

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

March 03, 2023

Council District # 12

Case #: 973289

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

JOB ADDRESS: 16342 W TUBA ST

CONTRACT NO.: C135857-2 280179774-5 C141028-1 C142032 T137838 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 \$5,838.98. The cost of cleaning the subject lot was \$11,130.00. The cost of fencing the subject lot was \$12,315.07.

It is proposed that a lien for the total amount of **\$29,675.21** 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 November 14, 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 **16342 W TUBA 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	B4723	December 10, 2022	\$5,838.98
CLEAN	C4805	December 14, 2022	\$3,682.00
CLEAN	C4812	December 16, 2022	\$7,448.00
FENCE	F4273	December 27, 2022	\$12,315.07
			<u>\$29,284.05</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	878905-9	\$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	T17316	\$30.00
SUPPLEMENTAL	T17421	\$5.00
		<u>\$35.00</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 \$21,308.34 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 \$35.00 for a total of **\$29,675.21**, 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

3-3-2023

BY
DEPUTY

March 03, 2023

CASE #: 973289

ASSIGNED INSPECTOR: RICHARD SIMONS

JOB ADDRESS: 16342 W TUBA ST

ASSESSORS PARCEL NO.: 2678-005-002

Last Full Title: 11/15/2022

Last Update Title: 2/23/2023

LIST OF OWNERS AND INTERESTED PARTIES

1 WILLIAM E. HINGSTON
16342 TUBA ST.
SEPULVEDA, CA 91343

Capacity: OWNER



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

Property Title Report

Work Order No. T17421
Dated as of: 02/23/2023

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2678-005-002

Property Address: 16342 W TUBA ST **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : WILLIAM E. HINGSTON TRUSTEE OF THE WILLIAM E. HINGSTON LIVING TRUST

Grantor : WILLIAM E. HINGSTON

Deed Date : 04/28/2017

Recorded : 04/28/2017

Instr No. : 17-0475228

MAILING ADDRESS: WILLIAM E. HINGSTON TRUSTEE OF THE WILLIAM E. HINGSTON LIVING TRUST
16342 TUBA ST, NORTH HILLS, CA 91343

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 14 Tract No: 17068 Brief Description: TRACT # 17068 LOT 14

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/24/2022

Document #: 22-0556810

Loan Amount: \$259,524

Lender Name: BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP

Borrowers Name: WILLIAM E. HINGSTON TRUSTEE OF THE WILLIAM E. HINGSTON LIVING TRUST

MAILING ADDRESS: BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP
4004 BELT LIME ROAD STE 100 ADDISON, TX 75001



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

Property Title Report

Work Order No. T17316
Dated as of: 11/14/2022

Prepared for: City of Los Angeles

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

APN #: 2678-005-002

Property Address: 16342 W TUBA ST **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED
Grantee : WILLIAM E. HINGSTON TRUSTEE OF THE WILLIAM E. HINGSTON LIVING TRUST
Grantor : WILLIAM E. HINGSTON
Deed Date : 04/28/2017 **Recorded : 04/28/2017**
Instr No. : 17-0475228

MAILING ADDRESS: WILLIAM E. HINGSTON TRUSTEE OF THE WILLIAM E. HINGSTON LIVING TRUST
16342 TUBA ST, NORTH HILLS, CA 91343

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 14 Tract No: 17068 Brief Description: TRACT # 17068 LOT 14

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST
Recording Date: 07/20/2022 **Document #: 22-0742016**
Loan Amount: \$259,524
Lender Name: WILMINGTON SAVINGS FUND SOCIETY
Borrowers Name: WILLIAM E. HINGSTON TRUSTEE OF THE WILLIAM E. HINGSTON LIVING TRUST

MAILING ADDRESS: WILMINGTON SAVINGS FUND SOCIETY
2860 EXCHANGE BLVD # 100 SOUTHLAKE, TX 76092

Property Detail Report

For Property Located At :

16342 TUBA ST, NORTH HILLS, CA 91343-1338



RealQuest

Owner Information

Owner Name: HINGSTON WILLIAM E
 Mailing Address: 16342 TUBA ST, NORTH HILLS CA 91343-1338 C063
 Vesting Codes: WR // TR

Location Information

Legal Description: TRACT # 17068 LOT 14
 County: LOS ANGELES, CA APN: 2678-005-002
 Census Tract / Block: 1098.00 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: 17068
 Legal Book/Page: 534-26 Map Reference: 8-A3 /
 Legal Lot: 14 Tract #: 17068
 Legal Block: School District: LOS ANGELES
 Market Area: NOH School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 04/28/2017 / 04/28/2017 Deed Type: TRUSTEE'S DEED(TRANSFER)
 Sale Price: 1st Mtg Document #:
 Document #: 475228

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:	1,260	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:	EVAP COOLER
Year Built / Eff:	1955 / 1955	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE

Site Information

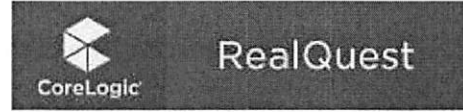
Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,505	Lot Width/Depth:	88 x 85	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$65,375	Assessed Year:	2022	Property Tax:	\$943.95
Land Value:	\$18,450	Improved %:	72%	Tax Area:	16
Improvement Value:	\$46,925	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$58,375				

Comparable Sales Report

For Property Located At



16342 TUBA ST, NORTH HILLS, CA 91343-1338

13 Comparable(s) Selected.

Report Date: 02/22/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$685,000	\$865,000	\$796,077
Bldg/Living Area	1,260	1,153	1,444	1,302
Price/Sqft	\$0.00	\$519.42	\$680.38	\$613.62
Year Built	1955	1921	1960	1952
Lot Area	7,505	7,249	8,682	7,844
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$65,375	\$55,613	\$703,800	\$394,394
Distance From Subject	0.00	0.02	0.47	0.29

*= user supplied for search only

Comp #:**1** Distance From Subject:**0.02 (miles)**

Address: **10225 SOPHIA AVE, NORTH HILLS, CA 91343-1322**

Owner Name: **HEINTZ JENNIFER P**

Seller Name: **JACKSON SEAN & MELANIE**

APN: 2678-005-031	Map Reference: 8-A3 /	Living Area: 1,272
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 6
Subdivision: 17068	Zoning: LARS	Bedrooms: 3
Rec Date: 10/18/2022	Prior Rec Date: 06/27/2019	Bath(F/H): 2 /
Sale Date: 09/21/2022	Prior Sale Date: 06/05/2019	Yr Built/Eff: 1955 / 1955
Sale Price: \$767,000	Prior Sale Price: \$600,000	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 995693	Acres: 0.17	Fireplace: /
1st Mtg Amt: Total Value: \$630,706	Lot Area: 7,506	Pool: /
	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: DETACHED GARAGE

Comp #:**2** Distance From Subject:**0.07 (miles)**

Address: **10215 VALJEAN AVE, NORTH HILLS, CA 91343-1341**

Owner Name: **HUR PHIL J/KWAK CAROLINA**

Seller Name: **TOMETICH TYLER & MARISA**

APN: 2678-004-028	Map Reference: 8-A3 /	Living Area: 1,264
County: LOS ANGELES, CA	Census Tract: 1098.00	Total Rooms: 6
Subdivision: 17068	Zoning: LARS	Bedrooms: 3
Rec Date: 09/16/2022	Prior Rec Date: 03/29/2018	Bath(F/H): 2 /
Sale Date: 08/24/2022	Prior Sale Date: 03/06/2018	Yr Built/Eff: 1955 / 1955
Sale Price: \$860,000	Prior Sale Price: \$578,000	Air Cond: EVAP COOLER
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 911814	Acres: 0.18	Fireplace: /
1st Mtg Amt: \$430,000	Lot Area: 7,634	Pool: /
Total Value: \$619,731	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:3				Distance From Subject:0.17 (miles)
Address:	10245 ODESSA AVE, NORTH HILLS, CA 91343			
Owner Name:	DE GUIA EDWARD J/DE GUIA THAO			
Seller Name:	TEJEDA MARIA E			
APN:	2678-019-023	Map Reference:	8-A3 /	Living Area: 1,444
County:	LOS ANGELES, CA	Census Tract:	1114.01	Total Rooms: 6
Subdivision:	25684	Zoning:	LARS	Bedrooms: 3
Rec Date:	09/23/2022	Prior Rec Date:	05/01/2015	Bath(F/H): 2 /
Sale Date:	08/26/2022	Prior Sale Date:	04/23/2015	Yr Built/Eff: 1921 / 1970
Sale Price:	\$825,000	Prior Sale Price:	\$465,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	931025	Acres:	0.18	Fireplace: /
1st Mtg Amt:	\$618,750	Lot Area:	7,774	Pool:
Total Value:	\$526,618	# of Stories:	1	Roof Mat: COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking: PARKING AVAIL

Comp #:4				Distance From Subject:0.23 (miles)
Address:	16333 HIAWATHA ST, GRANADA HILLS, CA 91344-6831			
Owner Name:	TOOMANIAN SHIRAK/ZARGARYAN ANAHIT			
Seller Name:	GARABETIAN LIVING TRUST			
APN:	2679-011-016	Map Reference:	8-A3 /	Living Area: 1,356
County:	LOS ANGELES, CA	Census Tract:	1097.00	Total Rooms: 6
Subdivision:	24592	Zoning:	LARS	Bedrooms: 3
Rec Date:	10/06/2022	Prior Rec Date:	12/18/2015	Bath(F/H): 2 /
Sale Date:	09/27/2022	Prior Sale Date:	11/17/2015	Yr Built/Eff: 1960 / 1960
Sale Price:	\$865,000	Prior Sale Price:	\$520,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	968228	Acres:	0.19	Fireplace: Y / 1
1st Mtg Amt:	\$745,000	Lot Area:	8,303	Pool: POOL
Total Value:	\$580,064	# of Stories:	1	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking: PARKING AVAIL

Comp #:5				Distance From Subject:0.23 (miles)
Address:	10363 DEBRA AVE, GRANADA HILLS, CA 91344-6736			
Owner Name:	REGANYAN ALEX N			
Seller Name:	KINCAID D & C L/TR			
APN:	2679-023-027	Map Reference:	8-A3 /	Living Area: 1,349
County:	LOS ANGELES, CA	Census Tract:	1114.02	Total Rooms: 6
Subdivision:	18886	Zoning:	LARS	Bedrooms: 3
Rec Date:	07/22/2022	Prior Rec Date:	10/19/1979	Bath(F/H): 2 /
Sale Date:	07/12/2022	Prior Sale Date:		Yr Built/Eff: 1958 / 1958
Sale Price:	\$855,000	Prior Sale Price:	\$94,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	748409	Acres:	0.18	Fireplace: Y / 1
1st Mtg Amt:	\$812,250	Lot Area:	7,664	Pool:
Total Value:	\$196,651	# of Stories:	1	Roof Mat: WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking: ATTACHED GARAGE

Comp #:6				Distance From Subject:0.28 (miles)
Address:	10012 GOTHIC AVE, NORTH HILLS, CA 91343-1212			
Owner Name:	TIANGCO CARLINA N/BENITEZ ELEANOR P			
Seller Name:	MEYER JAMA K			
APN:	2678-007-012	Map Reference:	8-A3 /	Living Area: 1,208
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms: 5
Subdivision:	20918	Zoning:	LARS	Bedrooms: 3
Rec Date:	10/05/2022	Prior Rec Date:	07/17/1987	Bath(F/H): 2 /
Sale Date:	10/03/2022	Prior Sale Date:	06/1987	Yr Built/Eff: 1956 / 1956
Sale Price:	\$809,000	Prior Sale Price:	\$146,500	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	965076	Acres:	0.17	Fireplace: /
1st Mtg Amt:	\$647,200	Lot Area:	7,500	Pool: POOL

Total Value:	\$256,912	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:7				Distance From Subject:0.32 (miles)	
Address: 10138 COLLETT AVE, NORTH HILLS, CA 91343-1429					
Owner Name: GARCIA MONA R					
Seller Name: GARCIA MARCO P					
APN:	2669-008-022	Map Reference:	8-A3 /	Living Area:	1,153
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	17820	Zoning:	LARS	Bedrooms:	3
Rec Date:	01/18/2023	Prior Rec Date:	10/23/2002	Bath(F/H):	2 /
Sale Date:	12/28/2022	Prior Sale Date:	06/26/2002	Yr Built/Eff:	1953 / 1953
Sale Price:	\$690,000	Prior Sale Price:	\$237,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	34850	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$405,000	Lot Area:	7,686	Pool:	
Total Value:	\$344,592	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:8				Distance From Subject:0.33 (miles)	
Address: 10114 COLLETT AVE, NORTH HILLS, CA 91343-1429					
Owner Name: CHUNG JOON-SUB					
Seller Name: WHITE FAMILY LIVING TRUST					
APN:	2669-008-018	Map Reference:	8-A3 /	Living Area:	1,442
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	6
Subdivision:	17820	Zoning:	LARS	Bedrooms:	3
Rec Date:	12/16/2022	Prior Rec Date:	11/20/1973	Bath(F/H):	2 /
Sale Date:	12/07/2022	Prior Sale Date:		Yr Built/Eff:	1953 / 1953
Sale Price:	\$749,000	Prior Sale Price:	\$30,500	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1177594	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$599,200	Lot Area:	7,686	Pool:	
Total Value:	\$58,618	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:9				Distance From Subject:0.35 (miles)	
Address: 16357 SEPTO ST, NORTH HILLS, CA 91343-1308					
Owner Name: KELLER JERRY/KELLER JOSEPHINE P					
Seller Name: RETH PHYRITH P & SOTHEARY					
APN:	2678-009-011	Map Reference:	8-A3 /	Living Area:	1,178
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	20918	Zoning:	LARS	Bedrooms:	3
Rec Date:	09/20/2022	Prior Rec Date:	01/17/2014	Bath(F/H):	2 /
Sale Date:	08/23/2022	Prior Sale Date:	12/17/2013	Yr Built/Eff:	1956 / 1956
Sale Price:	\$785,000	Prior Sale Price:	\$405,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	918769	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$746,819	Lot Area:	8,682	Pool:	POOL
Total Value:	\$467,831	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10				Distance From Subject:0.40 (miles)	
Address: 10514 SWINTON AVE, GRANADA HILLS, CA 91344-6905					
Owner Name: YEGETAZARYAN HRANF/KRACHIKYAN ARPINE					
Seller Name: SHAW LISA					
APN:	2679-008-003	Map Reference:	8-A2 /	Living Area:	1,406
County:	LOS ANGELES, CA	Census Tract:	1097.00	Total Rooms:	6
Subdivision:	20765	Zoning:	LARS	Bedrooms:	3
Rec Date:	09/19/2022	Prior Rec Date:	06/01/2021	Bath(F/H):	2 /
Sale Date:	08/30/2022	Prior Sale Date:	05/03/2021	Yr Built/Eff:	1956 / 1956

Sale Price:	\$769,000	Prior Sale Price:	\$690,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	915986	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$645,000	Lot Area:	7,249	Pool:	
Total Value:	\$703,800	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:11			Distance From Subject:0.41 (miles)		
Address:	16417 LASSEN ST, NORTH HILLS, CA 91343-1230				
Owner Name:	PRADO RICARDO A				
Seller Name:	AZAIAN SHANT				
APN:	2678-013-006	Map Reference:	8-A4 /	Living Area:	1,400
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	7
Subdivision:	20998	Zoning:	LARS	Bedrooms:	4
Rec Date:	06/22/2022	Prior Rec Date:	10/21/2016	Bath(F/H):	2 /
Sale Date:	06/21/2022	Prior Sale Date:	10/12/2016	Yr Built/Eff:	1957 / 1957
Sale Price:	\$865,000	Prior Sale Price:	\$503,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	655046	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$778,500	Lot Area:	7,798	Pool:	
Total Value:	\$550,100	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:12			Distance From Subject:0.47 (miles)		
Address:	10356 MONTGOMERY AVE, GRANADA HILLS, CA 91344-7030				
Owner Name:	TONOIAN KNOCHATUR M				
Seller Name:	FLORENCE FAGNAN LIVING TRUST				
APN:	2668-018-027	Map Reference:	8-B3 /	Living Area:	1,219
County:	LOS ANGELES, CA	Census Tract:	1097.00	Total Rooms:	5
Subdivision:	18814	Zoning:	LARS	Bedrooms:	3
Rec Date:	06/17/2022	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	05/26/2022	Prior Sale Date:		Yr Built/Eff:	1953 / 1953
Sale Price:	\$825,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	645204	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$742,600	Lot Area:	8,385	Pool:	
Total Value:	\$55,613	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:13			Distance From Subject:0.47 (miles)		
Address:	10152 GAYNOR AVE, NORTH HILLS, CA 91343-1453				
Owner Name:	KAZARIAN NAREK				
Seller Name:	PAGE KEVIN R TRUST				
APN:	2669-010-016	Map Reference:	8-B3 /	Living Area:	1,234
County:	LOS ANGELES, CA	Census Tract:	1098.00	Total Rooms:	5
Subdivision:	17820	Zoning:	LARS	Bedrooms:	3
Rec Date:	09/09/2022	Prior Rec Date:	02/02/1996	Bath(F/H):	2 /
Sale Date:	08/31/2022	Prior Sale Date:		Yr Built/Eff:	1953 / 1953
Sale Price:	\$685,000	Prior Sale Price:	\$75,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	887193	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$619,925	Lot Area:	8,101	Pool:	
Total Value:	\$135,888	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL