

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

December 09, 2022

Council District # 2

Case #: 967322

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

JOB ADDRESS: 11228 W BLIX ST
CONTRACT NO.: C141028-1 T137838 C135857-2 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, 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 \$5,375.37. The cost of cleaning the subject lot was \$2,240.00. The cost of fencing the subject lot was \$14,488.32.

It is proposed that a lien for the total amount of **\$22,139.69** 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 Gregory 12-9-2022

Armond Gregory, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On August 18, 2022 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 **11228 W BLIX 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	B4690	November 05, 2022	\$5,375.37
CLEAN	C4771	October 18, 2022	\$2,240.00
FENCE	F4236	October 14, 2022	\$14,488.32
			<u>\$22,103.69</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17138	\$30.00
SUPPLEMENTAL	T17346	\$6.00
		<u>\$36.00</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 \$15,824.35 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$36.00 for a total of **\$22,139.69**, 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: December 09, 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

12-9-2022

BY

DEPUTY

December 09, 2022

CASE #: 967322

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 11228 W BLIX ST

ASSESSORS PARCEL NO.: 2353-030-012

Last Full Title: 08/23/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|---|----------------------------|
| 1 PAUL KOZLOV
15021 VENTURA BLVD #721
SHERMAN OAKS, CA 91403 | Capacity: OWNER |
| 2 PROVIDENT TITLE COMPANY
10701 WILSHIRE BLVD #1505
LOS ANGELES, CA 90024 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T17138
Dated as of: 08/22/2022

Prepared for: City of Los Angeles

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

APN #: 2353-030-012

Property Address: 11228 W BLIX ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PAUL KOZLOV

Grantor : JULIA Y. TRANKIEM

Deed Date : 02/02/2021

Recorded : 03/22/2021

Instr No. : 21-0452022

MAILING ADDRESS: PAUL KOZLOV

15021 VENTURA BLVD # 721, SHERMAN OAKS, CA 91403

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 59 Tract No: 4606 Brief Description: TRACT NO 4606 E 50 FT OF LOT 59

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 04/14/2022

Document #: 22-0413618

Loan Amount: \$640,000

Lender Name: PROVIDENT TITLE COMPANY

Borrowers Name: PAUL KOZLOV

MAILING ADDRESS: PROVIDENT TITLE COMPANY

10701 WILSHIRE BLVD. #1505 LOS ANGELES, CA 90024



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

Property Title Report

Work Order No. T17346
Dated as of: 12/08/2022

Prepared for: City of Los Angeles

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

APN #: 2353-030-012

Property Address: 11228 W BLIX ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PAUL KOZLOV

Grantor : JULIA Y. TRANKIEM

Deed Date : 02/02/2021

Recorded : 03/22/2021

Instr No. : 21-0452022

MAILING ADDRESS: PAUL KOZLOV

15021 VENTURA BLVD # 721, SHERMAN OAKS, CA 91403

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 59 Tract No: 4606 Brief Description: TRACT NO 4606 E 50 FT OF LOT 59

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 04/14/2022

Document #: 22-0413618

Loan Amount: \$640,000

Lender Name: PROVIDENT TITLE COMPANY

Borrowers Name: PAUL KOZLOV

MAILING ADDRESS: PROVIDENT TITLE COMPANY

10701 WILSHIRE BLVD. #1505 LOS ANGELES, CA 90024

Property Detail Report

For Property Located At :
 11228 BLIX ST, NORTH HOLLYWOOD, CA 91602-1207



Owner Information

Owner Name: KOZLOV PAUL
 Mailing Address: 15021 VENTURA BLVD #PMB721, SHERMAN OAKS CA 91403-2442 C050
 Vesting Codes: //

Location Information

Legal Description: TRACT NO 4606 E 50 FT OF LOT 59
 County: LOS ANGELES, CA APN: 2353-030-012
 Census Tract / Block: 1254.02 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 46
 Legal Book/Page: 14-27 Map Reference: 23-E3 /
 Legal Lot: 59 Tract #: 46
 Legal Block: School District: LOS ANGELES
 Market Area: TUL School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOMITA

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 03/22/2021 / 02/02/2021 1st Mtg Amount/Type: \$640,000 /
 Sale Price: \$937,500 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 452023
 Document #: 452022 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: PROVIDENT TITLE
 Lender:
 Seller Name: TRANKIEM JULIA Y

Prior Sale Information

Prior Rec/Sale Date: 04/07/2014 / 02/25/2014 Prior Lender: PMAC LNDG SVCS INC
 Prior Sale Price: \$680,000 Prior 1st Mtg Amt/Type: \$544,000 / CONV
 Prior Doc Number: 348232 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

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

Site Information

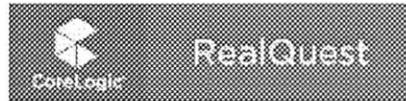
Zoning: LAR1	Acres: 0.19	County Use: SINGLE FAMILY RESID (0100)
Lot Area: 8,250	Lot Width/Depth: 50 x 165	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type: PUBLIC
Site Influence:		Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$956,250	Assessed Year: 2022	Property Tax: \$12,660.18
Land Value: \$650,250	Improved %: 32%	Tax Area: 13
Improvement Value: \$306,000	Tax Year: 2021	Tax Exemption:
Total Taxable Value: \$956,250		

Comparable Sales Report

For Property Located At



11228 BLIX ST, NORTH HOLLYWOOD, CA 91602-1207

20 Comparable(s) Selected.

Report Date: 12/08/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$937,500	\$740,000	\$3,650,000	\$1,427,450
Bldg/Living Area	0	972	2,881	1,708
Price/Sqft	\$0.00	\$581.85	\$2,646.85	\$875.49
Year Built	0	1924	2018	1940
Lot Area	8,250	1,380	8,258	6,987
Bedrooms	0	2	5	3
Bathrooms/Restrooms	0	1	4	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$956,250	\$81,720	\$1,713,600	\$668,024
Distance From Subject	0.00	0.08	0.39	0.29

*= user supplied for search only

Comp #: 1		Distance From Subject: 0.08 (miles)	
Address: 11208 KLING ST, NORTH HOLLYWOOD, CA 91602-1710			
Owner Name: MARYE FELISCHA			
Seller Name: MACKIN GEORGE B			
APN: 2353-033-014	Map Reference: 23-E3 /	Living Area: 1,946	
County: LOS ANGELES, CA	Census Tract: 1254.02	Total Rooms: 6	
Subdivision: 4606 SHEET 02	Zoning: LAR1	Bedrooms: 4	
Rec Date: 08/02/2022	Prior Rec Date: 03/16/1999	Bath(F/H): 2 /	
Sale Date: 07/11/2022	Prior Sale Date: 03/01/1999	Yr Built/Eff: 1926 / 1934	
Sale Price: \$1,275,000	Prior Sale Price: \$196,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 779257	Acres: 0.19	Fireplace: Y / 1	
1st Mtg Amt: \$956,250	Lot Area: 8,250	Pool:	
Total Value: \$428,391	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	

Comp #: 2		Distance From Subject: 0.13 (miles)	
Address: 11142 KLING ST, NORTH HOLLYWOOD, CA 91602-1731			
Owner Name: MARJANIAN MOVSES K			
Seller Name: ROY LIVING TRUST			
APN: 2353-033-007	Map Reference: 23-E3 /	Living Area: 2,078	
County: LOS ANGELES, CA	Census Tract: 1254.02	Total Rooms: 7	
Subdivision: 46	Zoning: LAR1	Bedrooms: 4	
Rec Date: 05/06/2022	Prior Rec Date: 05/25/2001	Bath(F/H): 2 /	
Sale Date: 04/14/2022	Prior Sale Date: 05/09/2001	Yr Built/Eff: 1924 / 1945	
Sale Price: \$1,515,000	Prior Sale Price: \$385,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 495819	Acres: 0.19	Fireplace: Y / 1	
1st Mtg Amt: \$1,136,250	Lot Area: 8,251	Pool:	
Total Value: \$630,235	# of Stories: 1	Roof Mat: ROLL COMPOSITION GARAGE	
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE	

Comp #: 3		Distance From Subject: 0.17 (miles)	
Address: 11150 HORTENSE ST, NORTH HOLLYWOOD, CA 91602-1730			

Owner Name:	TEKIELA KYLE & NICOLE TRUST		
Seller Name:	FRANKFORT FAM L TRUST		
APN:	2353-034-029	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1254.02
Subdivision:	4606 SHEET #3	Zoning:	LAR1
Rec Date:	07/19/2022	Prior Rec Date:	06/29/2006
Sale Date:	06/22/2022	Prior Sale Date:	05/31/2006
Sale Price:	\$1,420,000	Prior Sale Price:	\$1,015,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	735999	Acres:	0.19
1st Mtg Amt:	\$1,136,000	Lot Area:	8,250
Total Value:	\$1,307,067	# of Stories:	/
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,729
		Total Rooms:	3
		Bedrooms:	2 /
		Bath(F/H):	1930 / 1930
		Yr Built/Eff:	Air Cond:
		Style:	Fireplace:
		Fireplace:	Pool:
		Pool:	Roof Mat:
		Roof Mat:	Parking:
		Parking:	

Comp #:	4	Distance From Subject:	0.19 (miles)
Address:	11157 SARAH ST, NORTH HOLLYWOOD, CA 91602-1739		
Owner Name:	ZHOU YIYANG/NGUYEN MICHELLE		
Seller Name:	BATES FAMILY TRUST		
APN:	2353-034-019	Map Reference:	23-E3 /
County:	LOS ANGELES, CA	Census Tract:	1254.02
Subdivision:	4606	Zoning:	LAR1
Rec Date:	06/13/2022	Prior Rec Date:	02/14/1979
Sale Date:	05/02/2022	Prior Sale Date:	1948 / 1963
Sale Price:	\$1,539,000	Prior Sale Price:	\$100,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	623182	Acres:	0.16
1st Mtg Amt:	\$1,231,100	Lot Area:	6,756
Total Value:	\$347,256	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,633
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	Air Cond:
		Style:	CENTRAL
		Fireplace:	CONVENTIONAL
		Pool:	Y / 1
		Roof Mat:	POOL
		Parking:	COMPOSITION
			SHINGLE

Comp #:	5	Distance From Subject:	0.26 (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 /
County:	LOS ANGELES, CA	Census Tract:	1254.02
Subdivision:	46	Zoning:	LAR1
Rec Date:	08/31/2022	Prior Rec Date:	09/13/2016
Sale Date:	08/04/2022	Prior Sale Date:	08/29/2016
Sale Price:	\$1,315,000	Prior Sale Price:	\$815,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	864280	Acres:	0.19
1st Mtg Amt:	\$1,052,000	Lot Area:	8,258
Total Value:	\$891,318	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,538
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1929 / 1929
		Style:	Air Cond:
		Fireplace:	CONVENTIONAL
		Pool:	Y / 1
		Roof Mat:	TILE
		Parking:	ATTACHED
			GARAGE

Comp #:	6	Distance From Subject:	0.26 (miles)
Address:	11030 HORTENSE ST, TOLUCA LAKE, CA 91602-1718		
Owner Name:	CECCARELLI MARC S		
Seller Name:	REINER JONATHAN D		
APN:	2353-035-005	Map Reference:	23-E3 /
County:	LOS ANGELES, CA	Census Tract:	1254.02
Subdivision:	46	Zoning:	LAR1
Rec Date:	09/16/2022	Prior Rec Date:	08/07/2017
Sale Date:	08/17/2022	Prior Sale Date:	07/22/2017
Sale Price:	\$1,450,000	Prior Sale Price:	\$1,068,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	908745	Acres:	0.19
1st Mtg Amt:	\$972,000	Lot Area:	8,250
Total Value:	\$1,145,109	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,708
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1927 / 1955
		Style:	Air Cond:
		Fireplace:	CENTRAL
		Pool:	CONVENTIONAL
		Roof Mat:	Y / 1
		Parking:	POOL
			TILE
			ATTACHED
			GARAGE

Comp #:7			Distance From Subject:0.29 (miles)
Address:	4635 KRAFT AVE, NORTH HOLLYWOOD, CA 91602-1113		
Owner Name:	KARAGOZ S SEPARATE PROP TRUST/DERDERIAN HRAK		
Seller Name:	GRUNDY BEVERLY J TRUST		
APN:	2354-013-031	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.01
Subdivision:	9982	Zoning:	LAR1
Rec Date:	05/16/2022	Prior Rec Date:	03/26/1987
Sale Date:	04/26/2022	Prior Sale Date:	
Sale Price:	\$950,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	526282	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,431
Total Value:	\$81,720	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,461
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Buil/Eff:	1939 / 1943
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:8			Distance From Subject:0.29 (miles)
Address:	4541 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91602-2025		
Owner Name:	BENSHALOM ALON		
Seller Name:	TOTH ROBERT		
APN:	2365-013-012	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.02
Subdivision:	95	Zoning:	LARD1.5
Rec Date:	04/19/2022	Prior Rec Date:	11/19/2010
Sale Date:	03/28/2022	Prior Sale Date:	10/27/2010
Sale Price:	\$1,305,000	Prior Sale Price:	\$385,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	427728	Acres:	0.15
1st Mtg Amt:	\$970,750	Lot Area:	6,543
Total Value:	\$464,792	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,081
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Buil/Eff:	1938 / 1938
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:9			Distance From Subject:0.30 (miles)
Address:	4708 FARMDALE AVE, NORTH HOLLYWOOD, CA 91602-1110		
Owner Name:	LEVUN MARC D K/PACEY BRIANA		
Seller Name:	WINTER SANDRA F		
APN:	2354-013-045	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.01
Subdivision:	1	Zoning:	LAR1
Rec Date:	07/12/2022	Prior Rec Date:	
Sale Date:	06/02/2022	Prior Sale Date:	
Sale Price:	\$1,125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	712896	Acres:	0.15
1st Mtg Amt:	\$1,068,750	Lot Area:	6,750
Total Value:	\$99,021	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,630
		Total Rooms:	8
		Bedrooms:	5
		Bath(F/H):	2 /
		Yr Buil/Eff:	1950 / 1954
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE
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Comp #:14				Distance From Subject:0.35 (miles)	
Address:	4641 FARMDALE AVE, NORTH HOLLYWOOD, CA 91602-1107				
Owner Name:	PRADO JULISSA				
Seller Name:	MY GROUPS INC				
APN:	2354-014-050	Map Reference:	23-D3 /	Living Area:	2,881
County:	LOS ANGELES, CA	Census Tract:	1433.01	Total Rooms:	5
Subdivision:	10173	Zoning:	LAR1	Bedrooms:	5
Rec Date:	04/19/2022	Prior Rec Date:	10/16/2020	Bath(F/H):	4 /
Sale Date:	04/15/2022	Prior Sale Date:	10/08/2020	Yr Built/Eff:	1935 / 1935
Sale Price:	\$1,950,000	Prior Sale Price:	\$1,200,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	428763	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$1,260,000	Lot Area:	7,500	Pool:	
Total Value:	\$1,274,350	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15				Distance From Subject:0.36 (miles)	
Address:	4527 KRAFT AVE, NORTH HOLLYWOOD, CA 91602-2007				
Owner Name:	DE LA ROSA ANTHONY/RIVERA DANIELLE				
Seller Name:	BELLAB REAL ESTATE LLC				
APN:	2365-012-017	Map Reference:	23-D3 /	Living Area:	1,379
County:	LOS ANGELES, CA	Census Tract:	1433.02	Total Rooms:	6
Subdivision:	95	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/29/2022	Prior Rec Date:	01/29/2021	Bath(F/H):	2 /
Sale Date:	03/21/2022	Prior Sale Date:	01/12/2021	Yr Built/Eff:	1937 / 1938
Sale Price:	\$3,650,000	Prior Sale Price:	\$1,055,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	347118	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$2,300,000	Lot Area:	6,750	Pool:	
Total Value:	\$1,076,100	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:16				Distance From Subject:0.37 (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:	/	Living Area:	1,590
County:	LOS ANGELES, CA	Census Tract:	1255.02	Total Rooms:	
Subdivision:		Zoning:	LAR3	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 #:17				Distance From Subject:0.37 (miles)	
Address:	4744 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91602-1106				
Owner Name:	KIM DONALD Y/CHOI SUAH				
Seller Name:	CRLV LLC				
APN:	2354-015-061	Map Reference:	23-D3 /	Living Area:	1,866
County:	LOS ANGELES, CA	Census Tract:	1433.01	Total Rooms:	6
Subdivision:	1	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/28/2022	Prior Rec Date:	03/08/2021	Bath(F/H):	3 /
Sale Date:	03/30/2022	Prior Sale Date:	02/23/2021	Yr Built/Eff:	1940 / 1980
Sale Price:	\$1,896,000	Prior Sale Price:	\$1,880,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	460405	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,706,130	Lot Area:	8,092	Pool:	

Total Value:	\$1,713,600	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:18		Distance From Subject:0.38 (miles)			
Address: 11471 LA MAIDA ST, VALLEY VILLAGE, CA 91601-4322					
Owner Name: MARKS ASHLEY M					
Seller Name: BLUEBIRD 92 TRUST					
APN:	2354-012-020	Map Reference:	23-D2 /	Living Area:	1,536
County:	LOS ANGELES, CA	Census Tract:	1252.00	Total Rooms:	5
Subdivision:	9311	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/12/2022	Prior Rec Date:	05/23/2017	Bath(F/H):	2 /
Sale Date:	06/28/2022	Prior Sale Date:	04/17/2017	Yr Built/Eff:	1932 / 1946
Sale Price:	\$1,400,000	Prior Sale Price:	\$892,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	712785	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$980,000	Lot Area:	6,496	Pool:	
Total Value:	\$975,747	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:19		Distance From Subject:0.38 (miles)			
Address: 11122 LANDALE ST, NORTH HOLLYWOOD, CA 91602-2110					
Owner Name: TUMMASORN NUTTAPHOOM					
Seller Name: WILLIAMS ASH W & JUSTINE V					
APN:	2423-012-011	Map Reference:	23-E3 /	Living Area:	1,143
County:	LOS ANGELES, CA	Census Tract:	1432.00	Total Rooms:	5
Subdivision:	4606	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/30/2022	Prior Rec Date:	05/15/2019	Bath(F/H):	1 /
Sale Date:	03/23/2022	Prior Sale Date:	05/08/2019	Yr Built/Eff:	1948 / 1948
Sale Price:	\$1,050,000	Prior Sale Price:	\$800,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	353658	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$892,500	Lot Area:	5,250	Pool:	
Total Value:	\$840,941	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:20		Distance From Subject:0.39 (miles)			
Address: 11468 HUSTON ST, VALLEY VILLAGE, CA 91601-4337					
Owner Name: CHOI S & SHARON S LIVING TRUST/CHOI SHARON S & SIMON S					
Seller Name: GAHRET ANNETTE C L/TR					
APN:	2354-012-009	Map Reference:	23-D2 /	Living Area:	1,906
County:	LOS ANGELES, CA	Census Tract:	1252.00	Total Rooms:	6
Subdivision:	9311	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/30/2022	Prior Rec Date:	02/20/1981	Bath(F/H):	2 /
Sale Date:	08/30/2022	Prior Sale Date:		Yr Built/Eff:	1937 / 1937
Sale Price:	\$1,109,000	Prior Sale Price:	\$27,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	952164	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$649,000	Lot Area:	7,800	Pool:	
Total Value:	\$104,358	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Foreclosure Activity Report

For Property Located At



11228 BLIX ST, NORTH HOLLYWOOD, CA 91602-1207

Foreclosure Activity Report is not available

11228 BLIX ST NORTH HOLLYWOOD CA 91602

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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