

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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—

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
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
—

January 27, 2023

Council District # 8

Case #: 942671

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

JOB ADDRESS: 1022 W 84TH ST

CONTRACT NO.: C141028-1 T137838 280183092-7

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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$12,073.60.

It is proposed that a lien for the total amount of **\$12,489.76** 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 December 22, 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 fence the lot, on the parcel located at **1022 W 84TH 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>
FENCE	F4278	January 09, 2023	\$12,073.60
			<u>\$12,073.60</u>

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	881892-2	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:


<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16953	\$30.00
FULL	T17385	\$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 \$9,040.16 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 \$60.00 for a total of **\$12,489.76**, 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: January 27, 2023

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Armond Gregoryona, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

January 27, 2023

ASSIGNED INSPECTOR: NEVILLE REID

CASE #: 942671

JOB ADDRESS: 1022 W 84TH ST

ASSESSORS PARCEL NO.: 6033-024-009

Last Full Title: 01/23/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 CHONSA MARIE ABLES
ADMINISTRATOR FOR THE ESTATE OF HWASOO ABLES
18337 CITRONA ST
NORTHRIDGE, CA 91325

Capacity: OWNER

2 CHONSA MARIE ABELS
C/O FLAGSTAR BANK INC
5151 CORPORATE DRIVE
TROY, MI 48098

Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17385
Dated as of: 1/19/2023

Prepared for: City of Los Angeles

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

APN #: 6033-024-009

Property Address: 1022 W 84TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CHONSA MARIE ABELS ADMINISTRATOR FOR THE ESTATE OF HWASOO ABELS

Grantor : CHONSA MARIE ABELS ADMINISTRATOR FOR THE ESTATE OF HWASOO ABELS

Deed Date : 01/31/2018

Recorded : 02/05/2018

Instr No. : 18-0115020

**MAILING ADDRESS: CHONSA MARIE ABELS ADMINISTRATOR FOR THE ESTATE OF HWASOO ABELS
18337 CITRONIA ST, NORTHRIDGE, CA 91325**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 64 Tract No: 4438 Brief Description: TRACT # 4438 LOT 64

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 07/30/2018

Document #: 18-0759907

Loan Amount: \$215,000

Lender Name: FLAGSTAR BANK FSB

Borrowers Name: CHONSA MARIE ABELS ADMINISTRATOR

**MAILING ADDRESS: FLAGSTAR BANK FSB
5151 CORPORATE DRIVE MAIL STOP W-530-3 TROY, MICHIGAN 48098**



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

Property Title Report

Work Order No. T16953
Dated as of: 12/15/2021

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6033-024-009

Property Address: 1022 W 84TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES

Grantee : CHONSA MARIE ABELS

Grantor : HWASOON ABELS

Deed Date : 01/16/2018

Recorded : 02/07/2018

Instr No. : 18-0128105

1) MAILING ADDRESS: CHONSA MARIE ABELS
18337 CITRONIA ST, NORTHRIDGE, CA 91325

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 64 Tract No: 4438 Brief Description: TRACT # 4438 LOT 64

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 07/30/2018

Document #: 18-0759907

Loan Amount: \$215,000

Lender Name: FLAGSTAR BANK, INC.

2) Borrowers Name: CHONSA MARIE ABELS c/o

→ MAILING ADDRESS: FLAGSTAR BANK, INC.
5151 CORPORATE DRIVE TROY, MI 48098

Property Detail Report

For Property Located At :
1022 W 84TH ST, LOS ANGELES, CA 90044-3406



Owner Information

Owner Name: ABELS CHONSA
Mailing Address: 18337 CITRONIA ST, NORTHRIDGE CA 91325-1716 C002
Vesting Codes: //

Location Information

Legal Description:	TRACT # 4438 LOT 64	APN:	6033-024-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2382.00 / 2	Subdivision:	4438
Township-Range-Sect:		Map Reference:	57-F1 /
Legal Book/Page:	48-77	Tract #:	4438
Legal Lot:	64	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C36	Munic/Township:	LOMITA
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/05/2018 / 01/31/2018	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	115020		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:		Construction:	
Living Area:	1,262	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1938	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

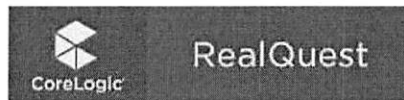
Zoning:	LARD1.5	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,255	Lot Width/Depth:	42 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$40,133	Assessed Year:	2022	Property Tax:	\$690.66
Land Value:	\$21,683	Improved %:	46%	Tax Area:	212
Improvement Value:	\$18,450	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$40,133				

Comparable Sales Report

For Property Located At


1022 W 84TH ST, LOS ANGELES, CA 90044-3406

10 Comparable(s) Selected.

Report Date: 01/18/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$550,000	\$1,050,000	\$710,000
Bldg/Living Area	1,262	1,128	1,438	1,299
Price/Sqft	\$0.00	\$424.20	\$930.85	\$553.54
Year Built	1938	1912	1951	1929
Lot Area	5,255	4,080	6,161	4,952
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	2.00	1.11
Total Value	\$40,133	\$30,657	\$567,634	\$228,464
Distance From Subject	0.00	0.26	0.50	0.39

* = user supplied for search only

Comp #:1		Distance From Subject:0.26 (miles)	
Address:	1111 W 81ST ST, LOS ANGELES, CA 90044-3515		
Owner Name:	QUEALY ROBERT K/QUEALY JOSE M G		
Seller Name:	SIMON DORIS LIVING TRUST		
APN:	6033-019-029	Map Reference:	57-F1 /
County:	LOS ANGELES, CA	Census Tract:	2382.00
Subdivision:	8933	Zoning:	LAR1
Rec Date:	11/15/2022	Prior Rec Date:	
Sale Date:	11/04/2022	Prior Sale Date:	
Sale Price:	\$610,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1075229	Acres:	0.09
1st Mtg Amt:	\$579,500	Lot Area:	4,080
Total Value:	\$40,593	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,438
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1931 / 1931
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.29 (miles)	
Address:	1204 W 81ST ST, LOS ANGELES, CA 90044-2338		
Owner Name:	NEWLAND ANNLEANTU M		
Seller Name:	REDWOOD HOLDINGS LLC		
APN:	6033-009-026	Map Reference:	57-F1 /
County:	LOS ANGELES, CA	Census Tract:	2382.00
Subdivision:	8933	Zoning:	LAR1
Rec Date:	07/22/2022	Prior Rec Date:	01/26/2022
Sale Date:	06/01/2022	Prior Sale Date:	01/03/2022
Sale Price:	\$780,000	Prior Sale Price:	\$630,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	748701	Acres:	0.09
1st Mtg Amt:	\$740,905	Lot Area:	4,081
Total Value:	\$45,996	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,292
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1929 / 1933
		Air Cond:	YES
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3		Distance From Subject:0.34 (miles)	
Address:	1310 W 84TH ST, LOS ANGELES, CA 90044-2212		
Owner Name:	ORIMOLADE BAMIKOLE/ORIMOLADE DEBORAH B		
Seller Name:	HAR GLEN P		
APN:	6033-003-010	Map Reference:	57-E1 /
		Living Area:	1,285

County:	LOS ANGELES, CA	Census Tract:	2382.00	Total Rooms:	
Subdivision:	HOLSON HEIGHTS	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/21/2022	Prior Rec Date:	12/28/2012	Bath(F/H):	2 /
Sale Date:	05/31/2022	Prior Sale Date:	11/13/2012	Yr Built/Eff:	1921 / 1950
Sale Price:	\$660,000	Prior Sale Price:	\$280,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	649281	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$627,000	Lot Area:	5,308	Pool:	
Total Value:	\$324,902	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.35 (miles)

Address: 1222 W 80TH ST, LOS ANGELES, CA 90044-2310

Owner Name: VASQUEZ JASON C

Seller Name: TAGNE THIERRY F

APN:	6033-008-029	Map Reference:	57-F1 /	Living Area:	1,302
County:	LOS ANGELES, CA	Census Tract:	2382.00	Total Rooms:	
Subdivision:	8933	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/23/2022	Prior Rec Date:	08/07/2018	Bath(F/H):	1 /
Sale Date:	12/06/2022	Prior Sale Date:	07/11/2018	Yr Built/Eff:	1934 / 1934
Sale Price:	\$800,000	Prior Sale Price:	\$540,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1196952	Acres:	0.09	Fireplace:	Y / 1
1st Mtg Amt:	\$640,000	Lot Area:	4,080	Pool:	
Total Value:	\$567,634	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.40 (miles)

Address: 8229 S MARIPOSA AVE, LOS ANGELES, CA 90044-2325

Owner Name: STICKER DAVID/GATES HANNAH

Seller Name: REDWOOD HOLDINGS LLC

APN:	6033-005-013	Map Reference:	57-E1 /	Living Area:	1,254
County:	LOS ANGELES, CA	Census Tract:	2382.00	Total Rooms:	
Subdivision:	8933	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/28/2022	Prior Rec Date:	03/04/2022	Bath(F/H):	2 /
Sale Date:	08/12/2022	Prior Sale Date:	02/24/2022	Yr Built/Eff:	1938 / 1938
Sale Price:	\$760,000	Prior Sale Price:	\$625,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	852442	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$746,234	Lot Area:	5,191	Pool:	
Total Value:	\$47,523	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.41 (miles)

Address: 1249 W 88TH ST, LOS ANGELES, CA 90044-2125

Owner Name: EMECHETA FRANCA

Seller Name: SIMON DEBORAH

APN:	6047-005-020	Map Reference:	57-F2 /	Living Area:	1,299
County:	LOS ANGELES, CA	Census Tract:	6001.00	Total Rooms:	6
Subdivision:	GRIDER HAMILTON OSWALD COS MANCHESTER	Zoning:	LCR320U*	Bedrooms:	3
Rec Date:	12/08/2022	Prior Rec Date:	11/05/2002	Bath(F/H):	1 /
Sale Date:	11/18/2022	Prior Sale Date:	09/13/2002	Yr Built/Eff:	1922 / 1930
Sale Price:	\$560,000	Prior Sale Price:	\$150,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1147760	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$549,857	Lot Area:	6,161	Pool:	
Total Value:	\$204,700	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	GARAGE

Comp #:7 Distance From Subject:0.45 (miles)

Address: 1407 W 84TH ST, LOS ANGELES, CA 90047-3107

Owner Name: ALVAREZ MELISSA/FLORES LESLIE

Seller Name: MORGAN PICKS THREE LLC		
APN: 6034-020-015	Map Reference: 57-E1 /	Living Area: 1,374
County: LOS ANGELES, CA	Census Tract: 2382.00	Total Rooms: 6
Subdivision: 4511	Zoning: LARD2	Bedrooms: 2
Rec Date: 11/21/2022	Prior Rec Date: 04/11/2022	Bath(F/H): 2 /
Sale Date: 10/21/2022	Prior Sale Date: 03/21/2022	Yr Built/Eff: 1939 / 1939
Sale Price: \$710,000	Prior Sale Price: \$620,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 1094622	Acres: 0.10	Fireplace: Y / 1
1st Mtg Amt: \$674,405	Lot Area: 4,491	Pool:
Total Value: \$204,700	# of Stories: 1	Roof Mat: WOOD SHAKE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #: 8	Distance From Subject: 0.46 (miles)	
Address: 8918 S VERMONT AVE, LOS ANGELES, CA 90044-4834		
Owner Name: TIELOTS PROPERTIES LLC		
Seller Name: SP HOMES CO LLC		
APN: 6038-020-027	Map Reference: 57-F2 /	Living Area: 1,128
County: LOS ANGELES, CA	Census Tract: 2403.02	Total Rooms:
Subdivision: 923	Zoning: LAC2	Bedrooms: 1
Rec Date: 10/06/2022	Prior Rec Date: 07/21/2022	Bath(F/H): 3 /
Sale Date: 10/03/2022	Prior Sale Date: 07/17/2022	Yr Built/Eff: 1951 / 1951
Sale Price: \$1,050,000	Prior Sale Price: \$690,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 967484	Acres: 0.12	Fireplace: /
1st Mtg Amt:	Lot Area: 5,125	Pool:
Total Value: \$550,000	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #: 9	Distance From Subject: 0.46 (miles)	
Address: 1006 W 78TH ST, LOS ANGELES, CA 90044-3502		
Owner Name: SIRJANI MOHAMMAD		
Seller Name: HENDERSON PAMELA		
APN: 6019-017-035	Map Reference: 51-F6 /	Living Area: 1,416
County: LOS ANGELES, CA	Census Tract: 2378.00	Total Rooms: 7
Subdivision: 715	Zoning: LAC2	Bedrooms: 3
Rec Date: 11/28/2022	Prior Rec Date: 09/07/2005	Bath(F/H): 2 /
Sale Date: 11/01/2022	Prior Sale Date: 08/15/2005	Yr Built/Eff: 1912 / 1912
Sale Price: \$620,000	Prior Sale Price: \$402,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1108999	Acres: 0.12	Fireplace: Y / 1
1st Mtg Amt: \$465,000	Lot Area: 5,077	Pool:
Total Value: \$267,940	# of Stories: 2	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: NONE

Comp #: 10	Distance From Subject: 0.50 (miles)	
Address: 1041 W 78TH ST, LOS ANGELES, CA 90044-3501		
Owner Name: MACIAS JOVANY/CASTRO CRYSTAL Y		
Seller Name: MCFRAZIER ELMA J		
APN: 6019-017-021	Map Reference: 51-F6 /	Living Area: 1,204
County: LOS ANGELES, CA	Census Tract: 2378.00	Total Rooms:
Subdivision: 715	Zoning: LAR1	Bedrooms: 2
Rec Date: 01/09/2023	Prior Rec Date: 02/04/1983	Bath(F/H): 1 /
Sale Date: 12/12/2022	Prior Sale Date:	Yr Built/Eff: 1915 / 1920
Sale Price: \$550,000	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style:
Document #: 13290	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt: \$540,038	Lot Area: 5,927	Pool:
Total Value: \$30,657	# of Stories: 1	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Foreclosure Activity Report

For Property Located At

1022 W 84TH ST, LOS ANGELES, CA 90044-3406



Foreclosure Activity Report is not available

1022 W 84TH ST LOS ANGELES CA 90044

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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