

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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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 # 8

Case #: 970266

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

JOB ADDRESS: 9115 S HOBART BLVD

CONTRACT NO.: T137838 B138088-2 C141028-1 C135857-2 280148591-2

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 \$1,716.61. The cost of cleaning the subject lot was \$3,920.00. The cost of fencing the subject lot was \$11,952.86.

It is proposed that a lien for the total amount of **\$17,981.63** 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 September 21, 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 fence the lot, on the parcel located at **9115 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	B4688	October 31, 2022	\$1,716.61
CLEAN	C4777	October 26, 2022	\$3,920.00
FENCE	F4253	November 17, 2022	\$11,952.86
			\$17,589.47

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	874009	\$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	T17221	\$30.00
SUPPLEMENTAL	T17347	\$6.00
		\$36.00

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 \$12,956.07 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 \$36.00 for a total of **\$17,981.63**, 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

Armond Gregoryona
12-9-2022

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

December 09, 2022

CASE #: 970266

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 9115 S HOBART BLVD
ASSESSORS PARCEL NO.: 6037-028-056

Last Full Title: 09/20/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 DIANE SABLE
9115 S HOBART BLVD.
LOS ANGELES, CA 90047

Capacity: OWNER



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

Property Title Report

Work Order No. T17347
Dated as of: 12/08/2022

Prepared for: City of Los Angeles

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

APN #: 6037-028-056

Property Address: 9115 S HOBART BLVD ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : DIANE SABLE

Grantor : JULIUS S. LEVENSON AND GLADYS B. LEVENSON

Deed Date : 02/13/1985

Recorded : 04/25/1985

Instr No. : 85-464194

MAILING ADDRESS: DIANE SABLE
9115 S HOBART BLVD, LOS ANGELES, CA 90047

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 22 Tract No: 10995 Brief Description: TRACT NO 10995 LOT 22

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

Property Title Report

Work Order No. T17221
Dated as of: 09/16/2022

Prepared for: City of Los Angeles

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

APN #: 6037-028-056

Property Address: 9115 S HOBART BLVD ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : DIANE SABLE

Grantor : JULIUS S. LEVENSON AND GLADYS B. LEVENSON

Deed Date : 02/13/1985

Recorded : 04/25/1985

Instr No. : 85-464194

MAILING ADDRESS: DIANE SABLE
9115 S HOBART BLVD, LOS ANGELES, CA 90047

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 22 Tract No: 10995 Brief Description: TRACT NO 10995 LOT 22

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
 9115 S HOBART BLVD, LOS ANGELES, CA 90047-3612



Owner Information

Owner Name: SABLE DIANE
 Mailing Address: 9115 S HOBART BLVD, LOS ANGELES CA 90047-3612 C044
 Vesting Codes: //

Location Information

Legal Description: TRACT NO 10995 LOT 22
 County: LOS ANGELES, CA APN: 6037-028-056
 Census Tract / Block: 2384.00 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: 1
 Legal Book/Page: 12-187 Map Reference: 57-E2 /
 Legal Lot: 22 Tract #: 1
 Legal Block: School District: LOS ANGELES
 Market Area: C36 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: 04/25/1985 / 1st Mtg Amount/Type: \$81,350 / FHA
 Sale Price: \$87,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #:
 Document #: 464194 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$68.61
 New Construction: Multi/Split Sale:
 Title Company:
 Lender: NATIONAL PACIFIC MTG CORP
 Seller Name: LEVENSON JULIUS S & GLADYS B

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: 1,268 Garage Area: Heat Type: HEATED
 Tot Adj Area: Garage Capacity: Exterior wall: STUCCO
 Above Grade: Parking Spaces: 2 Porch Type:
 Total Rooms: 5 Basement Area: Patio Type:
 Bedrooms: 2 Finish Bsmnt Area: Pool:
 Bath(F/H): 1 / Basement Type: Air Cond:
 Year Built / Eff: 1936 / 1936 Roof Type: Style: SPANISH
 Fireplace: Y / 1 Foundation: RAISED Quality:
 # of Stories: 1 Roof Material: ROLL COMPOSITION Condition:
 Other Improvements: FENCE Building Permit

Site Information

Zoning: LAR1 Acres: 0.13 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 5.628 Lot Width/Depth: 45 x 125 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$166,488 Assessed Year: 2022 Property Tax: \$2,113.89
 Land Value: \$59,319 Improved %: 64% Tax Area: 307
 Improvement Value: \$107,169 Tax Year: 2021 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$159,488

Comparable Sales Report

For Property Located At



9115 S HOBART BLVD, LOS ANGELES, CA 90047-3612

20 Comparable(s) Selected.

Report Date: 12/08/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$87,000	\$592,000	\$950,000	\$724,250
Bldg/Living Area	1,268	1,106	1,439	1,296
Price/Sqft	\$68.61	\$416.96	\$724.64	\$562.42
Year Built	1936	1925	1944	1934
Lot Area	5,628	4,320	7,351	6,032
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$166,488	\$50,157	\$618,338	\$294,867
Distance From Subject	0.00	0.06	0.44	0.30

*= user supplied for search only

Comp #:1		Distance From Subject: 0.06 (miles)			
Address:	8951 S HOBART BLVD, LOS ANGELES, CA 90047-3616				
Owner Name:	PANLILIO KOBE L/CASTILLO IRMA L				
Seller Name:	WASHINGTON KIMBERLY				
APN:	6037-026-042	Map Reference:	57-E2 /	Living Area:	1,246
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	622	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/25/2022	Prior Rec Date:	12/14/2007	Bath(F/H):	1 /
Sale Date:	03/30/2022	Prior Sale Date:	09/26/2007	Yr Built/Eff:	1929 / 1929
Sale Price:	\$755,500	Prior Sale Price:	\$360,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	447074	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$741,422	Lot Area:	6,238	Pool:	
Total Value:	\$507,465	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:2		Distance From Subject: 0.07 (miles)			
Address:	9151 S HOBART BLVD, LOS ANGELES, CA 90047-3612				
Owner Name:	JEX AMBER S				
Seller Name:	HORTON JAMES & ORETHA				
APN:	6037-028-048	Map Reference:	57-E2 /	Living Area:	1,226
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5
Subdivision:	1	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/05/2022	Prior Rec Date:	02/27/1998	Bath(F/H):	1 /
Sale Date:	07/18/2022	Prior Sale Date:	12/15/1997	Yr Built/Eff:	1937 / 1937
Sale Price:	\$650,000	Prior Sale Price:	\$125,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	791431	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$630,500	Lot Area:	5,627	Pool:	
Total Value:	\$188,054	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3		Distance From Subject: 0.11 (miles)		
Address:	8926 S HOBART BLVD, LOS ANGELES, CA 90047-3615			

Owner Name:	TAYLOR LEA/TAYLOR MICHAEL		
Seller Name:	NEXT LEVEL ESTATES		
APN:	6037-027-032	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	10/14/2022	Prior Rec Date:	06/07/2022
Sale Date:	10/03/2022	Prior Sale Date:	05/27/2022
Sale Price:	\$799,000	Prior Sale Price:	\$600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	988900	Acres:	0.15
1st Mtg Amt:	\$759,050	Lot Area:	6,504
Total Value:	\$67,671	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:	4	Distance From Subject:	0.14 (miles)
Address:	8906 S HOBART BLVD, LOS ANGELES, CA 90047-3615		
Owner Name:	WRIGHT KYLE		
Seller Name:	SLA SIX PROPERTIES LLC		
APN:	6037-027-028	Map Reference:	57-E2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	622	Zoning:	LAR1
Rec Date:	10/21/2022	Prior Rec Date:	03/17/2022
Sale Date:	09/06/2022	Prior Sale Date:	03/10/2022
Sale Price:	\$915,000	Prior Sale Price:	\$700,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1008314	Acres:	0.15
1st Mtg Amt:	\$893,321	Lot Area:	6,504
Total Value:	\$180,979	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	ROLL COMPOSITION PARKING AVAIL

Comp #:	5	Distance From Subject:	0.18 (miles)
Address:	1851 W 93RD ST, LOS ANGELES, CA 90047-3745		
Owner Name:	BLYE DEYADRA M/VALLIN VIVIANA A		
Seller Name:	HOWLING KIRKLAND E		
APN:	6057-005-039	Map Reference:	57-D2 /
County:	LOS ANGELES, CA	Census Tract:	2380.00
Subdivision:	12281	Zoning:	LAR1
Rec Date:	05/27/2022	Prior Rec Date:	04/26/2018
Sale Date:	05/23/2022	Prior Sale Date:	02/12/2018
Sale Price:	\$725,000	Prior Sale Price:	\$445,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	573891	Acres:	0.12
1st Mtg Amt:	\$725,000	Lot Area:	5,114
Total Value:	\$477,128	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	COMPOSITION SHINGLE ATTACHED GARAGE

Comp #:	6			Distance From Subject:	0.18 (miles)
Address:	9217 LA SALLE AVE, LOS ANGELES, CA 90047-3804				
Owner Name:	MILLER KATHERINE/NIELSEN DEVAN				
Seller Name:	CRAYTON HARRIETTE F/TR				
APN:	6055-001-017	Map Reference:	57-E2 /	Living Area:	1,349
County:	LOS ANGELES, CA	Census Tract:	2380.00	Total Rooms:	6
Subdivision:	6	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/17/2022	Prior Rec Date:	02/12/1998	Bath(F/H):	2 /
Sale Date:	11/10/2022	Prior Sale Date:		Yr Built/Eff:	1931 / 1931
Sale Price:	\$625,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	1084482	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$593,750	Lot Area:	6,705	Pool:	
Total Value:	\$129,687	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:	7			Distance From Subject:	0.28 (miles)
Address:	8907 DALTON AVE, LOS ANGELES, CA 90047-3631				
Owner Name:	SO CAL RESIDENTIAL HOMES LLC				
Seller Name:	ANDERSON ANTHONY				
APN:	6037-011-024	Map Reference:	57-E2 /	Living Area:	1,438
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	622	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/19/2022	Prior Rec Date:	05/14/1997	Bath(F/H):	2 /
Sale Date:	06/30/2022	Prior Sale Date:		Yr Built/Eff:	1931 / 1931
Sale Price:	\$642,500	Prior Sale Price:	\$145,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	736765	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,748	Pool:	
Total Value:	\$222,518	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	8			Distance From Subject:	0.29 (miles)
Address:	9416 LA SALLE AVE, LOS ANGELES, CA 90047-3835				
Owner Name:	HERNANDEZ ZULEYMA N R				
Seller Name:	MOORE WILFRED A TRUST				
APN:	6055-003-004	Map Reference:	57-E2 /	Living Area:	1,252
County:	LOS ANGELES, CA	Census Tract:	2380.00	Total Rooms:	5
Subdivision:	6	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/14/2022	Prior Rec Date:	05/20/1999	Bath(F/H):	1 /
Sale Date:	04/27/2022	Prior Sale Date:	05/07/1999	Yr Built/Eff:	1938 / 1938
Sale Price:	\$730,000	Prior Sale Price:	\$144,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	628477	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$716,777	Lot Area:	7,335	Pool:	
Total Value:	\$213,445	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	9			Distance From Subject:	0.31 (miles)
Address:	9430 LA SALLE AVE, LOS ANGELES, CA 90047-3835				
Owner Name:	GLOVER NICOLE M				
Seller Name:	RANKINS KEITH L				
APN:	6055-003-007	Map Reference:	57-E3 /	Living Area:	1,363
County:	LOS ANGELES, CA	Census Tract:	2380.00	Total Rooms:	5
Subdivision:	6	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/13/2022	Prior Rec Date:	12/30/2014	Bath(F/H):	1 /
Sale Date:	09/21/2022	Prior Sale Date:	10/17/2014	Yr Built/Eff:	1936 / 1936
Sale Price:	\$850,000	Prior Sale Price:	\$350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	984296	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$680,000	Lot Area:	7,351	Pool:	

Total Value:	\$396,380	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10					Distance From Subject:0.34 (miles)
Address:	1456 W 91ST PL, LOS ANGELES, CA 90047-3621				
Owner Name:	AGUILAR ANGEL/AGUILAR CLARA				
Seller Name:	BROWN RICHARD L				
APN:	6037-023-001	Map Reference:	57-E2 /	Living Area:	1,255
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5
Subdivision:	644	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/14/2022	Prior Rec Date:	04/06/2022	Bath(F/H):	1 /
Sale Date:	04/11/2022	Prior Sale Date:	11/16/2021	Yr Buil/Eff:	1927 / 1927
Sale Price:	\$625,000	Prior Sale Price:	\$600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	415426	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	4,320	Pool:	
Total Value:	\$149,098	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:11					Distance From Subject:0.35 (miles)
Address:	1452 W 90TH PL, LOS ANGELES, CA 90047-3617				
Owner Name:	OBSIVAC SONYA				
Seller Name:	REDWOOD HOLDINGS LLC				
APN:	6037-021-002	Map Reference:	57-E2 /	Living Area:	1,412
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	644	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/01/2022	Prior Rec Date:	11/17/2021	Bath(F/H):	1 /
Sale Date:	03/22/2022	Prior Sale Date:	11/08/2021	Yr Buil/Eff:	1931 / 1931
Sale Price:	\$885,000	Prior Sale Price:	\$540,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	364538	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$725,700	Lot Area:	4,521	Pool:	
Total Value:	\$540,000	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12					Distance From Subject:0.35 (miles)
Address:	8710 LA SALLE AVE, LOS ANGELES, CA 90047-3319				
Owner Name:	HILL SAMANTHA R				
Seller Name:	RRP PHANTOM INV GRP LLC				
APN:	6037-003-017	Map Reference:	57-E2 /	Living Area:	1,311
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	7
Subdivision:	622	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/19/2022	Prior Rec Date:	03/04/2022	Bath(F/H):	2 /
Sale Date:	09/08/2022	Prior Sale Date:	02/18/2022	Yr Buil/Eff:	1926 / 1931
Sale Price:	\$950,000	Prior Sale Price:	\$550,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	917003	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$895,000	Lot Area:	6,754	Pool:	
Total Value:	\$50,157	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:13					Distance From Subject:0.38 (miles)
Address:	1528 W 94TH PL, LOS ANGELES, CA 90047-3908				
Owner Name:	LUNAN KARL III/JOHN DANIELLA				
Seller Name:	GALICIA-TORRES AILEEN G				
APN:	6055-005-022	Map Reference:	57-E3 /	Living Area:	1,136
County:	LOS ANGELES, CA	Census Tract:	2380.00	Total Rooms:	5
Subdivision:	6	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/31/2022	Prior Rec Date:	02/16/2018	Bath(F/H):	1 /
Sale Date:	03/15/2022	Prior Sale Date:	01/26/2018	Yr Buil/Eff:	1938 / 1938

Sale Price:	\$745,000	Prior Sale Price:	\$480,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	359434	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$731,506	Lot Area:	5,877	Pool:	
Total Value:	\$514,654	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:14		Distance From Subject:	0.38 (miles)		
Address:	8826 S GRAMERCY PL, LOS ANGELES, CA 90047-3205				
Owner Name:	WELLS TRACY C/EAVES ROBERT B				
Seller Name:	BOURNE SHELLY-ANN				
APN:	6036-007-030	Map Reference:	57-D2 /	Living Area:	1,136
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5
Subdivision:	11169	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/13/2022	Prior Rec Date:	10/09/2019	Bath(F/H):	.1 /
Sale Date:	09/09/2022	Prior Sale Date:	10/02/2019	Yr Buil/Eff:	1939 / 1939
Sale Price:	\$777,000	Prior Sale Price:	\$600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	897503	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$699,300	Lot Area:	6,079	Pool:	
Total Value:	\$618,338	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:15		Distance From Subject:	0.39 (miles)		
Address:	1941 W 95TH ST, LOS ANGELES, CA 90047-3718				
Owner Name:	ZARRAGA ABRAHAM/OIWAKE MICHELLE L				
Seller Name:	MORGAN MARCUS & ROBIN				
APN:	6057-016-017	Map Reference:	57-D3 /	Living Area:	1,360
County:	LOS ANGELES, CA	Census Tract:	2380.00	Total Rooms:	5
Subdivision:	12283	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/24/2022	Prior Rec Date:	01/14/2004	Bath(F/H):	2 /
Sale Date:	06/22/2022	Prior Sale Date:	12/15/2003	Yr Buil/Eff:	1944 / 1948
Sale Price:	\$675,000	Prior Sale Price:	\$316,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	843977	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$607,500	Lot Area:	5,100	Pool:	
Total Value:	\$383,451	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:16		Distance From Subject:	0.39 (miles)		
Address:	8704 S DENKER AVE, LOS ANGELES, CA 90047-3423				
Owner Name:	JMAX PROPERTIES INC/NT MOBILE SERVICES LLC				
Seller Name:	BEAR FLAG HOMES LLC				
APN:	6037-012-017	Map Reference:	57-E2 /	Living Area:	1,423
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	622	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/25/2022	Prior Rec Date:	05/25/2022	Bath(F/H):	1 /
Sale Date:	04/28/2022	Prior Sale Date:	05/06/2022	Yr Buil/Eff:	1925 / 1925
Sale Price:	\$629,000	Prior Sale Price:	\$565,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	561456	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$602,550	Lot Area:	6,751	Pool:	
Total Value:	\$186,308	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:17		Distance From Subject:	0.42 (miles)		
Address:	8846 S WILTON PL, LOS ANGELES, CA 90047-3231				
Owner Name:	STALWORTH D & W LEGACY L TRUST				
Seller Name:	AN HYERA				
APN:	6036-006-012	Map Reference:	57-D2 /	Living Area:	1,106
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5

Subdivision:	6123	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/12/2022	Prior Rec Date:	10/24/2016	Bath(F/H):	1 /
Sale Date:	07/19/2022	Prior Sale Date:	09/27/2016	Yr Built/Eff:	1941 / 1941
Sale Price:	\$675,000	Prior Sale Price:	\$408,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	980515	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$699,300	Lot Area:	5,400	Pool:	
Total Value:	\$446,203	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:18 Distance From Subject:0.42 (miles)

Address: **8821 S GRAMERCY PL, LOS ANGELES, CA 90047-3206**

Owner Name: **WI KLING LLC**

Seller Name: **JOHNSON BAASHA K L/TR**

APN:	6036-006-022	Map Reference:	57-D2 /	Living Area:	1,334
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5
Subdivision:	11169	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/06/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/12/2022	Prior Sale Date:		Yr Built/Eff:	1939 / 1939
Sale Price:	\$592,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	496708	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$700,000	Lot Area:	6,167	Pool:	
Total Value:	\$50,771	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:19 Distance From Subject:0.42 (miles)

Address: **8725 S HALDALE AVE, LOS ANGELES, CA 90047-3427**

Owner Name: **MONTENEGRO ELISEO**

Seller Name: **BEARD ELIZABETH J**

APN:	6037-013-026	Map Reference:	57-E2 /	Living Area:	1,439
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5
Subdivision:	622	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/05/2022	Prior Rec Date:	12/31/1968	Bath(F/H):	1 /
Sale Date:	08/23/2022	Prior Sale Date:		Yr Built/Eff:	1929 / 1930
Sale Price:	\$600,000	Prior Sale Price:	\$22,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	965064	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$509,915	Lot Area:	6,902	Pool:	
Total Value:	\$53,497	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:20 Distance From Subject:0.44 (miles)

Address: **1420 W 89TH ST, LOS ANGELES, CA 90047-3416**

Owner Name: **WHITCHER JOSEPH W/KLEIN JOSEPH**

Seller Name: **RIVAS OSCAR M V**

APN:	6037-019-010	Map Reference:	57-E2 /	Living Area:	1,167
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5
Subdivision:	644	Zoning:	LAR1	Bedrooms:	2
Rec Date:	04/29/2022	Prior Rec Date:	10/12/2005	Bath(F/H):	1 /
Sale Date:	04/26/2022	Prior Sale Date:	09/09/2005	Yr Built/Eff:	1938 / 1938
Sale Price:	\$640,000	Prior Sale Price:	\$405,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	470082	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$512,000	Lot Area:	4,633	Pool:	
Total Value:	\$521,530	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At



9115 S HOBART BLVD, LOS ANGELES, CA 90047-3612

Foreclosure Activity Report is not available

9115 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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