

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

December 04, 2019

Updated November 27, 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 B131051-2 C123679-2 C127623 C128935 C128935-2 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 \$4,661.43. The cost of cleaning the subject lot was \$5,651.10. The cost of fencing the subject lot was \$1,314.88.

It is proposed that a lien for the total amount of **\$11,665.41** 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

M. Schulzinger (for)

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
BARRICADE	B4390	August 08, 2019	\$3,814.43
CLEAN	C4385	June 30, 2016	\$1,449.84
CLEAN	C4478	July 12, 2017	\$2,333.10
CLEAN	C4595	August 27, 2019	\$1,868.16
FENCE	F3986	July 21, 2017	\$1,314.88
			<hr/> <hr/> \$11,627.41

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16064	\$38.00
		<hr/> <hr/> \$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 \$8,343.29 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$38.00 for a total of **\$11,665.41**, 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: December 04, 2019

FRANK M. BUSH
GENERAL MANAGER

M. Schulzinger (for)
Armond Gregoryona, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: RICHARD SIMONS

JOB ADDRESS: 4924 N VENTURA CANYON AVE

ASSESSORS PARCEL NO.: 2359-015-013

Last Full Title: 07/19/2019

Last Update Title:

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
C/O 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

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:		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:	\$900,000	Assessed Year:	2019	Property Tax:	\$1,603.20
Land Value:	\$760,000	Improved %:	16%	Tax Area:	13
Improvement Value:	\$140,000	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$900,000				

Comparable Sales Report

For Property Located At


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

20 Comparable(s) Selected.

Report Date: 11/27/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$150,000	\$886,000	\$2,290,000	\$1,272,575
Bldg/Living Area	1,905	1,714	2,166	1,883
Price/Sqft	\$78.74	\$452.48	\$1,237.84	\$674.33
Year Built	1949	1941	1964	1949
Lot Area	6,776	5,950	11,301	7,496
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$900,000	\$106,317	\$1,412,700	\$905,326
Distance From Subject	0.00	0.08	0.44	0.33

* = 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:	\$908,356	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		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: 0.22 (miles)

Address:	4951 VARNA AVE, SHERMAN OAKS, CA 91423-2010		
Owner Name:	CHAGHAYAN ARMAN		
Seller Name:	GOLDMAN WILLIAM J		
APN:	2359-013-002	Map Reference:	22-F2 /
County:	LOS ANGELES, CA	Census Tract:	1246.00
Subdivision:	9555	Zoning:	LAR1
Rec Date:	07/10/2019	Prior Rec Date:	03/06/1998
Sale Date:	07/03/2019	Prior Sale Date:	12/23/1997
Sale Price:	\$965,000	Prior Sale Price:	\$286,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	666192	Acres:	0.17
1st Mtg Amt:	\$579,000	Lot Area:	7,205
Total Value:	\$434,176	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,838
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1941 / 1970
		Air Cond:	CENTRAL
		Style:	RANCH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:3 Distance From Subject:0.23 (miles)

Address: 4740 VENTURA CANYON AVE, SHERMAN OAKS, CA 91423-2414

Owner Name: CHESTER ANA M

Seller Name: LEWIS JESSICA & RANDALL D

APN:	2359-021-006	Map Reference:	22-F3 /	Living Area:	1,954
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	6
Subdivision:	13525	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/06/2019	Prior Rec Date:	04/11/2000	Bath(F/H):	2 /
Sale Date:	06/19/2019	Prior Sale Date:	03/27/2000	Yr Built/Eff:	1948 / 1967
Sale Price:	\$1,025,000	Prior Sale Price:	\$257,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	780248	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$725,000	Lot Area:	7,282	Pool:	POOL
Total Value:	\$473,366	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:4 Distance From Subject:0.25 (miles)

Address: 4920 VARNA AVE, SHERMAN OAKS, CA 91423-2011

Owner Name: CHE JOSHUA/SEO EUN Y

Seller Name: 6 ANGELS LLC

APN:	2359-012-015	Map Reference:	22-F2 /	Living Area:	1,798
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	6
Subdivision:	9555	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/15/2019	Prior Rec Date:	05/09/2018	Bath(F/H):	2 /
Sale Date:	07/29/2019	Prior Sale Date:	04/20/2018	Yr Built/Eff:	1950 / 1952
Sale Price:	\$1,725,000	Prior Sale Price:	\$870,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	817592	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$600,007	Lot Area:	7,076	Pool:	POOL
Total Value:	\$887,400	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.26 (miles)

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

Owner Name: NORMAN 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:	\$1,173,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 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:	\$976,115	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #7

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:	\$788,184	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #8

Distance From Subject:0.33 (miles)

Address:	5022 STERN AVE, SHERMAN OAKS, CA 91423-1242				
Owner Name:	BRONX TRUST				
Seller Name:	MESSENGER LUCAS & ALEJANDRA				
APN:	2269-004-011	Map Reference:	22-E2 /	Living Area:	2,166
County:	LOS ANGELES, CA	Census Tract:	1287.02	Total Rooms:	6
Subdivision:	12090	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/24/2019	Prior Rec Date:	10/16/2017	Bath(F/H):	3 /
Sale Date:	09/12/2019	Prior Sale Date:	10/12/2017	Yr Built/Eff:	1948 / 1953
Sale Price:	\$1,575,000	Prior Sale Price:	\$1,385,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	997287	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	\$1,260,000	Lot Area:	8,699	Pool:	
Total Value:	\$1,412,700	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #9

Distance From Subject:0.34 (miles)

Address:	4905 FULTON AVE, SHERMAN OAKS, CA 91423-2004				
Owner Name:	FERNANDEZ DANIEL E/DAO DE M				
Seller Name:	EISENBERG LOGAN S				
APN:	2359-011-009	Map Reference:	22-F2 /	Living Area:	2,094
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	5
Subdivision:	9555	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/16/2019	Prior Rec Date:	03/17/2015	Bath(F/H):	3 /
Sale Date:	06/10/2019	Prior Sale Date:	02/12/2015	Yr Built/Eff:	1950 / 1967
Sale Price:	\$947,500	Prior Sale Price:	\$835,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	691135	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$758,000	Lot Area:	6,051	Pool:	
Total Value:	\$899,619	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #10

Distance From Subject:0.34 (miles)

Address: **4955 STERN AVE, SHERMAN OAKS, CA 91423-1925**
 Owner Name: **DE LA ROSA ANTHONY**
 Seller Name: **INVESTOR EXPERTS INC**
 APN: **2269-019-002** Map Reference: **22-E2 /** Living Area: **2,135**
 County: **LOS ANGELES, CA** Census Tract: **1287.02** Total Rooms: **5**
 Subdivision: **15** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **06/27/2019** Prior Rec Date: **02/16/2018** Bath(F/H): **3 /**
 Sale Date: **05/30/2019** Prior Sale Date: **01/19/2018** Yr Built/Eff: **1948 / 1990**
 Sale Price: **\$1,749,000** Prior Sale Price: **\$865,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **614826** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,199,000** Lot Area: **6,699** Pool: **POOL**
 Total Value: **\$1,011,800** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #:11 Distance From Subject:0.35 (miles)
 Address: **4831 STERN AVE, SHERMAN OAKS, CA 91423-1923**
 Owner Name: **REIDY KEVIN/REIDY DANIELLE**
 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: **\$1,010,000** Prior Sale Price: **\$365,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **414666** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$727,000** Lot Area: **5,950** Pool: **SPA**
 Total Value: **\$642,271** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:12 Distance From Subject:0.36 (miles)
 Address: **5011 STERN AVE, SHERMAN OAKS, CA 91423-1241**
 Owner Name: **QIAN RUI/YOON STEPHANIE**
 Seller Name: **ADRI ROTEM & KAREEN**
 APN: **2269-005-011** Map Reference: **22-E2 /** Living Area: **1,850**
 County: **LOS ANGELES, CA** Census Tract: **1287.02** Total Rooms: **6**
 Subdivision: **12090** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/06/2019** Prior Rec Date: **12/19/2017** Bath(F/H): **2 /**
 Sale Date: **07/30/2019** Prior Sale Date: **11/21/2017** Yr Built/Eff: **1948 / 1950**
 Sale Price: **\$2,290,000** Prior Sale Price: **\$1,075,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **915034** Acres: **0.19** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,832,000** Lot Area: **8,450** Pool:
 Total Value: **\$1,096,500** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:13 Distance From Subject:0.38 (miles)
 Address: **5227 ALLOTT AVE, SHERMAN OAKS, CA 91401-5902**
 Owner Name: **TILIKUM HOLDINGS LLC**
 Seller Name: **LOMAN RICHARD F TRUST**
 APN: **2344-026-014** Map Reference: **22-F2 /** Living Area: **1,798**
 County: **LOS ANGELES, CA** Census Tract: **1246.00** Total Rooms: **6**
 Subdivision: **13776** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/02/2019** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **09/05/2019** Prior Sale Date: Yr Built/Eff: **1950 / 1952**
 Sale Price: **\$915,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **1038919** Acres: **0.15** Fireplace: **Y / 1**

1st Mtg Amt:		Lot Area:	6,500	Pool:	
Total Value:	\$106,317	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:14

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:	2359-010-003	Map Reference:	22-F2 /	Living Area:	1,743
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	6
Subdivision:	9555	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/01/2019	Prior Rec Date:	10/01/2015	Bath(F/H):	3 /
Sale Date:	04/04/2019	Prior Sale Date:	06/29/2015	Yr Built/Eff:	1953 / 1953
Sale Price:	\$886,000	Prior Sale Price:	\$750,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	393324	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$708,800	Lot Area:	6,148	Pool:	POOL
Total Value:	\$795,798	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:15

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:	2358-013-016	Map Reference:	23-A2 /	Living Area:	1,830
County:	LOS ANGELES, CA	Census Tract:	1247.00	Total Rooms:	5
Subdivision:	1602	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/18/2019	Prior Rec Date:	06/09/1998	Bath(F/H):	2 /
Sale Date:	05/27/2019	Prior Sale Date:	05/28/1998	Yr Built/Eff:	1949 / 1972
Sale Price:	\$1,000,000	Prior Sale Price:	\$219,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	577813	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	11,301	Pool:	POOL
Total Value:	\$1,138,320	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:16

Distance From Subject:0.39 (miles)

Address:	4622 BUFFALO AVE, SHERMAN OAKS, CA 91423-3110				
Owner Name:	BURSK HAYDEN A				
Seller Name:	DRISCOLL JACK & BRITTANY				
APN:	2360-001-008	Map Reference:	22-F3 /	Living Area:	1,796
County:	LOS ANGELES, CA	Census Tract:	1411.01	Total Rooms:	7
Subdivision:	13	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/03/2019	Prior Rec Date:	06/14/2016	Bath(F/H):	3 /
Sale Date:	09/04/2019	Prior Sale Date:	05/10/2016	Yr Built/Eff:	1948 / 1980
Sale Price:	\$1,365,000	Prior Sale Price:	\$1,320,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1044661	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,015,000	Lot Area:	8,264	Pool:	
Total Value:	\$1,400,793	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:17

Distance From Subject:0.40 (miles)

Address:	5235 SUNNYSLOPE AVE, SHERMAN OAKS, CA 91401-5919
Owner Name:	HOOL CARLA TRUST
Seller Name:	ORLEANS LORNE

APN:	2344-023-017	Map Reference:	22-F2 /	Living Area:	1,823
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	7
Subdivision:	13776	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/29/2019	Prior Rec Date:	08/13/2015	Bath(F/H):	3 /
Sale Date:	07/03/2019	Prior Sale Date:	07/17/2015	Yr Built/Eff:	1950 / 1963
Sale Price:	\$1,345,000	Prior Sale Price:	\$1,199,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	744386	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$945,000	Lot Area:	7,732	Pool:	POOL
Total Value:	\$1,272,386	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:18

Distance From Subject:0.40 (miles)

Address: 5147 NAGLE AVE, SHERMAN OAKS, CA 91423-1517

Owner Name: TASHJIAN VARTAN/MAYELIAN ALEEN

Seller Name: MIKAILIAN FAM L/TR

APN:	2359-002-022	Map Reference:	22-F2 /	Living Area:	1,755
County:	LOS ANGELES, CA	Census Tract:	1246.00	Total Rooms:	6
Subdivision:	9538	Zoning:	LAR1	Bedrooms:	4
Rec Date:	09/13/2019	Prior Rec Date:	07/29/2003	Bath(F/H):	2 /
Sale Date:	07/29/2019	Prior Sale Date:	06/24/2003	Yr Built/Eff:	1964 / 1964
Sale Price:	\$1,005,000	Prior Sale Price:	\$575,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	952490	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$904,500	Lot Area:	7,110	Pool:	POOL
Total Value:	\$732,858	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:19

Distance From Subject:0.43 (miles)

Address: 4636 VARNA AVE, SHERMAN OAKS, CA 91423-3105

Owner Name: EBRAHEMIAN ERIK

Seller Name: RIESE STEVEN C

APN:	2360-017-024	Map Reference:	22-F3 /	Living Area:	1,809
County:	LOS ANGELES, CA	Census Tract:	1411.01	Total Rooms:	6
Subdivision:	16117	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/20/2019	Prior Rec Date:	04/16/1999	Bath(F/H):	2 /
Sale Date:	07/15/2019	Prior Sale Date:	03/16/1999	Yr Built/Eff:	1951 / 1963
Sale Price:	\$1,030,000	Prior Sale Price:	\$355,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	837797	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$824,000	Lot Area:	7,000	Pool:	POOL
Total Value:	\$1,135,000	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:20

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:	\$821,570	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE

Land Use: SFR

Park Area/Cap#: /

Parking: DETACHED
GARAGE