

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

July 26, 2019

Council District # 4

Case #: 669308

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

JOB ADDRESS: 4924 N VENTURA CANYON AVE

CONTRACT NO.: B125341-2 C123679-2 C127623 C128935 T128934

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 \$847.00. The cost of cleaning the subject lot was \$3,782.94. The cost of fencing the subject lot was \$1,314.88.

It is proposed that a lien for the total amount of \$5,982.82 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.

FRANK M. BUSH  
GENERAL MANAGER

*Armond Gregoryona* 7-25-19

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On December 19, 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 fence the lot, on the parcel located at 4924 N VENTURA CANYON 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	B4240	July 12, 2017	\$847.00
CLEAN	C4385	June 30, 2016	\$1,449.84
CLEAN	C4478	July 12, 2017	\$2,333.10
FENCE	F3986	July 21, 2017	\$1,314.88
			<u>\$5,944.82</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16064	<u>\$38.00</u>
		\$38.00

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 \$4,284.30 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of \$5,982.82, 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: July 26, 2019

FRANK M. BUSH  
GENERAL MANAGER

Report and lien confirmed by  
City Council on:

 7-26-19  
Armond Gregoryona, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY  
DEPUTY

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 4924 N VENTURA CANYON AVE  
ASSESSORS PARCEL NO.: 2359-015-013

CASE #: 669308

Last Full Title: 07/19/2019

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 BENJAMIN M SUSMAN, ADMINISTRATOR OF ESTATE OF  
ALICIA LEE LEWIS  
11377 W OLYMPIC BL.  
LOS ANGELES, CA 90064

Capacity: OWNER

BENJAMIN M SUSMAN, ADMINISTRATOR OF ESTATE OF  
ALICIA LEE LEWIS  
4924 VENTURA CANYON AVE  
SHERMAN OAKS, CA 91423

Capacity: OWNER

BENJAMIN M SUSMAN, ADMINISTRATOR OF THE ESTATE  
OF ALICIA LEE LEWIS  
MARC PAUL JACOBS  
11377 W OLYMPIC BLVD  
LOS ANGELES, CA 90064

Capacity: OWNER



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T16064***  
***Dated as of: 07/19/2019***

***Prepared for: City of Los Angeles***

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2359-015-013***

***Property Address: 4924 N VENTURA CANYON AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : BENJAMIN M SUSMAN ADMINISTRATOR OF THE ESTATE OF ALICIA LEE LEWIS***

***Grantor : ALEX VAN KOVN***

***Deed Date : 09/24/2018***

***Recorded : 10/12/2018***

***Instr No. : 18-1038864***

***MAILING ADDRESS: BENJAMIN M SUSMAN ADMINISTRATOR OF THE ESTATE OF ALICIA LEE LEWIS  
11377 W OLYMPIC BLVD LOS ANGELES CA 90064***

***MAILING ADDRESS: BENJAMIN M SUSMAN ADMINISTRATOR OF THE ESTATE OF ALICIA LEE LEWIS  
4924 VENTURA CANYON AVE SHERMAN OAKS CA 91423***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 13 Tract No: 14726 Abbreviated Description: LOT:13 TR#:14726 TRACT # 14726 LOT 13***

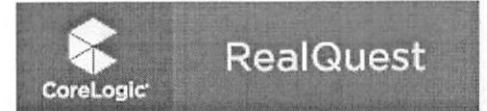
### **MORTGAGES/LIENS**

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

## Property Detail Report

For Property Located At :

4924 VENTURA CANYON AVE, SHERMAN OAKS, CA 91423-1408



**Owner Information**

Owner Name: LEWIS ALICIA L  
 Mailing Address: 4924 VENTURA CANYON AVE, SHERMAN OAKS CA 91423-1408 C034  
 Vesting Codes: DC //

**Location Information**

Legal Description:	TRACT # 14726 LOT 13	APN:	2359-015-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1246.00 / 3	Subdivision:	14726
Township-Range-Sect:		Map Reference:	22-F2 /
Legal Book/Page:	344-40	Tract #:	14726
Legal Lot:	13	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	SO	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	10/12/2018 / 09/24/2018	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1038864		

**Last Market Sale Information**

Recording/Sale Date:	06/21/2018 / 06/20/2018	1st Mtg Amount/Type:	/
Sale Price:	\$150,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	620797	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$78.74
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			

Seller Name: LEWIS MICHAEL

**Prior Sale Information**

Prior Rec/Sale Date:	07/05/2000 / 10/04/1996	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1022322	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

**Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,905	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE; ADDITION				
	Building Permit				

**Site Information**

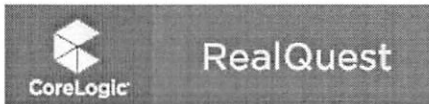
Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,776	Lot Width/Depth:	70 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$117,166	Assessed Year:	2018	Property Tax:	\$1,603.20
Land Value:	\$46,087	Improved %:	61%	Tax Area:	13
Improvement Value:	\$71,079	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$117,166				

# Comparable Sales Report

For Property Located At


**4924 VENTURA CANYON AVE, SHERMAN OAKS, CA 91423-1408**

17 Comparable(s) Selected.

Report Date: 07/18/2019

## Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$150,000	\$855,000	\$1,995,000	\$1,203,118
Bldg/Living Area	1,905	1,651	2,082	1,838
Price/Sqft	\$78.74	\$491.12	\$1,130.95	\$653.08
Year Built	1949	1942	1962	1950
Lot Area	6,776	5,902	11,301	7,511
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$117,166	\$106,602	\$1,116,000	\$742,544
Distance From Subject	0.00	0.08	0.48	0.36

\* = user supplied for search only

### Comp #1

Distance From Subject: 0.08 (miles)

Address:	13618 ADDISON ST, SHERMAN OAKS, CA 91423-1412		
Owner Name:	COOK MATTHEW/AGOPIAN SUSAN		
Seller Name:	HAMOU MARC & SANDRA		
APN:	2359-017-012	Map Reference:	22-F2 /
County:	LOS ANGELES, CA	Census Tract:	1246.00
Subdivision:	1000	Zoning:	LAR1
Rec Date:	06/13/2019	Prior Rec Date:	06/18/2010
Sale Date:	05/15/2019	Prior Sale Date:	05/11/2010
Sale Price:	\$1,213,000	Prior Sale Price:	\$785,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	560334	Acres:	0.18
1st Mtg Amt:	\$970,400	Lot Area:	7,999
Total Value:	\$890,546	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,082
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1955
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

### Comp #2

Distance From Subject: 0.26 (miles)

Address:	4858 MATILJA AVE, SHERMAN OAKS, CA 91423-2428		
Owner Name:	GRIFFITHS JASON P/SNYDER COURTNEY M		
Seller Name:	MCDRAGS INVESTMENTS LLC		
APN:	2269-022-018	Map Reference:	22-F2 /
County:	LOS ANGELES, CA	Census Tract:	1287.02
Subdivision:	13454	Zoning:	LAR1
Rec Date:	12/07/2018	Prior Rec Date:	09/04/2018
Sale Date:	11/15/2018	Prior Sale Date:	07/03/2018
Sale Price:	\$1,425,000	Prior Sale Price:	\$1,050,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1237254	Acres:	0.19
1st Mtg Amt:	\$1,140,000	Lot Area:	8,174
Total Value:	\$520,441	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,948
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1948 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:3 Distance From Subject:0.26 (miles)

Address: 5002 MATILJA AVE, SHERMAN OAKS, CA 91423-1238

Owner Name: NORTMAN STEPHANIE

Seller Name: BRILLIANT HOME DESIGNS LLC

APN:	2269-003-014	Map Reference:	22-F2 /	Living Area:	2,082
County:	LOS ANGELES, CA	Census Tract:	1287.02	Total Rooms:	6
Subdivision:	12090	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/25/2019	Prior Rec Date:	05/30/2018	Bath(F/H):	3 /
Sale Date:	06/06/2019	Prior Sale Date:	04/25/2018	Yr Built/Eff:	1948 / 1957
Sale Price:	\$1,850,000	Prior Sale Price:	\$1,150,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	607448	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,390	Pool:	POOL
Total Value:	\$1,015,335	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:4 Distance From Subject:0.27 (miles)

Address: 5002 VARNA AVE, SHERMAN OAKS, CA 91423-1525

Owner Name: MARGOLIS ADAM/MARGOLIS TARA

Seller Name: WHALEN JEFFREY M

APN:	2359-009-012	Map Reference:	22-F2 /	Living Area:	1,714
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	8
Subdivision:	9555	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/26/2019	Prior Rec Date:	12/12/2014	Bath(F/H):	3 /
Sale Date:	03/18/2019	Prior Sale Date:	11/12/2014	Yr Built/Eff:	1942 / 1975
Sale Price:	\$1,175,000	Prior Sale Price:	\$906,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	262631	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$822,500	Lot Area:	7,019	Pool:	
Total Value:	\$956,976	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.29 (miles)

Address: 4863 MATILJA AVE, SHERMAN OAKS, CA 91423-2422

Owner Name: KNUTSON ROBERT B/KNUTSON MIRYAM L

Seller Name: IANNACI DAYVID

APN:	2269-020-010	Map Reference:	22-E2 /	Living Area:	1,900
County:	LOS ANGELES, CA	Census Tract:	1287.02	Total Rooms:	6
Subdivision:	13454	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/30/2019	Prior Rec Date:	10/21/2011	Bath(F/H):	2 /
Sale Date:	05/29/2019	Prior Sale Date:	09/12/2011	Yr Built/Eff:	1948 / 1953
Sale Price:	\$1,275,000	Prior Sale Price:	\$700,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	499045	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,053	Pool:	POOL
Total Value:	\$772,730	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	DETACHED GARAGE

Comp #:6 Distance From Subject:0.35 (miles)

Address:

Owner Name:

Seller Name: ANDERSEN ELIZABETH A

APN:	2269-019-016	Map Reference:	22-E2 /	Living Area:	1,779
County:	LOS ANGELES, CA	Census Tract:	1287.02	Total Rooms:	5
Subdivision:	15	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/07/2019	Prior Rec Date:	02/17/1989	Bath(F/H):	2 /
Sale Date:	04/02/2019	Prior Sale Date:	01/1989	Yr Built/Eff:	1948 / 1962



Sale Price:	<b>\$1,010,000</b>	Prior Sale Price:	<b>\$365,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>414666</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$727,000</b>	Lot Area:	<b>5,950</b>	Pool:	<b>SPA</b>
Total Value:	<b>\$629,679</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:7 Distance From Subject:0.36 (miles)

Address: **4842 RANCHITO AVE, SHERMAN OAKS, CA 91423-1927**

Owner Name: **PACHECO JAMIE E/BOYER NAOMI**

Seller Name: **KESHISHYAN NSHAN S**

APN:	<b>2269-019-019</b>	Map Reference:	<b>22-E2 /</b>	Living Area:	<b>1,764</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1287.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>15</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/04/2019</b>	Prior Rec Date:	<b>07/07/2017</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>04/22/2019</b>	Prior Sale Date:	<b>06/27/2017</b>	Yr Built/Eff:	<b>1948 / 1958</b>
Sale Price:	<b>\$1,995,000</b>	Prior Sale Price:	<b>\$775,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>516917</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 2</b>
1st Mtg Amt:	<b>\$1,695,750</b>	Lot Area:	<b>5,902</b>	Pool:	
Total Value:	<b>\$729,300</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:8 Distance From Subject:0.38 (miles)

Address: **5047 FULTON AVE, SHERMAN OAKS, CA 91423-1501**

Owner Name: **MARTINEZ LAURA E/STERN MARE TRUST**

Seller Name: **CARPENTER TIMOTHY**

APN:	<b>2359-010-003</b>	Map Reference:	<b>22-F2 /</b>	Living Area:	<b>1,743</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1246.00</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>9555</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>05/01/2019</b>	Prior Rec Date:	<b>10/01/2015</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>04/04/2019</b>	Prior Sale Date:	<b>06/29/2015</b>	Yr Built/Eff:	<b>1953 / 1953</b>
Sale Price:	<b>\$886,000</b>	Prior Sale Price:	<b>\$750,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>393324</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$708,800</b>	Lot Area:	<b>6,148</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$780,195</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:9 Distance From Subject:0.38 (miles)

Address: **4916 FULTON AVE, SHERMAN OAKS, CA 91423-2005**

Owner Name: **SOLOMON D TRUST**

Seller Name: **PAOLETTI YVONNE TRUST**

APN:	<b>2358-013-016</b>	Map Reference:	<b>23-A2 /</b>	Living Area:	<b>1,830</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1247.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>1602</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>06/18/2019</b>	Prior Rec Date:	<b>06/09/1998</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>05/27/2019</b>	Prior Sale Date:	<b>05/28/1998</b>	Yr Built/Eff:	<b>1949 / 1972</b>
Sale Price:	<b>\$1,000,000</b>	Prior Sale Price:	<b>\$219,500</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>577813</b>	Acres:	<b>0.26</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>11,301</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$1,116,000</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:10 Distance From Subject:0.41 (miles)

Address: **4855 LONGRIDGE AVE, SHERMAN OAKS, CA 91423-2116**  
 Owner Name: **ETMEKJIAN GOHAR TRUST**  
 Seller Name: **SELLERS ADVANTAGE SOCIAL LLC**  
 APN: **2358-014-002** Map Reference: **23-A2 /** Living Area: **1,726**  
 County: **LOS ANGELES, CA** Census Tract: **1247.00** Total Rooms: **6**  
 Subdivision: **17098** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **12/10/2018** Prior Rec Date: **06/14/2018** Bath(F/H): **2 /**  
 Sale Date: **11/20/2018** Prior Sale Date: **05/29/2018** Yr Built/Eff: **1951 / 1953**  
 Sale Price: **\$1,115,000** Prior Sale Price: **\$935,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1243706** Acres: **0.15** Fireplace: **Y / 1**  
 1st Mtg Amt: Lot Area: **6,552** Pool: **POOL**  
 Total Value: **\$374,672** # of Stories: **1** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:11 Distance From Subject:0.43 (miles)

Address: **13233 ADDISON ST, SHERMAN OAKS, CA 91423-2105**  
 Owner Name: **SCHWINDT ANDREW O**  
 Seller Name: **MILAM SCOTT**  
 APN: **2358-007-029** Map Reference: **23-A2 /** Living Area: **1,872**  
 County: **LOS ANGELES, CA** Census Tract: **1247.00** Total Rooms: **3**  
 Subdivision: **12174** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **11/06/2018** Prior Rec Date: **02/10/1989** Bath(F/H): **2 /**  
 Sale Date: **10/10/2018** Prior Sale Date: **07/1988** Yr Built/Eff: **1962 / 1966**  
 Sale Price: **\$1,305,000** Prior Sale Price:  
 Sale Type: **FULL** Prior Sale Type: Style:  
 Document #: **1125110** Acres: **0.25** Fireplace: **/**  
 1st Mtg Amt: **\$1,044,000** Lot Area: **10,977** Pool:  
 Total Value: **\$787,221** # of Stories: Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:12 Distance From Subject:0.44 (miles)

Address: **4643 NAGLE AVE, SHERMAN OAKS, CA 91423-3227**  
 Owner Name: **MININGER ANDREW J & ERIN L/MICHELSON STEVEN J & MARILYN N**  
 Seller Name: **IBARROLA ELDRIDGE/ L/TR**  
 APN: **2360-017-038** Map Reference: **22-F3 /** Living Area: **1,723**  
 County: **LOS ANGELES, CA** Census Tract: **1411.01** Total Rooms: **5**  
 Subdivision: **16117** Zoning: **LAR1** Bedrooms: **2**  
 Rec Date: **07/03/2019** Prior Rec Date: **06/03/2010** Bath(F/H): **3 /**  
 Sale Date: **06/03/2019** Prior Sale Date: **05/05/2010** Yr Built/Eff: **1951 / 1955**  
 Sale Price: **\$1,106,000** Prior Sale Price: **\$710,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **645068** Acres: **0.16** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$774,200** Lot Area: **6,982** Pool: **POOL**  
 Total Value: **\$805,461** # of Stories: **1** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED**  
**GARAGE**

Comp #:13 Distance From Subject:0.44 (miles)

Address: **5260 BUFFALO AVE, SHERMAN OAKS, CA 91401-5929**  
 Owner Name: **MANSON MATTHEW/REICHNER JAIME**  
 Seller Name: **FARES TINA M TRUST**  
 APN: **2344-027-001** Map Reference: **22-F2 /** Living Area: **1,967**  
 County: **LOS ANGELES, CA** Census Tract: **1246.00** Total Rooms: **6**  
 Subdivision: **13776** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **06/14/2019** Prior Rec Date: **10/04/2013** Bath(F/H): **2 /**  
 Sale Date: **06/07/2019** Prior Sale Date: **09/13/2013** Yr Built/Eff: **1950 / 1971**  
 Sale Price: **\$1,040,000** Prior Sale Price: **\$757,500** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **565796** Acres: **0.15** Fireplace: **Y / 1**

1st Mtg Amt:		Lot Area:	<b>6,501</b>	Pool:	
Total Value:	<b>\$970,693</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

## Comp #:14

Distance From Subject:0.45 (miles)

Address: **4637 NAGLE AVE, SHERMAN OAKS, CA 91423-3227**Owner Name: **SEREBRYANY VAL FAMILY TRUST**Seller Name: **YETARIAN SARKIS**APN: **2360-017-037**Map Reference: **22-F3 /**Living Area: **1,851**County: **LOS ANGELES, CA**Census Tract: **1411.01**Total Rooms: **6**Subdivision: **16117**Zoning: **LAR1**Bedrooms: **3**Rec Date: **10/31/2018**Prior Rec Date: **10/23/2015**Bath(F/H): **3 /**Sale Date: **10/03/2018**Prior Sale Date: **10/20/2015**Yr Built/Eff: **1951 / 1952**Sale Price: **\$1,250,000**Prior Sale Price: **\$950,000**Air Cond: **EVAP COOLER**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **1104154**Acres: **0.16**Fireplace: **Y / 1**1st Mtg Amt: **\$1,000,000**Lot Area: **6,983**

Pool:

Total Value: **\$988,380**# of Stories: **1**Roof Mat: **COMPOSITION**Land Use: **SFR**Park Area/Cap#: **/ 2**Parking: **PARKING AVAIL****SHINGLE**

## Comp #:15

Distance From Subject:0.45 (miles)

Address: **5264 VENTURA CANYON AVE, SHERMAN OAKS, CA 91401-5921**Owner Name: **KHABBAZ FOUAD J/KHABBAZ DINORAH K**Seller Name: **FARLEY JL & BW TRUST**APN: **2344-025-010**Map Reference: **22-F1 /**Living Area: **1,651**County: **LOS ANGELES, CA**Census Tract: **1246.00**Total Rooms: **5**Subdivision: **13776**Zoning: **LAR1**Bedrooms: **2**Rec Date: **11/02/2018**Prior Rec Date: **10/21/1993**Bath(F/H): **3 /**Sale Date: **10/10/2018**

Prior Sale Date:

Yr Built/Eff: **1950 / 1954**Sale Price: **\$855,000**

Prior Sale Price:

Air Cond: **CENTRAL**Sale Type: **FULL**

Prior Sale Type:

Style: **CONVENTIONAL**Document #: **1116118**Acres: **0.15**Fireplace: **Y / 1**1st Mtg Amt: **\$153,000**Lot Area: **6,500**Pool: **POOL**Total Value: **\$124,020**# of Stories: **1**Roof Mat: **COMPOSITION**Land Use: **SFR**Park Area/Cap#: **/ 2**Parking: **PARKING AVAIL****SHINGLE**

## Comp #:16

Distance From Subject:0.46 (miles)

Address: **4816 LONGRIDGE AVE, SHERMAN OAKS, CA 91423-2117**Owner Name: **GERISCH RYAN/GERISCH AMANDA**Seller Name: **SALVAGGIO RICHARD P TRUST**APN: **2358-015-001**Map Reference: **23-A2 /**Living Area: **1,758**County: **LOS ANGELES, CA**Census Tract: **1247.00**Total Rooms: **6**Subdivision: **17098**Zoning: **LAR1**Bedrooms: **3**Rec Date: **06/07/2019**Prior Rec Date: **06/12/2007**Bath(F/H): **3 /**Sale Date: **05/06/2019**Prior Sale Date: **05/22/2007**Yr Built/Eff: **1951 / 1953**Sale Price: **\$1,040,000**Prior Sale Price: **\$875,000**Air Cond: **EVAP COOLER**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **534794**Acres: **0.16**Fireplace: **Y / 1**1st Mtg Amt: **\$832,000**Lot Area: **6,874**Pool: **POOL**Total Value: **\$1,055,000**# of Stories: **1**Roof Mat: **WOOD SHAKE**Land Use: **SFR**Park Area/Cap#: **/ 2**Parking: **PARKING AVAIL****SHINGLE**

## Comp #:17

Distance From Subject:0.48 (miles)

Address: **5313 SUNNYSLOPE AVE, SHERMAN OAKS, CA 91401-5920**Owner Name: **KELLER DAVID**Seller Name: **MIRSKY JACK R**

APN:	2344-024-012	Map Reference:	22-F1 /	Living Area:	1,859
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	6
Subdivision:	13776	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/26/2018	Prior Rec Date:	12/01/1972	Bath(F/H):	2 /
Sale Date:	09/14/2018	Prior Sale Date:		Yr Built/Eff:	1950 / 1952
Sale Price:	\$913,000	Prior Sale Price:	\$34,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1090438	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$639,100	Lot Area:	7,385	Pool:	
Total Value:	\$106,602	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE