

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

December 09, 2022

Council District # 9

Case #: 963230

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

JOB ADDRESS: 854 E 87TH ST
CONTRACT NO.: 280172457-6 C135857-2 C141028-1 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 \$3,896.83. The cost of cleaning the subject lot was \$12,096.00. The cost of fencing the subject lot was \$11,711.39.

It is proposed that a lien for the total amount of **\$28,096.38** 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 Gregory 12-9-2022

Armond Gregory, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On June 30, 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 **854 E 87TH 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	B4677	October 12, 2022	\$3,495.87
BARRICADE	B4695	October 12, 2022	\$400.96
CLEAN	C4774	October 19, 2022	\$7,840.00
CLEAN	C4783	October 19, 2022	\$4,256.00
FENCE	F4237	October 12, 2022	\$11,107.71
FENCE	F4246	November 07, 2022	\$603.68
			\$27,704.22

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	866410-5	\$356.16	\$0.00	\$356.16
				\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17057	\$30.00
SUPPLEMENTAL	T17344	\$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 \$20,180.89 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$36.00 for a total of **\$28,096.38**, 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 09, 2022

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

Armond Gregoryona
12-9-2022

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: NEVILLE REID

JOB ADDRESS: 854 E 87TH ST

ASSESSORS PARCEL NO.: 6042-021-029

Last Full Title: 07/01/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 ASHTON CLARK KITCHENS JR
854 E 87TH ST.
LOS ANGELES, CA 90002
Capacity: OWNER

- 2 PUBLIC ADMINISTRATOR'S OFFICE C/O DENISE
HENDERSON
320 W TEMPLE ST. 9TH FLOOR
LOS ANGELES, CA 90012
Capacity: INTERESTED PARTY

- 3 RE LOAN SERVICING
ASHTON CLARK KITCHENS JR
879 W 190TH ST, 8TH FL
GARDENA, CA 90248
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17057
Dated as of: 06/29/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6042-021-029

Property Address: 854 E 87TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ASHTON CLARK KITCHENS JR

Grantor : ASHTON CLARK KITCHENS JR

Deed Date : 02/01/2018

Recorded : 02/14/2018

Instr No. : 18-0151315

MAILING ADDRESS: ASHTON CLARK KITCHENS JR
854 E 87TH ST, LOS ANGELES, CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 403 Tract No: 6631 Brief Description: TRACT NO. 6631 LOT 403

MORTGAGES/LIENS

Type of Document: REVOLVING CREDIT DEED OF TRUST

Recording Date: 02/14/2018

Document #: 18-0151316

Loan Amount: \$80,000

Lender Name: RE LOAN SERVICING

Borrowers Name: ASHTON CLARK KITCHENS JR

MAILING ADDRESS: RE LOAN SERVICING
879 W. 190TH ST. 8TH FL. GARDENA, CA 90248



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

Property Title Report

Work Order No. T17344
Dated as of: 12/08/2022

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 6042-021-029

Property Address: 854 E 87TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ASHTON CLARK KITCHENS JR

Grantor : ASHTON CLARK KITCHENS JR

Deed Date : 02/01/2018

Recorded : 02/14/2018

Instr No. : 18-0151315

MAILING ADDRESS: ASHTON CLARK KITCHENS JR

854 E 87TH ST, LOS ANGELES, CA 90002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 403 Tract No: 6631 Brief Description: TRACT NO. 6631 LOT 403

MORTGAGES/LIENS

Type of Document: REVOLVING CREDIT DEED OF TRUST

Recording Date: 02/14/2018

Document #: 18-0151316

Loan Amount: \$80,000

Lender Name: RE LOAN SERVICING

Borrowers Name: ASHTON CLARK KITCHENS JR

MAILING ADDRESS: RE LOAN SERVICING

879 W. 190TH ST. 8TH FL. GARDENA, CA 90248

Property Detail Report

For Property Located At :
854 E 87TH ST, LOS ANGELES, CA 90002-1019



Owner Information

Owner Name: KITCHENS ASHTON C JR
 Mailing Address: 854 E 87TH ST, LOS ANGELES CA 90002-1019 C001
 Vesting Codes: //

Location Information

Legal Description: TRACT NO. 6631 LOT 403
 County: LOS ANGELES, CA APN: 6042-021-029
 Census Tract / Block: 2400.10 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 6631
 Legal Book/Page: 71-50 Map Reference: 58-C2 /
 Legal Lot: 403 Tract #: 6631
 Legal Block: School District: LOS ANGELES
 Market Area: C37 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOMITA

Owner Transfer Information

Recording/Sale Date: 02/14/2018 / 02/01/2018 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #: 151316
 Document #: 151315

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:		Construction:	
Living Area:	1,777	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1950 / 1952	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:	ADDITION Building Permit				

Site Information

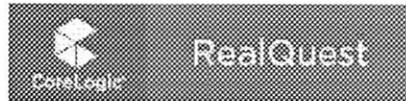
Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,102	Lot Width/Depth:	40 x 127	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$51,231	Assessed Year:	2022	Property Tax:	\$992.62
Land Value:	\$14,066	Improved %:	73%	Tax Area:	460
Improvement Value:	\$37,165	Tax Year:	2021	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$44,231				

Comparable Sales Report

For Property Located At



854 E 87TH ST, LOS ANGELES, CA 90002-1019

3 Comparable(s) Selected.

Report Date: 12/08/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$570,000	\$660,000	\$605,000
Bldg/Living Area	1,777	1,584	1,604	1,596
Price/Sqft	\$0.00	\$356.25	\$416.67	\$379.21
Year Built	1950	1895	1946	1922
Lot Area	5,102	5,011	5,738	5,318
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$51,231	\$39,535	\$478,284	\$215,311
Distance From Subject	0.00	0.35	0.40	0.37

*= user supplied for search only

Comp #: 1		Distance From Subject: 0.35 (miles)	
Address:	617 E 85TH ST, LOS ANGELES, CA 90001-3624		
Owner Name:	GANSON GARY E/GANSON VENUS M		
Seller Name:	SENEGAL MARGARETTA A		
APN:	6029-025-008	Map Reference:	58-C1 /
County:	LOS ANGELES, CA	Census Tract:	2398.02
Subdivision:	6	Zoning:	LAR2
Rec Date:	05/09/2022	Prior Rec Date:	
Sale Date:	04/07/2022	Prior Sale Date:	
Sale Price:	\$570,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	499834	Acres:	0.13
1st Mtg Amt:	\$484,500	Lot Area:	5,738
Total Value:	\$478,284	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,600
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1946 / 1949
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #: 2		Distance From Subject: 0.35 (miles)	
Address:	1137 E 90TH ST, LOS ANGELES, CA 90002-1711		
Owner Name:	MOORE JOSHUA E & ALLAMARY/CLARKE ROGER S		
Seller Name:	DUNN MERLLINE LIVING TRUST		
APN:	6043-006-026	Map Reference:	58-C2 /
County:	LOS ANGELES, CA	Census Tract:	5352.00
Subdivision:	7421	Zoning:	LCR2*
Rec Date:	05/20/2022	Prior Rec Date:	01/27/1965
Sale Date:	04/20/2022	Prior Sale Date:	
Sale Price:	\$585,000	Prior Sale Price:	\$17,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	548228	Acres:	0.12
1st Mtg Amt:	\$574,404	Lot Area:	5,011
Total Value:	\$128,113	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,604
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1895 / 1927
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #: 3		Distance From Subject: 0.40 (miles)	
Address:	1260 E 87TH PL, LOS ANGELES, CA 90002-1201		
Owner Name:	MARIN AUSENCIO		
Seller Name:	ONE POINT INC		
APN:	6043-014-004	Map Reference:	58-D2 /
		Living Area:	1,584

County:	LOS ANGELES, CA	Census Tract:	5351.02	Total Rooms:	
Subdivision:	7421	Zoning:	LCR2*	Bedrooms:	3
Rec Date:	10/27/2022	Prior Rec Date:	06/16/2022	Bath(F/H):	2 /
Sale Date:	08/29/2022	Prior Sale Date:	06/10/2022	Yr Buil/Eff:	1926 / 1940
Sale Price:	\$660,000	Prior Sale Price:	\$579,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1022091	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$570,817	Lot Area:	5,204	Pool:	
Total Value:	\$39,535	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Foreclosure Activity Report

For Property Located At



854 E 87TH ST, LOS ANGELES, CA 90002-1019

Foreclosure Activity Report is not available

854 E 87TH ST LOS ANGELES CA 90002

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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