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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 28, 2023

Council District # 15

Case #: 210923

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

JOB ADDRESS: 467 N WALKER AVE
CONTRACT NO.: C142032 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 at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,967.21.

It is proposed that a lien for the total amount of **\$1,997.21** 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 4-28-2023

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On October 12, 2007 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 467 N WALKER 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	B4777	March 28, 2023	\$1,967.21
			<u>\$1,967.21</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17511	\$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 \$1,435.15 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of \$1,997.21, 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: April 28, 2023

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

Armond Gregoryona
4-28-2023

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

April 28, 2023

CASE #: 210923

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 467 N WALKER AVE
ASSESSORS PARCEL NO.: 7446-004-030

Last Full Title: 04/20/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 JANETTE L. AND EVELYN D. JONES
AND CHERYL A. GUE
1701 W 265TH STREET
HARBOR CITY, CA 90710

Capacity: OWNER



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

Property Title Report

Work Order No. T17511
Dated as of: 04/19/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7446-004-030

Property Address: 467 N WALKER AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA

Grantee : EVELYN D JONES AND JANETTE JONES AND CHERYL GUE

Grantor : BETTY LORRAINE JONES

Deed Date : 07/24/2000

Recorded : 10/23/2000

Instr No. : 00-1651658

***MAILING ADDRESS: EVELYN D JONES AND JANETTE JONES AND CHERYL GUE
1701 265TH ST, HARBOR CITY, CA 90710***

SCHEDULE B

LEGAL DESCRIPTION

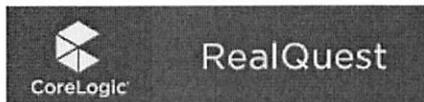
Lot Number: 193 Tract No: 3476 Brief Description: TRACT # 3476 LOT 193

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
 467 N WALKER AVE, SAN PEDRO, CA 90732-2666



Owner Information

Owner Name: JONES EVELYN D/JONES JANETTE
 Mailing Address: 1701 265TH ST, HARBOR CITY CA 90710-3607 C001
 Vesting Codes: / A /

Location Information

Legal Description: TRACT # 3476 LOT 193
 County: LOS ANGELES, CA APN: 7446-004-030
 Census Tract / Block: 2964.02 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: 3476
 Legal Book/Page: 38-7 Map Reference: 78-E2 /
 Legal Lot: 193 Tract #: 3476
 Legal Block: School District: LOS ANGELES
 Market Area: 187 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 10/23/2000 / Deed Type: DEED (REG)
 Sale Price: 1st Mtg Document #:
 Document #: 1651658

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:	895	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1940	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,800	Lot Width/Depth:	40 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$47,527	Assessed Year:	2022	Property Tax:	\$754.01
Land Value:	\$27,463	Improved %:	42%	Tax Area:	14
Improvement Value:	\$20,064	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$47,527				

Comparable Sales Report

For Property Located At



467 N WALKER AVE, SAN PEDRO, CA 90732-2666

7 Comparable(s) Selected.

Report Date: 04/18/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$430,000	\$735,000	\$646,714
Bldg/Living Area	895	780	944	823
Price/Sqft	\$0.00	\$519.32	\$942.31	\$789.15
Year Built	1940	1923	1953	1942
Lot Area	4,800	2,747	6,253	5,032
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$47,527	\$217,001	\$610,000	\$397,818
Distance From Subject	0.00	0.14	0.45	0.32

*= user supplied for search only

Comp #:1		Distance From Subject:0.14 (miles)			
Address:	1409 W SUMMERLAND AVE, SAN PEDRO, CA 90732-2648				
Owner Name:	CHENG THOMAS/SUHARDJO ROBERT				
Seller Name:	SBHOLAT INC				
APN:	7446-002-014	Map Reference:	78-E2 /	Living Area:	832
County:	LOS ANGELES, CA	Census Tract:	2964.02	Total Rooms:	4
Subdivision:	12270	Zoning:	LAR1	Bedrooms:	2
Rec Date:	11/17/2022	Prior Rec Date:	12/23/2021	Bath(F/H):	1 /
Sale Date:	10/19/2022	Prior Sale Date:	12/13/2021	Yr Built/Eff:	1945 / 1945
Sale Price:	\$712,000	Prior Sale Price:	\$610,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1084726	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$640,800	Lot Area:	6,000	Pool:	
Total Value:	\$610,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:2		Distance From Subject:0.24 (miles)			
Address:	1265 W SANTA CRUZ ST, SAN PEDRO, CA 90732-2915				
Owner Name:	VITAL CECILEE M/VITAL JUAN A & LISA				
Seller Name:	MAVAR D & J L/TR				
APN:	7452-011-030	Map Reference:	78-E2 /	Living Area:	944
County:	LOS ANGELES, CA	Census Tract:	2964.02	Total Rooms:	5
Subdivision:	CENTINELA TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/14/2023	Prior Rec Date:	08/26/1980	Bath(F/H):	1 /
Sale Date:	01/31/2023	Prior Sale Date:		Yr Built/Eff:	1941 / 1941
Sale Price:	\$690,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	95209	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$552,000	Lot Area:	5,623	Pool:	
Total Value:	\$217,001	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.31 (miles)		
Address:	519 N BANDINI ST, SAN PEDRO, CA 90731-1832			

Owner Name:	MORGAN PROPERTIES FOUR LLC		
Seller Name:	ALLIN MAXINE		
APN:	7446-019-018	Map Reference:	78-F2 /
County:	LOS ANGELES, CA	Census Tract:	2964.02
Subdivision:	3323	Zoning:	LAR2
Rec Date:	03/01/2023	Prior Rec Date:	01/15/1986
Sale Date:	02/03/2023	Prior Sale Date:	11/1985
Sale Price:	\$430,000	Prior Sale Price:	\$88,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	128661	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,400
Total Value:	\$240,070	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking: DETACHED GARAGE
			Living Area: 828
			Total Rooms: 4
			Bedrooms: 1
			Bath(F/H): 1 /
			Yr Built/Eff: 1923 / 1923
			Air Cond:
			Style: CONVENTIONAL
			Fireplace: /
			Pool:
			Roof Mat: ROLL COMPOSITION

Comp #:	4	Distance From Subject:	0.33 (miles)
Address:	1011 W SEPULVEDA ST, SAN PEDRO, CA 90731-1947		
Owner Name:	LIGON SHEENA N		
Seller Name:	BARR DAVID M & KARIN R		
APN:	7452-005-019	Map Reference:	78-F2 /
County:	LOS ANGELES, CA	Census Tract:	2964.02
Subdivision:	2085	Zoning:	LAR1
Rec Date:	08/05/2022	Prior Rec Date:	12/14/2001
Sale Date:	08/04/2022	Prior Sale Date:	12/05/2001
Sale Price:	\$720,000	Prior Sale Price:	\$215,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	792380	Acres:	0.12
1st Mtg Amt:	\$647,000	Lot Area:	5,398
Total Value:	\$299,280	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking: GRAVEL & ROCK PARKING AVAIL
			Living Area: 801
			Total Rooms: 4
			Bedrooms: 2
			Bath(F/H): 1 /
			Yr Built/Eff: 1952 / 1952
			Air Cond:
			Style: CONVENTIONAL
			Fireplace: /
			Pool:
			Roof Mat: GRAVEL & ROCK

Comp #:	5	Distance From Subject:	0.36 (miles)
Address:	1062 W 1ST ST, SAN PEDRO, CA 90731-1906		
Owner Name:	GRUHN SUSAN		
Seller Name:	BENNETT LINDER		
APN:	7452-013-014	Map Reference:	78-E3 /
County:	LOS ANGELES, CA	Census Tract:	2964.02
Subdivision:	1034	Zoning:	LAR1
Rec Date:	03/30/2023	Prior Rec Date:	11/02/2020
Sale Date:	03/02/2023	Prior Sale Date:	09/21/2020
Sale Price:	\$670,000	Prior Sale Price:	\$535,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	202313	Acres:	0.06
1st Mtg Amt:	\$320,000	Lot Area:	2,747
Total Value:	\$545,700	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking: ROLL COMPOSITION PARKING AVAIL
			Living Area: 780
			Total Rooms: 4
			Bedrooms: 1
			Bath(F/H): 1 /
			Yr Built/Eff: 1936 / 1936
			Air Cond:
			Style: CONVENTIONAL
			Fireplace: /
			Pool:
			Roof Mat: ROLL COMPOSITION

Comp #:	6	Distance From Subject:	0.39 (miles)
Address:	1384 W 3RD ST, SAN PEDRO, CA 90732-3216		
Owner Name:	SHRYNE SHANNA		
Seller Name:	GOLDEN CITY INV PROPS LLC		
APN:	7452-020-020	Map Reference:	78-E3 /
County:	LOS ANGELES, CA	Census Tract:	2964.02
Subdivision:	BLUNCK & MARTENS	Zoning:	LAR1
Rec Date:	02/22/2023	Prior Rec Date:	12/29/2021
Sale Date:	02/14/2023	Prior Sale Date:	12/09/2021
Sale Price:	\$735,000	Prior Sale Price:	\$560,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	112553	Acres:	0.14
1st Mtg Amt:	\$576,000	Lot Area:	6,253
Total Value:	\$560,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
			Parking: COMPOSITION SHINGLE PARKING AVAIL
			Living Area: 780
			Total Rooms: 4
			Bedrooms: 2
			Bath(F/H): 1 /
			Yr Built/Eff: 1946 / 1946
			Air Cond:
			Style: CONVENTIONAL
			Fireplace: /
			Pool:
			Roof Mat: COMPOSITION SHINGLE

Comp #:	7	Distance From Subject:0.45 (miles)			
Address:	938 W UPLAND AVE, SAN PEDRO, CA 90731-1447				
Owner Name:	FLORES FAMILY TRUST				
Seller Name:	PAUL FLORES LIVING TRUST				
APN:	7447-003-009	Map Reference:	78-F2 /	Living Area:	794
County:	LOS ANGELES, CA	Census Tract:	2964.02	Total Rooms:	4
Subdivision:	3295	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/28/2023	Prior Rec Date:	02/09/2011	Bath(F/H):	1 /
Sale Date:	03/20/2023	Prior Sale Date:	12/15/2010	Yr Built/Eff:	1953 / 1953
Sale Price:	\$570,000	Prior Sale Price:	\$259,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	194307	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$427,500	Lot Area:	4,801	Pool:	
Total Value:	\$312,675	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At

467 N WALKER AVE, SAN PEDRO, CA 90732-2666



RealQuest

Foreclosure Activity Report is not available

467 N WALKER AVE SAN PEDRO CA 90732

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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