BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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MAYOR

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

September 02, 2022

Council District # 1
Case #: 950855

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

JOB ADDRESS: **5236 E BUCHANAN ST**
CONTRACT NO.: **C135857-1 F134191-3 T137838 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, 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 $1,404.06. The cost of cleaning the subject lot was $21,126.00. The cost of fencing the subject lot was $13,839.95.

It is proposed that a lien for the total amount of **$36,406.01** 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, Principal Inspector
Lien Review

Armond Gregoryona
9-2-2022

REPORT OF ABATE OF A PUBLIC NUISANCE

On March 21, 2022 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 **5236 E BUCHANAN 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:

Work Description	Work Order No.	Date Completed	Cost
BARRICADE	B4648	May 03, 2022	$1,404.06
CLEAN	C4732	April 19, 2022	$5,460.00
CLEAN	C4736	April 19, 2022	$15,666.00
FENCE	F4194	March 23, 2022	$4,978.40
FENCE	F4197	June 01, 2022	$8,861.55
			$36,370.01

Title report costs were as follows:

Title Search	Work Order No.	Amount
FULL	T17003	$30.00
SUPPLEMENTAL	T17089	$6.00
		$36.00

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 $26,014.58 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was $36.00 for a total of **$36,406.01**, 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: September 02, 2022

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

Armond Gregoryona
9-2-2022

BY

DEPUTY

September 01, 2022

ASSIGNED INSPECTOR: GABRIEL HERRERA
JOB ADDRESS: **5236 E BUCHANAN ST**
ASSESSORS PARCEL NO.: 5478-011-006

CASE #: 950855

Last Full Title: 03/30/2022 Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 LISA M. PROFT
5236 BUCHANAN ST
LOS ANGELES, CA 90042
Capacity: OWNER

2 LISA M. PROFT
4668 HUNTINGTON DR S #422
LOS ANGELES, CA 90032-1976
Capacity: OWNER

3 GUADALUPE AND RUBEN M PEREZ
5236 BUCHANAN ST
LOS ANGELES, CA 90042
Capacity: INTERESTED PARTY

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

Property Title Report

Work Order No. T17089 ***Prepared for:*** *City of Los Angeles*
Dated as of: 07/12/2022

SCHEDULE A
(Reported Property Information)

APN #: 5478-011-006

Property Address: *5236 E BUCHANAN ST* ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Document: *AFFIDAVIT – DEATH OF JOINT TENANT*
Grantee : *LISA M. PROFT*
Grantor : *GUADALUPE PEREZ*
Deed Date : *04/22/2022* ***Recorded :*** *05/11/2022*
Instr No. : *22-0512988*

MAILING ADDRESS: *LISA M. PROFT*
5236 BUCHANAN ST LOS ANGELES, CA 90042

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 6 Tract No: 2596 Brief Description: TRACT # 2596 1/2 VAC ALLEY ADJ ON SW ANDLOT 6

MORTGAGES/LIENS

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

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

Property Title Report

Work Order No. T17003 **Prepared for:** City of Los Angeles
Dated as of: 03/29/2022

SCHEDULE A
(Reported Property Information)

APN #: 5478-011-006

Property Address: 5236 E BUCHANAN ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION
Type of Document: GRANT DEED
Grantee : GUADALUPE PEREZ AND RUBEN MONTOYA PEREZ
Grantor : GUADALUPE PEREZ AND RUBEN MONTOYA PEREZ
Deed Date : 04/04/2013 **Recorded :** 04/04/2013
Instr No. : 13-0507302

MAILING ADDRESS: GUADALUPE PEREZ AND RUBEN MONTOYA PEREZ
5236 BUCHANAN ST, LOS ANGELES, CA 90042

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 6 Tract No: 2596 Brief Description: TRACT # 2596 1/2 VAC ALLEY ADJ ON SW AND LOT 6

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
5236 BUCHANAN ST, LOS ANGELES, CA 90042-2352

CoreLogic RealQuest

Owner Information

Owner Name:	**PROFT LISA M**
Mailing Address:	**4668 HUNTINGTON DR S #422, LOS ANGELES CA 90032-1976 C013**
Vesting Codes:	/ /

Location Information

Legal Description:	**TRACT # 2596 1/2 VAC ALLEY ADJ ON SW AND LOT 6**		
County:	LOS ANGELES, CA	APN:	5478-011-006
Census Tract / Block:	1833.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	2596
Legal Book/Page:	42-19	Map Reference:	36-B1 /
Legal Lot:	6	Tract #:	2596
Legal Block:		School District:	LOS ANGELES
Market Area:	632	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	05/11/2022 / 04/22/2022	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	512988		

Last Market Sale Information

Recording/Sale Date:	09/17/1979 /	1st Mtg Amount/Type:	/
Sale Price:	$12,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1033579	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$17.36
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	06/22/1978 /	Prior Lender:	
Prior Sale Price:	$52,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	720	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:	1	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:	1921 / 1921	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE Building Permit

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,814	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:	$130,626	Assessed Year:	2021	Property Tax:	$1,616.62
Land Value:	$86,136	Improved %:	34%	Tax Area:	4
Improvement Value:	$44,490	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	$123,626				

Comparable Sales Report

For Property Located At

5236 BUCHANAN ST, LOS ANGELES, CA 90042-2352

3 Comparable(s) Selected.

Report Date: 08/30/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$12,500	$905,000	$1,325,000	$1,093,333
Bldg/Living Area	720	672	808	737
Price/Sqft	$17.36	$1,346.73	$1,639.85	$1,473.67
Year Built	1921	1912	1922	1915
Lot Area	4,814	2,228	6,190	4,803
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	$130,626	$415,912	$599,041	$517,718
Distance From Subject	0.00	0.39	0.49	0.45

*= user supplied for search only

Comp #:**1** Distance From Subject:**0.39 (miles)**

Address:	5655 BUCHANAN ST, LOS ANGELES, CA 90042-2553				
Owner Name:	**SAMMONS BRANDON C/GOSS KRISTEN E**				
Seller Name:	**PINTS LLC**				
APN:	**5478-035-012**	Map Reference:	**36-C1 /**	Living Area:	**732**
County:	**LOS ANGELES, CA**	Census Tract:	**1836.10**	Total Rooms:	**5**
Subdivision:	**GRIDER & HAMILTONS HLND PARK**	Zoning:	**LARD2**	Bedrooms:	**2**
Rec Date:	**07/01/2022**	Prior Rec Date:	**09/27/2018**	Bath(F/H):	**1 /**
Sale Date:	**06/17/2022**	Prior Sale Date:	**09/12/2018**	Yr Built/Eff:	**1912 / 1912**
Sale Price:	**$1,050,000**	Prior Sale Price:	**$570,000**	Air Cond:	
Sale Type:	**FULL**	Prior Sale Type:	**FULL**	Style:	**CONVENTIONAL**
Document #:	**687447**	Acres:	**0.14**	Fireplace:	**/**
1st Mtg Amt:	**$840,000**	Lot Area:	**5,990**	Pool:	
Total Value:	**$599,041**	# of Stories:	**1**	Roof Mat:	**COMPOSITION SHINGLE**
Land Use:	**SFR**	Park Area/Cap#:	**/**	Parking:	

Comp #:**2** Distance From Subject:**0.46 (miles)**

Address:	5700 BALTIMORE ST, LOS ANGELES, CA 90042-2517				
Owner Name:	**JORGENSEN ROBERT/JORGENSEN YOXSIMER FAM TRUST**				
Seller Name:	**CILREATH GREGORY**				
APN:	**5484-013-010**	Map Reference:	**36-C1 /**	Living Area:	**672**
County:	**LOS ANGELES, CA**	Census Tract:	**1836.20**	Total Rooms:	**4**
Subdivision:	**NEW YORK TR**	Zoning:	**LAR2**	Bedrooms:	**1**
Rec Date:	**04/22/2022**	Prior Rec Date:	**08/25/2017**	Bath(F/H):	**1 /**
Sale Date:	**04/04/2022**	Prior Sale Date:	**07/18/2017**	Yr Built/Eff:	**1922 / 1941**
Sale Price:	**$905,000**	Prior Sale Price:	**$512,000**	Air Cond:	
Sale Type:	**FULL**	Prior Sale Type:	**FULL**	Style:	**UNKNOWN**
Document #:	**440386**	Acres:	**0.05**	Fireplace:	**/**
1st Mtg Amt:	**$500,000**	Lot Area:	**2,228**	Pool:	
Total Value:	**$538,200**	# of Stories:	**1**	Roof Mat:	**COMPOSITION SHINGLE**
Land Use:	**SFR**	Park Area/Cap#:	**/**	Parking:	**PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.49 (miles)**

Address:	1509 N AVENUE 56, LOS ANGELES, CA 90042-1114				
Owner Name:	LE KHANG/LE YUJIN C				
Seller Name:	HANSOL LLC				
APN:	5485-004-003	Map Reference:	26-C6 /	Living Area:	808
County:	LOS ANGELES, CA	Census Tract:	1832.22	Total Rooms:	5
Subdivision:	ST FRANCIS HEIGHTS	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/02/2022	Prior Rec Date:	02/03/2021	Bath(F/H):	1 /
Sale Date:	04/27/2022	Prior Sale Date:	01/07/2021	Yr Built/Eff:	1913 / 1913
Sale Price:	$1,325,000	Prior Sale Price:	$820,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	475053	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	$660,500	Lot Area:	6,190	Pool:	
Total Value:	$415,912	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Foreclosure Activity Report

For Property Located At

5236 BUCHANAN ST, LOS ANGELES, CA 90042-2352

Foreclosure Activity Report is not available

5236 BUCHANAN ST LOS ANGELES CA 90042

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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