #:	20235	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$124.53
New Construction:		Multi/Split Sale:	
Title Company:	PROGRESSIVE TITLE COMPANY		
Lender:	FIRST ADVANTAGE MTG CORP		
Seller Name:	HALEKAKIS STEVE M;RITSA		

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:	1,606	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1930 / 1930	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	

Other Improvements: **FENCE;ADDITION Building Permit**

Site Information

Zoning:	LAR3	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,250	Lot Width/Depth:	46 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$46,369	Assessed Year:	2022	Property Tax:	\$863.24
Land Value:	\$33,238	Improved %:	28%	Tax Area:	13
Improvement Value:	\$13,131	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$46,369				

Comparable Sales Report

For Property Located At


10927 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935

15 Comparable(s) Selected.

Report Date: 11/15/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$200,000	\$1,000,000	\$3,450,000	\$1,334,000
Bldg/Living Area	1,606	1,538	1,828	1,700
Price/Sqft	\$124.53	\$547.05	\$2,119.16	\$791.35
Year Built	1930	1929	2021	1974
Lot Area	6,250	950	8,394	4,829
Bedrooms	4	3	3	3
Bathrooms/Restrooms	1	1	4	3
Stories	1.00	1.00	2.00	1.17
Total Value	\$46,369	\$77,797	\$1,185,150	\$668,996
Distance From Subject	0.00	0.02	0.48	0.22

* = user supplied for search only

Comp #:1				Distance From Subject:0.02 (miles)
Address:	10917 1/2 OTSEGO ST, NORTH HOLLYWOOD, CA 91601-3935			
Owner Name:	KIM JU M/JO KAHYUN			
Seller Name:	SIMON RAHBI-DIJON & CHRISTOPHER			
APN:	2419-002-034	Map Reference:	/	Living Area: 1,590
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:
Subdivision:		Zoning:	LAR3	Bedrooms: 3
Rec Date:	08/31/2022	Prior Rec Date:	08/28/2020	Bath(F/H): 4 /
Sale Date:	08/26/2022	Prior Sale Date:	08/26/2020	Yr Built/Eff: 2019 / 2019
Sale Price:	\$1,000,000	Prior Sale Price:	\$826,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	865390	Acres:	0.02	Fireplace: /
1st Mtg Amt:	\$500,000	Lot Area:	981	Pool:
Total Value:	\$842,418	# of Stories:		Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:2				Distance From Subject:0.09 (miles)
Address:	10859 HARTSOOK ST, NORTH HOLLYWOOD, CA 91601			
Owner Name:	NOH SOO Y/KIM YOON S			
Seller Name:	10859 HARTSOOK LLC			
APN:	2419-008-063	Map Reference:	/	Living Area: 1,816
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:
Subdivision:	8275	Zoning:	LARD1.	Bedrooms: 3
Rec Date:	05/25/2022	Prior Rec Date:	11/07/2018	Bath(F/H): 4 /
Sale Date:	04/15/2022	Prior Sale Date:	11/02/2018	Yr Built/Eff: /
Sale Price:	\$1,100,000	Prior Sale Price:	\$1,125,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	560753	Acres:		Fireplace: /
1st Mtg Amt:	\$880,000	Lot Area:		Pool:
Total Value:	\$481,053	# of Stories:		Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:3 Distance From Subject:0.11 (miles)
 Address: **10863 HARTSOOK ST, NORTH HOLLYWOOD, CA 91601-3915**
 Owner Name: **KOUSAROS-BRANDS GEORGE**
 Seller Name: **10859 HARTSOOK LLC**
 APN: **2419-008-059** Map Reference: **/** Living Area: **1,816**
 County: **LOS ANGELES, CA** Census Tract: **1255.01** Total Rooms:
 Subdivision: Zoning: **LARD1.** Bedrooms: **3**
 Rec Date: **05/06/2022** Prior Rec Date: Bath(F/H): **4 /**
 Sale Date: **04/15/2022** Prior Sale Date: Yr Built/Eff: **/**
 Sale Price: **\$1,150,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **494624** Acres: Fireplace: **/**
 1st Mtg Amt: **\$920,000** Lot Area: Pool:
 Total Value: **\$504,705** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:4 Distance From Subject:0.11 (miles)
 Address: **10861 1/2 HARTSOOK ST, NORTH HOLLYWOOD, CA 91601-3850**
 Owner Name: **KHURANA SARTHAK**
 Seller Name: **10859 HARTSOOK LLC**
 APN: **2419-008-060** Map Reference: **/** Living Area: **1,828**
 County: **LOS ANGELES, CA** Census Tract: **1255.01** Total Rooms:
 Subdivision: Zoning: **LARD1.5** Bedrooms: **3**
 Rec Date: **09/07/2022** Prior Rec Date: Bath(F/H): **4 /**
 Sale Date: **08/24/2022** Prior Sale Date: Yr Built/Eff: **2021 / 2021**
 Sale Price: **\$1,000,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **879876** Acres: Fireplace: **/**
 1st Mtg Amt: **\$800,000** Lot Area: Pool:
 Total Value: **\$374,630** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:5 Distance From Subject:0.11 (miles)
 Address: **10861 HARTSOOK ST, NORTH HOLLYWOOD, CA 91601**
 Owner Name: **LEE MARIA V**
 Seller Name: **10859 HARTSOOK LLC**
 APN: **2419-008-061** Map Reference: **/** Living Area: **1,816**
 County: **LOS ANGELES, CA** Census Tract: **1255.01** Total Rooms:
 Subdivision: Zoning: **LARD1.** Bedrooms: **3**
 Rec Date: **06/02/2022** Prior Rec Date: Bath(F/H): **4 /**
 Sale Date: **04/15/2022** Prior Sale Date: Yr Built/Eff: **/**
 Sale Price: **\$1,090,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **589337** Acres: Fireplace: **/**
 1st Mtg Amt: **\$817,500** Lot Area: Pool:
 Total Value: **\$374,630** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:6 Distance From Subject:0.12 (miles)
 Address: **10859 HARTSOOK ST, NORTH HOLLYWOOD, CA 91601**
 Owner Name: **EDGEComb M F LIVING TRUST/EDGEComb SYDNEY E**
 Seller Name: **10859 HARTSOOK LLC**
 APN: **2419-008-062** Map Reference: **/** Living Area: **1,828**
 County: **LOS ANGELES, CA** Census Tract: **1255.01** Total Rooms:

Subdivision:	Zoning:	LARD1.	Bedrooms:	3
Rec Date:	Prior Rec Date:		Bath(F/H):	4 /
Sale Date:	Prior Sale Date:		Yr Built/Eff:	/
Sale Price:	Prior Sale Price:		Air Cond:	
Sale Type:	Prior Sale Type:		Style:	
Document #:	Acres:		Fireplace:	/
1st Mtg Amt:	Lot Area:		Pool:	
Total Value:	# of Stories:		Roof Mat:	
Land Use:	Park Area/Cap#:	/	Parking:	

Comp #:7		Distance From Subject: 0.15 (miles)			
Address:	10847 MORRISON ST, NORTH HOLLYWOOD, CA 91601-4621				
Owner Name:	HORACE MANN PARTNERS LLC				
Seller Name:	DINSKY ANDREW & PATRICIA				
APN:	2419-005-017	Map Reference:	23-E2 /	Living Area:	1,738
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	7
Subdivision:	6	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	04/14/2022	Prior Rec Date:	10/31/2019	Bath(F/H):	2 /
Sale Date:	04/08/2022	Prior Sale Date:	10/28/2019	Yr Built/Eff:	1938 / 1938
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,142,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	414310	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,040,000	Lot Area:	8,394	Pool:	
Total Value:	\$1,177,422	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8		Distance From Subject: 0.19 (miles)			
Address:	5005 MORRISON CT, NORTH HOLLYWOOD, CA 91601-4364				
Owner Name:	DENNIS LUKE M/SANCHEZ SANDRA M D				
Seller Name:	CUNIN WILLIAM				
APN:	2353-029-025	Map Reference:	/	Living Area:	1,669
County:	LOS ANGELES, CA	Census Tract:	1254.04	Total Rooms:	
Subdivision:		Zoning:	LAR4	Bedrooms:	3
Rec Date:	05/06/2022	Prior Rec Date:	07/09/2019	Bath(F/H):	4 /
Sale Date:	03/11/2022	Prior Sale Date:	05/22/2019	Yr Built/Eff:	2017 / 2017
Sale Price:	\$1,080,000	Prior Sale Price:	\$780,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	494843	Acres:	0.02	Fireplace:	/
1st Mtg Amt:	\$810,000	Lot Area:	950	Pool:	
Total Value:	\$803,841	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9		Distance From Subject: 0.21 (miles)			
Address:	5142 RIVERTON AVE, NORTH HOLLYWOOD, CA 91601				
Owner Name:	ARTEM FORWARD LLC				
Seller Name:	LEXINGTON EXPERT LLC				
APN:	2419-009-014	Map Reference:	23-E2 /	Living Area:	1,628
County:	LOS ANGELES, CA	Census Tract:	1255.01	Total Rooms:	8
Subdivision:	5473	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	06/09/2022	Prior Rec Date:	12/24/2019	Bath(F/H):	2 /
Sale Date:	04/13/2022	Prior Sale Date:	12/16/2019	Yr Built/Eff:	1941 / 1950
Sale Price:	\$3,450,000	Prior Sale Price:	\$975,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	615765	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$2,100,000	Lot Area:	6,432	Pool:	
Total Value:	\$1,004,801	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10		Distance From Subject:0.31 (miles)	
Address:	4959 CARTWRIGHT AVE, NORTH HOLLYWOOD, CA 91601-4728		
Owner Name:	WILSON ADAM/GULED NATALIA G		
Seller Name:	TAYLOR 2014 FAMILY TRUST		
APN:	2421-003-012	Map Reference:	23-F2 /
County:	LOS ANGELES, CA	Census Tract:	1255.01
Subdivision:	8288	Zoning:	LAR1
Rec Date:	06/15/2022	Prior Rec Date:	01/29/1971
Sale Date:	05/20/2022	Prior Sale Date:	Yr Built/Eff: 1941 / 1942
Sale Price:	\$1,156,000	Prior Sale Price:	\$30,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	632235	Acres:	0.15
1st Mtg Amt:	\$924,800	Lot Area:	6,750
Total Value:	\$77,797	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,584
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Air Cond:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:11		Distance From Subject:0.31 (miles)	
Address:	4819 CRANER AVE 1, NORTH HOLLYWOOD, CA 91601-4649		
Owner Name:	KRAUSE NATHANIEL		
Seller Name:	PIKE TIMOTHY & CYNTHIA		
APN:	2421-014-040	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.02
Subdivision:		Zoning:	LAR3
Rec Date:	05/17/2022	Prior Rec Date:	09/17/2019
Sale Date:	04/12/2022	Prior Sale Date:	08/19/2019
Sale Price:	\$1,135,000	Prior Sale Price:	\$809,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	533453	Acres:	0.03
1st Mtg Amt:	\$908,000	Lot Area:	1,185
Total Value:	\$833,728	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,562
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	2018 / 2018
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:12		Distance From Subject:0.31 (miles)	
Address:	10828 PEACH GROVE ST, NORTH HOLLYWOOD, CA 91601-4661		
Owner Name:	PATTON JACQUELINE/PATTON DONOVAN		
Seller Name:	FOLSOM LINDA A TRUST		
APN:	2421-013-007	Map Reference:	23-E2 /
County:	LOS ANGELES, CA	Census Tract:	1255.02
Subdivision:	6	Zoning:	LARD1.5
Rec Date:	09/14/2022	Prior Rec Date:	03/12/1980
Sale Date:	08/29/2022	Prior Sale Date:	Yr Built/Eff: 1939 / 2016
Sale Price:	\$1,060,000	Prior Sale Price:	\$78,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	901539	Acres:	0.16
1st Mtg Amt:	\$848,000	Lot Area:	6,985
Total Value:	\$268,906	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,759
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	3 /
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:13		Distance From Subject:0.33 (miles)	
Address:	4827 CRANER AVE, NORTH HOLLYWOOD, CA 91601-4649		
Owner Name:	BURGA VICTOR/HAN ADRIENNE		
Seller Name:	HUR HYURK		
APN:	2421-014-048	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1255.02
Subdivision:		Zoning:	LAR3
		Living Area:	1,590
		Total Rooms:	
		Bedrooms:	3

Rec Date:	04/12/2022	Prior Rec Date:	01/22/2020	Bath(F/H):	4 /
Sale Date:	03/16/2022	Prior Sale Date:	12/11/2019	Yr Built/Eff:	2018 / 2018
Sale Price:	\$1,075,000	Prior Sale Price:	\$799,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	402537	Acres:	0.03	Fireplace:	/
1st Mtg Amt:	\$860,000	Lot Area:	1,380	Pool:	
Total Value:	\$839,910	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14					Distance From Subject:0.43 (miles)
Address:	11015 BLIX ST, NORTH HOLLYWOOD, CA 91602-1202				
Owner Name:	JOHNSON DAVID P/SHAW KELSEY N				
Seller Name:	PAONESSA CHRISTOPHER				
APN:	2353-026-026	Map Reference:	23-E3 /	Living Area:	1,538
County:	LOS ANGELES, CA	Census Tract:	1254.02	Total Rooms:	6
Subdivision:	46	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/31/2022	Prior Rec Date:	09/13/2016	Bath(F/H):	2 /
Sale Date:	08/04/2022	Prior Sale Date:	08/29/2016	Yr Built/Eff:	1929 / 1929
Sale Price:	\$1,315,000	Prior Sale Price:	\$815,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	864280	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,052,000	Lot Area:	8,258	Pool:	
Total Value:	\$891,318	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:15					Distance From Subject:0.48 (miles)
Address:	5007 AUCKLAND AVE, NORTH HOLLYWOOD, CA 91601-4103				
Owner Name:	HILL ALEXANDRA TRUST				
Seller Name:	SKTK INVESTMENT PARTNERS LLC				
APN:	2419-018-014	Map Reference:	23-F2 /	Living Area:	1,742
County:	LOS ANGELES, CA	Census Tract:	1256.00	Total Rooms:	6
Subdivision:	6152	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/02/2022	Prior Rec Date:	09/25/2019	Bath(F/H):	1 /
Sale Date:	07/11/2022	Prior Sale Date:	09/19/2019	Yr Built/Eff:	1939 / 1943
Sale Price:	\$2,050,000	Prior Sale Price:	\$1,150,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	779074	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,974	Pool:	POOL
Total Value:	\$1,185,150	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL