

BOARD OF  
BUILDING AND SAFETY  
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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

February 24, 2023

Council District # 12

Case #: 884775

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

JOB ADDRESS: 8110 N PONCE AVE

CONTRACT NO.: B138088-2 T128934 T137838

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 \$300.00.

It is proposed that a lien for the total amount of **\$368.00** 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* 2-23-2023

Armond Gregoryona, Principal Inspector  
Lien Review

**REPORT OF ABATE OF A PUBLIC NUISANCE**

On December 09, 2019 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 **8110 N PONCE 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	B4721	December 09, 2022	\$300.00
			<u>\$300.00</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16378	\$38.00
FULL	T17391	\$30.00
		<u>\$68.00</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 \$268.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$68.00 for a total of **\$368.00**, 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: February 24, 2023

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

February 23, 2023

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 8110 N PONCE AVE  
ASSESSORS PARCEL NO.: 2013-007-011

CASE #: 884775

Last Full Title: 01/31/2023

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 DOROTHY A. BENNETT  
8110 PONCE AV.  
WEST HILLS, CA 91304

Capacity: OWNER



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17391***  
***Dated as of: 01/31/2023***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2013-007-011***

***Property Address: 8110 N PONCE AVE***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT***

***Grantee : DOROTHY A. BENNETT***

***Grantor : RALPH D. BENNETT***

***Deed Date : 11/30/1973***

***Recorded : 12/10/1973***

***Instr No. : 2087***

***MAILING ADDRESS: DOROTHY A. BENNETT***  
***8110 PONCE AVE WEST HILLS CA 91304***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 101 Tract No: 19479 Abbreviated Description: LOT:101 TR#:19479 TRACT # 19479 LOT 101***

### **MORTGAGES/LIENS**

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## **Property Title Report**

**Work Order No. T16378**  
**Dated as of: 12/06/2019**

**Prepared for: City of Los Angeles**

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

**APN #: 2013-007-011**

**Property Address: 8110 N PONCE AVE      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT**

**Grantee : DOROTHY A. BENNETT**

**Grantor : RALPH D. BENNETT**

**Deed Date : 11/30/1973**

**Recorded : 12/10/1973**

**Instr No. : 2087**

**MAILING ADDRESS: DOROTHY A. BENNETT**  
**8110 PONCE AVE WEST HILLS CA 91304**

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot: 101 Tract No: 19479 Abbreviated Description: LOT:101 TR#:19479 TRACT # 19479 LOT 101**

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :  
8110 PONCE AVE, WEST HILLS, CA 91304-3716



## Owner Information

Owner Name: BENNETT DOROTHY A  
Mailing Address: 8110 PONCE AVE, WEST HILLS CA 91304-3716 C009  
Vesting Codes: //

## Location Information

Legal Description: TRACT # 19479 LOT 101  
County: LOS ANGELES, CA APN: 2013-007-011  
Census Tract / Block: 1343.02 / 3 Alternate APN:  
Township-Range-Sect: Subdivision: 19479  
Legal Book/Page: 617-47 Map Reference: 12-A1 /  
Legal Lot: 101 Tract #: 19479  
Legal Block: School District: LOS ANGELES  
Market Area: WEH School District Name: LOS ANGELES  
Neighbor Code: Munic/Township: LOMITA

## Owner Transfer Information

Recording/Sale Date: 12/10/1973 / Deed Type: DEED (REG)  
Sale Price: 1st Mtg Document #:  
Document #:

## 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:	PARKING AVAIL	Construction:	
Living Area:	1,160	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:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1957 / 1957	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE Building Permit

## Site Information

Zoning:	LARS	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,637	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

## Tax Information

Total Value:	\$67,082	Assessed Year:	2022	Property Tax:	\$1,014.59
Land Value:	\$23,533	Improved %:	65%	Tax Area:	16
Improvement Value:	\$43,549	Tax Year:	2021	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$60,082				

# Comparable Sales Report

For Property Located At



**8110 PONCE AVE, WEST HILLS, CA 91304-3716**

7 Comparable(s) Selected.

Report Date: 01/26/2023

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$705,000	\$982,000	\$802,357
Bldg/Living Area	1,160	1,160	1,300	1,228
Price/Sqft	\$0.00	\$589.46	\$764.80	\$652.79
Year Built	1957	1957	1962	1959
Lot Area	7,637	6,853	9,654	7,869
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$67,082	\$140,814	\$689,447	\$409,001
Distance From Subject	0.00	0.07	0.38	0.21

\*= user supplied for search only

Comp #:1		Distance From Subject:0.07 (miles)			
Address:	8143 PONCE AVE, WEST HILLS, CA 91304-3717				
Owner Name:	CRUZ OSCAR/MACIAS ANGELA				
Seller Name:	ROBLEDO JULIO M & ROSA E				
APN:	2013-005-020	Map Reference:	12-A1 /	Living Area:	1,208
County:	LOS ANGELES, CA	Census Tract:	1343.02	Total Rooms:	5
Subdivision:	19479	Zoning:	LARS	Bedrooms:	3
Rec Date:	10/25/2022	Prior Rec Date:	11/21/2002	Bath(F/H):	2 /
Sale Date:	09/26/2022	Prior Sale Date:	10/18/2002	Yr Built/Eff:	1957 / 1957
Sale Price:	\$749,500	Prior Sale Price:	\$264,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1016426	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$749,500	Lot Area:	8,595	Pool:	
Total Value:	\$360,288	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.10 (miles)			
Address:	8135 MAYNARD AVE, WEST HILLS, CA 91304-3713				
Owner Name:	PAHLAVAN PAYMON/SHADKAMIAN PEGGY				
Seller Name:	FLORES R A & J L TRUST				
APN:	2013-004-016	Map Reference:	12-A1 /	Living Area:	1,160
County:	LOS ANGELES, CA	Census Tract:	1343.02	Total Rooms:	5
Subdivision:	19479	Zoning:	LARS	Bedrooms:	3
Rec Date:	09/23/2022	Prior Rec Date:	10/29/1993	Bath(F/H):	2 /
Sale Date:	09/13/2022	Prior Sale Date:		Yr Built/Eff:	1957 / 1957
Sale Price:	\$750,000	Prior Sale Price:	\$147,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	930767	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,899	Pool:	
Total Value:	\$235,415	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.13 (miles)		
Address:	8100 SALE AVE, WEST HILLS, CA 91304-3721			

Owner Name:	<b>HEID JACLYN L S F/HELD TYLER A</b>		
Seller Name:	<b>KESLING STEPHEN P TRUST</b>		
APN:	<b>2013-024-011</b>	Map Reference:	<b>12-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1343.02</b>
Subdivision:	<b>22889</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>05/16/2022</b>	Prior Rec Date:	<b>06/29/2013</b>
Sale Date:	<b>04/29/2022</b>	Prior Sale Date:	<b>05/14/2013</b>
Sale Price:	<b>\$982,000</b>	Prior Sale Price:	<b>\$440,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>527639</b>	Acres:	<b>0.20</b>
1st Mtg Amt:	<b>\$782,000</b>	Lot Area:	<b>8,597</b>
Total Value:	<b>\$510,567</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,284</b>
Total Rooms:	<b>6</b>
Bedrooms:	<b>4</b>
Bath(F/H):	<b>2 /</b>
Yr Built/Eff:	<b>1960 / 1962</b>
Air Cond:	<b>CENTRAL</b>
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>
Pool:	<b>POOL</b>
Roof Mat:	<b>COMPOSITION SHINGLE</b>
Parking:	<b>ATTACHED GARAGE</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>0.24 (miles)</b>
Address:	<b>22517 BURTON ST, WEST HILLS, CA 91304-3750</b>		
Owner Name:	<b>NAKAMURA FAMILY TRUST</b>		
Seller Name:	<b>D J &amp; DAVIS G L/TR</b>		
APN:	<b>2013-023-011</b>	Map Reference:	<b>12-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1343.02</b>
Subdivision:	<b>22889</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>09/08/2022</b>	Prior Rec Date:	<b>03/28/1978</b>
Sale Date:	<b>08/05/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$850,000</b>	Prior Sale Price:	<b>\$66,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>884411</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$637,500</b>	Lot Area:	<b>6,853</b>
Total Value:	<b>\$140,814</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,284</b>
Total Rooms:	<b>6</b>
Bedrooms:	<b>4</b>
Bath(F/H):	<b>2 /</b>
Yr Built/Eff:	<b>1960 / 1960</b>
Air Cond:	
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>
Pool:	
Roof Mat:	<b>COMPOSITION SHINGLE</b>
Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.26 (miles)</b>
Address:	<b>22501 BURTON ST, WEST HILLS, CA 91304-3750</b>		
Owner Name:	<b>MOGHAYAD MAHMOODREZA/IZADPANAHI FATEMEH</b>		
Seller Name:	<b>AHMADI MIRWAIS</b>		
APN:	<b>2013-023-009</b>	Map Reference:	<b>12-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1343.02</b>
Subdivision:	<b>22889</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>10/04/2022</b>	Prior Rec Date:	<b>05/21/2013</b>
Sale Date:	<b>09/27/2022</b>	Prior Sale Date:	<b>04/08/2013</b>
Sale Price:	<b>\$810,000</b>	Prior Sale Price:	<b>\$430,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>959837</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$567,000</b>	Lot Area:	<b>6,946</b>
Total Value:	<b>\$498,965</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,300</b>
Total Rooms:	<b>6</b>
Bedrooms:	<b>3</b>
Bath(F/H):	<b>2 /</b>
Yr Built/Eff:	<b>1960 / 1961</b>
Air Cond:	
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>
Pool:	<b>POOL</b>
Roof Mat:	<b>COMPOSITION SHINGLE</b>
Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.26 (miles)</b>
Address:	<b>7836 MAYNARD AVE, WEST HILLS, CA 91304-4624</b>		
Owner Name:	<b>7836 MAYNARD LLC</b>		
Seller Name:	<b>LUSEN CAROLYN L</b>		
APN:	<b>2013-027-014</b>	Map Reference:	<b>12-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1343.02</b>
Subdivision:	<b>26752</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>09/13/2022</b>	Prior Rec Date:	<b>12/09/2011</b>
Sale Date:	<b>08/29/2022</b>	Prior Sale Date:	<b>10/19/2011</b>
Sale Price:	<b>\$705,000</b>	Prior Sale Price:	<b>\$285,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>896657</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$634,500</b>	Lot Area:	<b>7,536</b>
Total Value:	<b>\$427,513</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,196</b>
Total Rooms:	<b>6</b>
Bedrooms:	<b>3</b>
Bath(F/H):	<b>2 /</b>
Yr Built/Eff:	<b>1962 / 1962</b>
Air Cond:	
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>
Pool:	
Roof Mat:	<b>COMPOSITION SHINGLE</b>
Parking:	<b>PARKING AVAIL</b>



## Foreclosure Activity Report

For Property Located At

8110 PONCE AVE, WEST HILLS, CA 91304-3716



RealQuest

### Foreclosure Activity Report is not available

8110 PONCE AVE WEST HILLS CA 91304

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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