

BOARD OF
BUILDING AND SAFETY
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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

March 03, 2023

Council District # 3

Case #: 596121

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

JOB ADDRESS: 19124 W KESWICK ST

CONTRACT NO.: C142032 C135857-2

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 cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$1,120.00.

It is proposed that a lien for the total amount of **\$1,150.00** 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 Gregoryona 3-3-2023

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On June 04, 2014 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 **19124 W KESWICK 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> |
|-------------------------|-----------------------|-----------------------|-------------------|
| CLEAN | C4806 | December 19, 2022 | \$1,120.00 |
| | | | <u>\$1,120.00</u> |

Title report costs were as follows:

| <u>Title Search</u> | <u>Work Order No.</u> | <u>Amount</u> |
|---------------------|-----------------------|----------------|
| FULL | T17423 | \$30.00 |
| | | <u>\$30.00</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 \$830.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$1,150.00**, 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: March 03, 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

Armond Gregoryona
3-3-2023

BY
DEPUTY

March 03, 2023

CASE #: 596121

ASSIGNED INSPECTOR: RICHARD SIMONS

JOB ADDRESS: 19124 W KESWICK ST

ASSESSORS PARCEL NO.: 2104-012-015

Last Full Title: 02/27/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 SHERYL FINKE
19124 KESWICK ST.
RESEDA, CA 91335

Capacity: OWNER



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

Property Title Report

Work Order No. T17423
Dated as of: 02/23/2023

Prepared for: City of Los Angeles

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

APN #: 2104-012-015

Property Address: 19124 W KESWICK ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : SHERYL FINKE

Grantor : BRIAN W. FINKE

Deed Date : 03/08/1994

Recorded : 05/11/1994

Instr No. : 94-902784

MAILING ADDRESS: SHERYL FINKE
19124 KESWICK ST, RESEDA, CA 91335

SCHEDULE B

LEGAL DESCRIPTION

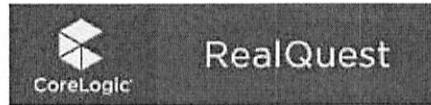
Lot Number: 15 Tract No: 25228 Brief Description: TRACT # 25228 LOT 15

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
19124 KESWICK ST, RESEDA, CA 91335-1727



Owner Information

Owner Name: FINKE SHERYL
Mailing Address: 19124 KESWICK ST, RESEDA CA 91335-1727 C002
Vesting Codes: SI //

Location Information

Legal Description: TRACT # 25228 LOT 15
County: LOS ANGELES, CA
Census Tract / Block: 1316.00 / 1
Township-Range-Sect:
Legal Book/Page: 667-49
Legal Lot: 15
Legal Block:
Market Area: RES
Neighbor Code:
APN: 2104-012-015
Alternate APN:
Subdivision: 25228
Map Reference: 14-A2 /
Tract #: 25228
School District: LOS ANGELES
School District Name: LOS ANGELES
Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 05/11/1994 /
Sale Price:
Document #: 902784
Deed Type: GRANT DEED
1st Mtg Document #:

Last Market Sale Information

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

Prior Sale Information

Prior Rec/Sale Date: /
Prior Sale Price:
Prior Doc Number:
Prior Deed Type:
Prior Lender:
Prior 1st Mtg Amt/Type: /
Prior 1st Mtg Rate/Type: /

Property Characteristics

Gross Area:
Living Area: 1,400
Tot Adj Area:
Above Grade:
Total Rooms: 6
Bedrooms: 3
Bath(F/H): 2 /
Year Built / Eff: 1961 / 1961
Fireplace: Y / 1
of Stories: 1
Other Improvements: FENCE
Parking Type: PARKING AVAIL
Garage Area:
Garage Capacity:
Parking Spaces: 2
Basement Area:
Finish Bsmnt Area:
Basement Type:
Roof Type:
Foundation: SLAB
Roof Material: WOOD SHAKE
Construction:
Heat Type: CENTRAL
Exterior wall: STUCCO
Porch Type:
Patio Type:
Pool: POOL
Air Cond:
Style: CONVENTIONAL
Quality:
Condition:

Site Information

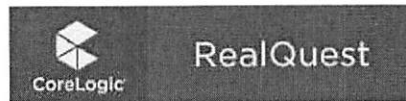
Zoning: LARS
Acres: 0.18
County Use: SINGLE FAMILY RESID (0101)
Lot Area: 7,815
Lot Width/Depth: 60 x 130
State Use:
Land Use: SFR
Res/Comm Units: 1 /
Water Type:
Site Influence:
Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$92,350
Land Value: \$22,836
Improvement Value: \$69,514
Total Taxable Value: \$92,350
Assessed Year: 2022
Improved %: 75%
Tax Year: 2022
Property Tax: \$1,474.12
Tax Area: 16
Tax Exemption:

Comparable Sales Report

For Property Located At


19124 KESWICK ST, RESEDA, CA 91335-1727

3 Comparable(s) Selected.

Report Date: 02/22/2023

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------|-----------|-------------|-----------|
| Sale Price | \$0 | \$605,000 | \$1,075,000 | \$815,000 |
| Bldg/Living Area | 1,400 | 1,321 | 1,499 | 1,418 |
| Price/Sqft | \$0.00 | \$403.60 | \$750.17 | \$577.63 |
| Year Built | 1961 | 1926 | 1956 | 1945 |
| Lot Area | 7,815 | 6,367 | 21,793 | 11,892 |
| Bedrooms | 3 | 2 | 3 | 3 |
| Bathrooms/Restrooms | 2 | 2 | 2 | 2 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$92,350 | \$78,490 | \$355,073 | \$245,949 |
| Distance From Subject | 0.00 | 0.32 | 0.44 | 0.38 |

* = user supplied for search only

| Comp #:1 | | Distance From Subject:0.32 (miles) | |
|--------------|--|------------------------------------|---------------|
| Address: | 7418 VANALDEN AVE, RESEDA, CA 91335-2523 | | |
| Owner Name: | TERZYN TAGUI | | |
| Seller Name: | KOPECKY TRUST | | |
| APN: | 2104-021-015 | Map Reference: | 14-B3 / |
| County: | LOS ANGELES, CA | Census Tract: | 1317.02 |
| Subdivision: | 20958 | Zoning: | LAR1 |
| Rec Date: | 12/30/2022 | Prior Rec Date: | |
| Sale Date: | 11/18/2022 | Prior Sale Date: | |
| Sale Price: | \$605,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1208901 | Acres: | 0.15 |
| 1st Mtg Amt: | \$484,000 | Lot Area: | 6,367 |
| Total Value: | \$78,490 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,499 |
| | | Total Rooms: | 6 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1956 / 1956 |
| | | Air Cond: | |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | GRAVEL & ROCK |
| | | Parking: | PARKING AVAIL |

| Comp #:2 | | Distance From Subject:0.38 (miles) | |
|--------------|---|------------------------------------|---------------------|
| Address: | 18937 ARMINTA ST, RESEDA, CA 91335-1102 | | |
| Owner Name: | RANCHITO PROPERTY LLC | | |
| Seller Name: | RENEE LIVING TRUST | | |
| APN: | 2104-005-033 | Map Reference: | 14-B2 / |
| County: | LOS ANGELES, CA | Census Tract: | 1316.00 |
| Subdivision: | 8938 | Zoning: | LARA |
| Rec Date: | 09/08/2022 | Prior Rec Date: | 04/14/1994 |
| Sale Date: | 08/11/2022 | Prior Sale Date: | |
| Sale Price: | \$1,075,000 | Prior Sale Price: | \$190,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 884178 | Acres: | 0.50 |
| 1st Mtg Amt: | \$806,250 | Lot Area: | 21,793 |
| Total Value: | \$304,285 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,433 |
| | | Total Rooms: | 4 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1926 / 1959 |
| | | Air Cond: | CENTRAL |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | COMPOSITION SHINGLE |
| | | Parking: | GARAGE |

| Comp #:3 | | Distance From Subject:0.44 (miles) | |
|--------------|--|------------------------------------|--|
| Address: | 19405 HEMMINGWAY ST, RESEDA, CA 91335-1639 | | |
| Owner Name: | SINGH TAJINDER/LAYAL SUKHMANI K | | |
| Seller Name: | OPENDOOR PROPERTY TRUST 1 | | |

| | | | | | |
|--------------|-----------------|-------------------|------------|---------------|---------------|
| APN: | 2105-012-009 | Map Reference: | 14-A2 / | Living Area: | 1,321 |
| County: | LOS ANGELES, CA | Census Tract: | 1316.00 | Total Rooms: | 5 |
| Subdivision: | 17373 | Zoning: | LARS | Bedrooms: | 3 |
| Rec Date: | 01/10/2023 | Prior Rec Date: | 07/22/2022 | Bath(F/H): | 2 / |
| Sale Date: | 01/03/2023 | Prior Sale Date: | 07/16/2022 | Yr Built/Eff: | 1953 / 1968 |
| Sale Price: | \$765,000 | Prior Sale Price: | \$839,000 | Air Cond: | CENTRAL |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | MODERN |
| Document #: | 17913 | Acres: | 0.17 | Fireplace: | / |
| 1st Mtg Amt: | \$612,000 | Lot Area: | 7,517 | Pool: | |
| Total Value: | \$355,073 | # of Stories: | 1 | Roof Mat: | GRAVEL & ROCK |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | PARKING AVAIL |

Foreclosure Activity Report

For Property Located At

19124 KESWICK ST, RESEDA, CA 91335-1727



RealQuest

Foreclosure Activity Report is not available

19124 KESWICK ST RESEDA CA 91335

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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