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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

April 14, 2023

Updated April 14, 2023

Council District # 9

Case #: 849306

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

JOB ADDRESS: 824 W 52ND ST

CONTRACT NO.: C135857-2 T128934 C141028-1 B138088-2 C142032

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 \$438.55. The cost of cleaning the subject lot was \$4,480.00. The cost of fencing the subject lot was \$6,493.44.

It is proposed that a lien for the total amount of **\$11,509.99** 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 4-14-2023

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On March 14, 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 fence the lot, on the parcel located at **824 W 52ND 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	B4763	February 17, 2023	\$438.55
CLEAN	C4831	February 21, 2023	\$4,480.00
FENCE	F4302		\$3,605.90
FENCE	F4303		\$2,887.54
			<u>\$11,411.99</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15837	\$38.00
FULL	T16723	\$30.00
FULL	T17502	\$30.00
		<u>\$98.00</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 \$8,249.42 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$98.00 for a total of **\$11,509.99**, 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: April 14, 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



4-14-2023

BY
DEPUTY

April 14, 2023

CASE #: 849306

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 824 W 52ND ST
ASSESSORS PARCEL NO.: 5001-003-006

Last Full Title: 04/14/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 ELIZABETH EBOW
5141 MARVALE DR.
LOS ANGELES, CA 90043
Capacity: OWNER
- 2 INEZ AND LAWRENCE EBOW
PO BOX 8792
LOS ANGELES, CA 90008
Capacity: INTERESTED PARTY
- 3 INEZ EBOW C/O ELIZABETH EBOW
4401 W SLAUSON AVE STE A113
LOS ANGELES, CA 90043
Capacity: INTERESTED PARTY
- 4 LAWRENCE EBOW C/O ELIZABETH EBOW
PO BOX 56875
LOS ANGELES, CA 90056-0148
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17502
Dated as of: 04/13/2023

Prepared for: City of Los Angeles

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

APN #: 5001-003-006

Property Address: 824 W 52ND ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: AFFIDAVIT – DEATH OF JOINT TENANT

Grantee : ELIZABETH EBOW

Grantor : LAWRENCE EBOW

Deed Date : 01/03/2021

Recorded : 01/12/2021

Instr No. : 21-0060288

MAILING ADDRESS: ELIZABETH EBOW
5141 MARVALE DR, LOS ANGELES, CA 90043

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 70 Brief Description: BURCKS GOLDEN TRACT LOT 70

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

Property Title Report

Work Order No. T16723
Dated as of: 11/17/2020

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5001-003-006

Property Address: 824 W 52ND ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LAWRENCE EBOW AND INEZ EBOW

Grantor : GERALD M.D. PIDGE

Deed Date : 03/20/1950

Recorded : 04/03/1950

Instr No. : BK 32739 PG 20 DOC# 797

MAILING ADDRESS: LAWRENCE EBOW AND INEZ EBOW
PO BOX 8792 LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

Lot: 70 Abbreviated Description: LOT:70 BURCKS GOLDEN TRACT LOT 70

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

Property Title Report

Work Order No. T15837
Dated as of: 03/7/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5001-003-006

Property Address: 824 W 52ND ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LAWRENCE EBOW AND INEZ EBOW

Grantor : GERALD M.D. PIDGE

Deed Date : 03/20/1950

Recorded : 04/03/1950

Instr No. : BK 32739 PG 20 DOC# 797

MAILING ADDRESS: LAWRENCE EBOW AND INEZ EBOW
PO BOX 8792 LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

Lot: 70 Abbreviated Description: LOT:70 BURCKS GOLDEN TRACT LOT 70

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
824 W 52ND ST, LOS ANGELES, CA 90037-3608



Owner Information

Owner Name: **EBOW ELIZABETH**
Mailing Address: **5141 MARVALE DR, LOS ANGELES CA 90043-2008 C043**
Vesting Codes: **//**

Location Information

Legal Description: **BURCKS GOLDEN TRACT LOT 70**
County: **LOS ANGELES, CA** APN: **5001-003-006**
Census Tract / Block: **2327.01 / 1** Alternate APN:
Township-Range-Sect: Subdivision: **BURCKS GOLDEN TR**
Legal Book/Page: Map Reference: **52-A3 /**
Legal Lot: **70** Tract #:
Legal Block: School District: **LOS ANGELES**
Market Area: **C34** School District Name: **LOS ANGELES**
Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **01/12/2021 / 01/03/2021** Deed Type: **AFFIDAVIT**
Sale Price: 1st Mtg Document #:
Document #: **60288**

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:	1,400	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: YES
Year Built / Eff:	1911 / 1911	Roof Type:	Style:
Fireplace:	Y / 1	Foundation:	Quality:
# of Stories:	1	Roof Material:	Condition:
Other Improvements:			

Site Information

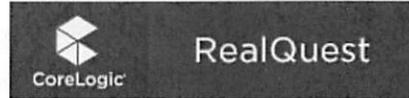
Zoning:	LAR2	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,800	Lot Width/Depth:	40 x 170	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$365,084	Assessed Year:	2022	Property Tax:	\$4,531.41
Land Value:	\$190,910	Improved %:	48%	Tax Area:	212
Improvement Value:	\$174,174	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$365,084				

Comparable Sales Report

For Property Located At



824 W 52ND ST, LOS ANGELES, CA 90037-3608

6 Comparable(s) Selected.

Report Date: 04/03/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$50,000	\$695,000	\$476,500
Bldg/Living Area	1,400	1,206	1,586	1,351
Price/Sqft	\$0.00	\$31.53	\$570.61	\$367.18
Year Built	1911	1909	1913	1910
Lot Area	6,800	5,000	5,940	5,397
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.17
Total Value	\$365,084	\$37,359	\$614,800	\$312,481
Distance From Subject	0.00	0.25	0.49	0.38

*= user supplied for search only

Comp #:1		Distance From Subject: 0.25 (miles)			
Address:	527 W 52ND ST, LOS ANGELES, CA 90037-3309				
Owner Name:	SLAY LINDSAY/COOK-CRICHLOW CHANELL				
Seller Name:	DB RESIDENTIAL LLC				
APN:	5001-032-022	Map Reference:	52-A3 /	Living Area:	1,470
County:	LOS ANGELES, CA	Census Tract:	2321.20	Total Rooms:	
Subdivision:	RAYNOR & RIDDLE PALM PLACE	Zoning:	LAR2	Bedrooms:	3
Rec Date:	01/26/2023	Prior Rec Date:	12/07/2021	Bath(F/H):	1 /
Sale Date:	01/24/2023	Prior Sale Date:	11/18/2021	Yr Built/Eff:	1911 / 1913
Sale Price:	\$639,000	Prior Sale Price:	\$400,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	52980	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$511,000	Lot Area:	5,000	Pool:	
Total Value:	\$614,800	# of Stories:	2	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:2		Distance From Subject: 0.30 (miles)			
Address:	861 W 57TH ST, LOS ANGELES, CA 90037-3627				
Owner Name:	OCEAN DEV INC				
Seller Name:	BARRERA ROSA O				
APN:	5001-011-032	Map Reference:	51-F4 /	Living Area:	1,212
County:	LOS ANGELES, CA	Census Tract:	2327.01	Total Rooms:	6
Subdivision:	BURCKS GOLDEN TR	Zoning:	LAR2	Bedrooms:	2
Rec Date:	12/07/2022	Prior Rec Date:	02/13/2004	Bath(F/H):	1 /
Sale Date:	11/23/2022	Prior Sale Date:	12/15/2003	Yr Built/Eff:	1910 / 1910
Sale Price:	\$575,000	Prior Sale Price:	\$169,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	CONTEMPORARY
Document #:	1142720	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$606,000	Lot Area:	5,427	Pool:	
Total Value:	\$226,407	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	NONE

Comp #:3		Distance From Subject: 0.31 (miles)		
Address:	921 W 57TH ST, LOS ANGELES, CA 90037-3629			
Owner Name:	CADILLAC EXPERT LLC			

Seller Name:	ARGUETA CARLOS H G	Map Reference:	51-F4 /	Living Area:	1,412
APN:	5001-012-023	Census Tract:	2327.01	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAR4	Bedrooms:	3
Subdivision:	BURCKS GOLDEN TR	Prior Rec Date:	03/03/2000	Bath(F/H):	1 /
Rec Date:	12/20/2022	Prior Sale Date:	01/25/2000	Yr Built/Eff:	1909 / 1909
Sale Date:	12/09/2022	Prior Sale Price:	\$135,000	Air Cond:	YES
Sale Price:	\$450,000	Prior Sale Type:	FULL	Style:	
Sale Type:	FULL	Acres:	0.12	Fireplace:	Y / 1
Document #:	1185612	Lot Area:	5,123	Pool:	
1st Mtg Amt:		# of Stories:	1	Roof Mat:	
Total Value:	\$195,506	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE
Land Use:	SFR				

Comp #:	4	Distance From Subject:	0.43 (miles)
Address:	1152 W 51ST PL, LOS ANGELES, CA 90037-3510		
Owner Name:	URBINA LOMBARDO L		
Seller Name:	SAMARRIBA RENE D		
APN:	5002-029-013	Map Reference:	51-F3 /
County:	LOS ANGELES, CA	Census Tract:	2323.00
Subdivision:	MILHOUSE VERMONT AVE	Zoning:	LAR2
Rec Date:	10/28/2022	Prior Rec Date:	08/08/2003
Sale Date:	10/27/2022	Prior Sale Date:	05/27/2003
Sale Price:	\$50,000	Prior Sale Price:	\$220,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1030322	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,521
Total Value:	\$294,737	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking:

Comp #:	5	Distance From Subject:	0.49 (miles)
Address:	1216 W 52ND ST, LOS ANGELES, CA 90037-3427		
Owner Name:	LIN YAO X/COOPER JESSICA S		
Seller Name:	GOODENBOUR JEFFREY M		
APN:	5002-003-020	Map Reference:	51-F3 /
County:	LOS ANGELES, CA	Census Tract:	2326.02
Subdivision:	VERMONT AVE VILLA TR	Zoning:	LAR2
Rec Date:	09/15/2022	Prior Rec Date:	06/15/2018
Sale Date:	08/22/2022	Prior Sale Date:	05/05/2018
Sale Price:	\$695,000	Prior Sale Price:	\$472,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	906335	Acres:	0.12
1st Mtg Amt:	\$660,250	Lot Area:	5,371
Total Value:	\$506,076	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking:

Comp #:	6	Distance From Subject:	0.49 (miles)
Address:	5019 S BUDLONG AVE, LOS ANGELES, CA 90037-2827		
Owner Name:	R & R LOGISTICS SPECIALISTS INC		
Seller Name:	MCNEAL EDNA TRUST		
APN:	5017-010-005	Map Reference:	51-F3 /
County:	LOS ANGELES, CA	Census Tract:	2323.00
Subdivision:	VERMONT AVE SQUARE	Zoning:	LAR1
Rec Date:	11/30/2022	Prior Rec Date:	01/24/1996
Sale Date:	11/09/2022	Prior Sale Date:	
Sale Price:	\$450,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1119879	Acres:	0.14
1st Mtg Amt:	\$445,000	Lot Area:	5,940
Total Value:	\$37,359	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking:

Foreclosure Activity Report

For Property Located At

824 W 52ND ST, LOS ANGELES, CA 90037-3608



Foreclosure Activity Report is not available

824 W 52ND ST LOS ANGELES CA 90037

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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