

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

August 07, 2014

Council District # 7

Case #: 585370

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

JOB ADDRESS: 13880 W PAXTON ST

CONTRACT NO.: 280069448-1 B120245-2 C123679 F122791 T123628

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 \$3,516.74. The cost of cleaning the subject lot was \$1,208.20. The cost of fencing the subject lot was \$13,343.68. The cost of investigating the violation(s) was \$356.16. The cost of title search(es) on the subject lot was \$49.00.

It is proposed that a lien for the total amount of **\$18,473.78** 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.

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

Gene Dirico for:

Frank Lara, Principal Inspector
Vacant Building Abatement

RO:FL: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On May 09, 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at **13880 W PAXTON 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	B3918	May 02, 2014	\$3,516.74
CLEAN	C4181	June 10, 2014	\$1,208.20
FENCE	F3703	May 09, 2014	\$13,343.68

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	612298-0	\$356.16	\$0.00	\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T10259	\$42.00
SUPPLEMENTAL	T10633	\$7.00

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 \$13,311.32 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$49.00. for a total of **\$18,473.78**, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$18,424.78**, and to deposit to Fund 48R the amount of **\$356.16**, and to deposit to Fund 100 the amount of **\$49.00**.

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: August 07, 2014

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager

Gene Divino for:

Report and lien confirmed by
City Council on:

Frank Lara, Principal Inspector
Vacant Building Abatement

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON
JOB ADDRESS: 13880 W PAXTON ST
ASSESSORS PARCEL NO.: 2618-003-006

Last Full Title: 05/09/2014

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 1 | ANTONIO AND FABIOLA CRUZ
13880 PAXTON ST
PACOIMA, CA 91331 | Capacity: OWNER |
| 2 | ALTISOURCE
PO BOX 105460
ATLANTA, GA 30348-5460 | Capacity: OWNER |
| 3 | VALLEY ECONOMIC DEVELOPMENT CENTER INC
5121 VAN NUYS BLVD 3RD FLOOR
VAN NUYS, CA 91403 | Capacity: INTERESTED PARTY |
| 4 | COUNTRYWIDE HOME LOANS SERVICING
c/o RECONTRUST COMPANY N A
1800 TAPO CANYON RD CA6-914-01-94
SIMI VALLEY, CA 93063 | Capacity: INTERESTED PARTY |
| 5 | CARRIAGE ESCROW INC
c/o STEARNS LENDING INC
4 HUTTON CENTRE DRIVE SUITE 500
SANTA ANA, CA 92707 | Capacity: INTERESTED PARTY |
| 6 | WESTERN PROGRESSIVE LLC
2002 SUMMIT BLVD SUITE 600
ATLANTA, GA 30319 | Capacity: INTERESTED PARTY |



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10633
Dated as of: 08/01/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2618-003-006

Property Address: 13880 W PAXTON ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument INTERSPOUSAL TRANSFER GRANT DEED

Grantor: ANTONIO CRUZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Grantee: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS,

Instrument: 04/1943891

Book/Page: N/A

Dated: 07/21/2004

Recorded: 07/29/2004

MAILING ADDRESS: ANTONIO & FABIOLA CRUZ,
13880 PAXTON STREET, PACOIMA, CA 91331

SCHEDULE B

LEGAL DESCRIPTION

LOT 7 OF TRACT 7241, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP
RECORDED IN BOOK 85, PAGE(S) 14, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST WITH ASSIGNMENT OF RENTS

Trustor/Mortgagor: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS,

Lender/Beneficiary: VALLEY ECONOMIC DEVELOPMENT CENTER, INC.,

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

Instrument: 05/3027430

Book/Page: N/A

Amount: \$15,000.00

Open Ended: NO

Dated: 12/05/2005

Recorded: 12/09/2005

Maturity Date: 12/05/2035

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10633

SCHEDULE B (Continued)

MAILING ADDRESS: VALLEY ECONOMIC DEV. CTR., INC. ATTN: LISA WINKLE
5121 VAN NUYS BLVD., 3RD FL, VAN NUYS, CA 91403,

MAILING ADDRESS: ANTONIO CRUZ AND FABIOLA CRUZ,
13880 PAXTON STREET, PACOIMA CALIFORNIA 91331-3561

NO RELEASE FOUND OF RECORD

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS
Lender/Beneficiary: MERS AS NOMINEE FOR STEARNS LENDING, INC., A CALIFORNIA, CORPORATION
Trustee: CARRIAGE ESCROW INC., A CALIFORNIA CORPORATION
Instrument: 06/1620366 **Book/Page:** N/A
Amount: \$448,000.00 **Open Ended:** NO
Dated: 07/13/2006 **Recorded:** 07/24/2006
Maturity Date: 08/01/2036

MAILING ADDRESS: STEARNS LENDING, INC.
4 HUTTON CENTRE DRIVE, SUITE 500 SANTA ANA, CA 92707

MAILING ADDRESS: "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
P.O. BOX 2026, FLINT, MI 48501-2026.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE AND
ASSIGNMENT OF DEED OF TRUST DATED, 12/13/2010 RECORDED 12/30/2010, AS
INSTRUMENT NO. 20101938053

MAILING ADDRESS: RECONTRUST COMPANY,
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS SUBJECT TO SUBSTITUTION OF TRUSTEE AND ASSIGNMENT OF DEED OF
TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ASSIGNOR TO BAC HOME
LOANS SERVICING, LP FKA COUNTRY WIDE HOME LOANS SERVICING, LP (ASSIGNEE) DATED,
12/13/2010 RECORDED 12/30/2010, AS INSTRUMENT NO. 20101938053

MAILING ADDRESS: RECONTRUST COMPANY,
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 06/25/2014 RECORDED 07/01/2014 AS INSTRUMENT NO. 20140679646

MAILING ADDRESS: WESTERN PROGRESSIVE, LLC,
2002 SUMMIT BLVD, SUITE 600, ATLANTA, GA 30319.

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF DEFAULT AND
ELECTION TO SELL UNDER DEED OF TRUST, DATED 07/14/2014 RECORDED
07/17/2014 AS INSTRUMENT NO. 20140740147

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10633

SCHEDULE B (Continued)

MAILING ADDRESS: WESTERN PROGRESSIVE, LLC
2002 SUMMIT BLVD, SUITE 600, ATLANTA, GA 30319

MAILING ADDRESS: WESTERN PROGRESSIVE, LLC, AS TRUSTEE FOR BENEFICIARY C/O
30 CORPORATE PARK SUITE 450 IRVINE, CA 92606

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF TRUSTEE'S SALE,
DATED 03/23/2011 RECORDED 03/25/2011 AS INSTRUMENT NO. 20110447439

MAILING ADDRESS: RECONTRUST COMPANY,
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063.

MAILING ADDRESS: RECONTRUST COMPANY
1800 TAPO CANYON RD., CA6-914-01-94 SIMI VALLEY, CA 93063

Type of Instrument MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE- ABATEMENT PROCEEDINGS,
DATED 09/28/2012 RECORDED 09/28/2012 AS INSTRUMENT NO. 20121466187

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010

MAILING ADDRESS: CRUZ, ANTONIO AND CRUZ, FABIOLA,
13880 PAXTON ST, PACOIMA, CA 91331.

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE- ABATEMENT PROCEEDINGS,
DATED 05/16/2014 RECORDED 05/16/2014 AS INSTRUMENT NO. 20140510536

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010

MAILING ADDRESS: CRUZ, ANTONIO AND CRUZ, FABIOLA,
13880 PAXTON ST, PACOIMA, CA 91331.

NOTICE OF PENDING LIEN, DATED 05/16/2014 RECORDED 05/16/2014 AS
INSTRUMENT NO. 20140510563

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010

MAILING ADDRESS: CRUZ, ANTONIO AND CRUZ, FABIOLA,
13880 PAXTON ST, PACOIMA, CA 91331.



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10259
Dated as of: 05/07/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2618-003-006

Property Address: 13880 W PAXTON ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument INTERSPOUSAL TRANSFER GRANT DEED

Grantor: ANTONIO CRUZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Grantee: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 04/1943891

Book/Page: N/A

Dated: 07/21/2004

Recorded: 07/29/2004

Mailing Address: ANTONIO CRUZ AND FABIOLA CRUZ
13880 W PAXTON ST., PACOIMA, CA

SCHEDULE B

LEGAL DESCRIPTION

LOT 7 OF TRACT 7241, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP RECORDED IN BOOK 85, PAGE(S) 14, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST WITH ASSIGNMENT OF RENTS

Trustor/Mortgagor: ANTONIO CRUZ FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: VALLEY ECONOMIC DEVELOPMENT CENTER, INC.,

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

Instrument: 05/3027430

Book/Page: N/A

Amount: \$15,000.00

Open Ended: NO

Dated: 12/05/2005

Recorded: 12/09/2005

INTUITIVE REAL ESTATE SOLUTIONS

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No.

SCHEDULE B (Continued)

Maturity Date: 12/05/2035

Mailing Address: VALLEY ECONOMIC DEVELOPMENT CENTER, INC.,
5121 VAN NUYS BLVD., 3RD FLOOR VAN NUYS CA, 91403

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ANTONIO CRUZ AND FABIOLA CRUZ, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: MERS AS NOMINEE FOR STEARNS LENDING, A CALIFORNIA CORPORATION,

Trustee: CARRIAGE ESCROW INC., A CALIFORNIA CORPORATION

Instrument: 06/1620366

Book/Page: N/A

Amount: \$448,000.00

Open Ended: NO

Dated: 07/13/2006

Recorded: 07/24/2006

Maturity Date: 08/01/2036

Mailing Address: STEARNS LENDING, A CALIFORNIA CORPORATION, A HUTTON
CENTER DRIVE, SUITE 500, SANTA ANA, CA 92707

SAID DEED OF TRUST IS FURTHER SUBJECT TO SUBSTITUTION OF TRUSTEE AND
ASSIGNMENT OF DEED OF TRUST, FROM MORTGAGE ELECTRONIC REGISTRATION
SYSTEMES, INC., (ASSIGNOR) TO BAC HOME LOANS SERVICING, LP, FKA
COUNTRYWIDE HOME LOANS SERVICING, LP DATED 12/13/2010 RECORDED
12/30/2010 AS INSTRUMENT NO. 20101938053

Mailing Address: RECONTRUST COMPANY, N.A.,

1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063

NOTICE OF TRUSTEE'S SALE, DATED 03/23/2011 RECORDED 03/25/2011 AS
INSTRUMENT NO. 20110447439

Mailing Address: RECONTRUST COMPANY, N.A.,

1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS
EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS,
DATED 09/28/2012 RECORDED 09/28/2012 AS INSTRUMENT NO. 20121466187

Mailing Address: DEPARTMENT OF BUILDING AND SAFETY, CODE ENFORCEMENT BUREAU,
3550 WILSHITE BLVD., SUITE 1800, LOS ANGELES, CA 90010

Property Detail Report

For Property Located At :
13880 PAXTON ST, PACOIMA, CA 91331-3561



Owner Information

Owner Name: **CRUZ ANTONIO & FABIOLA**
 Mailing Address: **13880 PAXTON ST, PACOIMA CA 91331-3561 C008**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT NO 7241 LOT 7	APN:	2618-003-006
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1044.01 / 2	Subdivision:	7241
Township-Range-Sect:		Map Reference:	8-E2 / 502-B2
Legal Book/Page:	85-14	Tract #:	7241
Legal Lot:	7	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/29/2004 / 07/21/2004	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	1943892
Document #:	1943891		

Last Market Sale Information

Recording/Sale Date:	05/31/1990 / 01/1990	1st Mtg Amount/Type:	\$108,000 / PRIVATE PARTY
Sale Price:	\$139,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	972053	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$138.53
New Construction:		Multi/Split Sale:	

Lender:
 Seller Name: **SUAREZ JUAN**

Prior Sale Information

Prior Rec/Sale Date:	09/10/1985 / 07/1985	Prior Lender:	COUNTRYWIDE FNDG
Prior Sale Price:	\$89,000	Prior 1st Mtg Amt/Type:	\$89,683 / CONV
Prior Doc Number:	1051619	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,007	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1952 / 1952	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,355	Lot Width/Depth:	50 x 147	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$208,399	Assessed Year:	2013	Property Tax:	\$2,668.61
Land Value:	\$140,279	Improved %:	33%	Tax Area:	13
Improvement Value:	\$68,120	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$201,399				

Comparable Summary

For Property Located At



13880 PAXTON ST, PACOIMA, CA 91331-3561

10 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 10

	Subject Property	Low	High	Average
Sale Price	\$139,500	\$260,000	\$341,000	\$307,150
Bldg/Living Area	1,007	972	1,156	1,052
Price/Sqft	\$138.53	\$247.15	\$344.44	\$292.92
Year Built	1952	1939	1955	1947
Lot Area	7,355	5,956	14,626	7,677
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$208,399	\$48,334	\$274,000	\$181,959
Distance From Subject	0.00	0.14	0.49	0.35

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
<input checked="" type="checkbox"/>			13880 PAXTON ST	\$139,500	1952	3	1	05/31/1990	1,007	7,355	0.0
Comparables											
<input checked="" type="checkbox"/>	1		13936 DAVENTRY ST	\$320,000	1941	2	2	11/08/2013	972	7,503	0.14
<input checked="" type="checkbox"/>	2		13753 WEIDNER ST	\$305,000	1949	2	1	03/28/2014	980	6,468	0.17
<input checked="" type="checkbox"/>	3		13856 LOUVRE ST	\$320,000	1939	3	1	12/18/2013	1,008	7,506	0.23
<input checked="" type="checkbox"/>	4		13647 WEIDNER ST	\$320,000	1952	3	2	12/16/2013	1,082	5,956	0.32
<input checked="" type="checkbox"/>	5		11100 CAYUGA AVE	\$270,500	1955	3	2	07/18/2014	1,082	14,626	0.38
<input checked="" type="checkbox"/>	6		13601 FILMORE ST	\$265,000	1948	2	1	01/21/2014	1,048	6,227	0.38
<input checked="" type="checkbox"/>	7		14044 CHAMBERLAIN ST	\$341,000	1942	3	2	11/27/2013	990	6,900	0.44
<input checked="" type="checkbox"/>	8		13666 PINNEY ST	\$340,000	1946	3	1	12/27/2013	1,156	6,749	0.48
<input checked="" type="checkbox"/>	9		11206 EL DORADO AVE	\$330,000	1955	4	2	06/30/2014	1,150	7,635	0.49
<input checked="" type="checkbox"/>	10		13541 WEIDNER ST	\$260,000	1947	3	1	01/17/2014	1,052	7,200	0.49