

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 # 2

Case #: 967322

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

JOB ADDRESS: 11228 W BLIX ST  
CONTRACT NO.: C141028-1 T137838 C135857-2 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 \$5,375.37. The cost of cleaning the subject lot was \$2,240.00. The cost of fencing the subject lot was \$14,488.32.

It is proposed that a lien for the total amount of **\$22,139.69** 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 August 18, 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, fence the lot, on the parcel located at **11228 W BLIX 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	B4690	November 05, 2022	\$5,375.37
CLEAN	C4771	October 18, 2022	\$2,240.00
FENCE	F4236	October 14, 2022	\$14,488.32
			<u>\$22,103.69</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17138	\$30.00
SUPPLEMENTAL	T17346	\$6.00
		<u>\$36.00</u>

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 \$15,824.35 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$36.00 for a total of **\$22,139.69**, 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

Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review



ATTEST: HOLLY WOLCOTT  
CITY CLERK

12-9-2022

BY

DEPUTY

December 09, 2022

CASE #: 967322

ASSIGNED INSPECTOR: DUANE JOHNSON  
JOB ADDRESS: 11228 W BLIX ST  
ASSESSORS PARCEL NO.: 2353-030-012

Last Full Title: 08/23/2022

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |                            |
|---|----------------------------|
| 1 PAUL KOZLOV<br>15021 VENTURA BLVD #721<br>SHERMAN OAKS, CA 91403              | Capacity: OWNER            |
| 2 PROVIDENT TITLE COMPANY<br>10701 WILSHIRE BLVD #1505<br>LOS ANGELES, CA 90024 | Capacity: INTERESTED PARTY |



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17138***  
***Dated as of: 08/22/2022***

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

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

***APN #: 2353-030-012***

***Property Address: 11228 W BLIX ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : PAUL KOZLOV***

***Grantor : JULIA Y. TRANKIEM***

***Deed Date : 02/02/2021***

***Recorded : 03/22/2021***

***Instr No. : 21-0452022***

***MAILING ADDRESS: PAUL KOZLOV***

***15021 VENTURA BLVD # 721, SHERMAN OAKS, CA 91403***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 59 Tract No: 4606 Brief Description: TRACT NO 4606 E 50 FT OF LOT 59***

### **MORTGAGES/LIENS**

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 04/14/2022***

***Document #: 22-0413618***

***Loan Amount: \$640,000***

***Lender Name: PROVIDENT TITLE COMPANY***

***Borrowers Name: PAUL KOZLOV***

***MAILING ADDRESS: PROVIDENT TITLE COMPANY***

***10701 WILSHIRE BLVD. #1505 LOS ANGELES, CA 90024***



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17346***  
***Dated as of: 12/08/2022***

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

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2353-030-012***

***Property Address: 11228 W BLIX ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : PAUL KOZLOV***

***Grantor : JULIA Y. TRANKIEM***

***Deed Date : 02/02/2021***

***Recorded : 03/22/2021***

***Instr No. : 21-0452022***

***MAILING ADDRESS: PAUL KOZLOV***

***15021 VENTURA BLVD # 721, SHERMAN OAKS, CA 91403***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot Number: 59 Tract No: 4606 Brief Description: TRACT NO 4606 E 50 FT OF LOT 59***

#### **MORTGAGES/LIENS**

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 04/14/2022***

***Document #: 22-0413618***

***Loan Amount: \$640,000***

***Lender Name: PROVIDENT TITLE COMPANY***

***Borrowers Name: PAUL KOZLOV***

***MAILING ADDRESS: PROVIDENT TITLE COMPANY***

***10701 WILSHIRE BLVD. #1505 LOS ANGELES, CA 90024***

# Property Detail Report

For Property Located At :  
 11228 BLIX ST, NORTH HOLLYWOOD, CA 91602-1207



**Owner Information**

Owner Name: KOZLOV PAUL  
 Mailing Address: 15021 VENTURA BLVD #PMB721, SHERMAN OAKS CA 91403-2442 C050  
 Vesting Codes: //

**Location Information**

Legal Description: TRACT NO 4606 E 50 FT OF LOT 59  
 County: LOS ANGELES, CA APN: 2353-030-012  
 Census Tract / Block: 1254.02 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision: 46  
 Legal Book/Page: 14-27 Map Reference: 23-E3 /  
 Legal Lot: 59 Tract #: 46  
 Legal Block: School District: LOS ANGELES  
 Market Area: TUL School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township: LOMITA

**Owner Transfer Information**

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: 03/22/2021 / 02/02/2021 1st Mtg Amount/Type: \$640,000 /  
 Sale Price: \$937,500 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: 452023  
 Document #: 452022 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company: PROVIDENT TITLE  
 Lender:  
 Seller Name: TRANKIEM JULIA Y

**Prior Sale Information**

Prior Rec/Sale Date: 04/07/2014 / 02/25/2014 Prior Lender: PMAC LNDG SVCS INC  
 Prior Sale Price: \$680,000 Prior 1st Mtg Amt/Type: \$544,000 / CONV  
 Prior Doc Number: 348232 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: GRANT DEED

**Property Characteristics**

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

**Site Information**

Zoning: LAR1	Acres: 0.19	County Use: SINGLE FAMILY RESID (0100)
Lot Area: 8,250	Lot Width/Depth: 50 x 165	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type: PUBLIC
Site Influence:		Sewer Type: TYPE UNKNOWN

**Tax Information**

Total Value: \$956,250	Assessed Year: 2022	Property Tax: \$12,660.18
Land Value: \$650,250	Improved %: 32%	Tax Area: 13
Improvement Value: \$306,000	Tax Year: 2021	Tax Exemption:
Total Taxable Value: \$956,250		

# Comparable Sales Report

For Property Located At



11228 BLIX ST, NORTH HOLLYWOOD, CA 91602-1207

20 Comparable(s) Selected.

Report Date: 12/08/2022

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$937,500	\$740,000	\$3,650,000	\$1,427,450
Bldg/Living Area	0	972	2,881	1,708
Price/Sqft	\$0.00	\$581.85	\$2,646.85	\$875.49
Year Built	0	1924	2018	1940
Lot Area	8,250	1,380	8,258	6,987
Bedrooms	0	2	5	3
Bathrooms/Restrooms	0	1	4	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$956,250	\$81,720	\$1,713,600	\$668,024
Distance From Subject	0.00	0.08	0.39	0.29

\*= user supplied for search only

<b>Comp #:</b> 1		Distance From Subject: 0.08 (miles)	
<b>Address:</b>	11208 KLING ST, NORTH HOLLYWOOD, CA 91602-1710		
<b>Owner Name:</b>	MARYE FELISCHA		
<b>Seller Name:</b>	MACKIN GEORGE B		
<b>APN:</b>	2353-033-014	<b>Map Reference:</b>	23-E3 /
<b>County:</b>	LOS ANGELES, CA	<b>Census Tract:</b>	1254.02
<b>Subdivision:</b>	4606 SHEET 02	<b>Zoning:</b>	LAR1
<b>Rec Date:</b>	08/02/2022	<b>Prior Rec Date:</b>	03/16/1999
<b>Sale Date:</b>	07/11/2022	<b>Prior Sale Date:</b>	03/01/1999
<b>Sale Price:</b>	\$1,275,000	<b>Prior Sale Price:</b>	\$196,000
<b>Sale Type:</b>	FULL	<b>Prior Sale Type:</b>	FULL
<b>Document #:</b>	779257	<b>Acres:</b>	0.19
<b>1st Mtg Amt:</b>	\$956,250	<b>Lot Area:</b>	8,250
<b>Total Value:</b>	\$428,391	<b># of Stories:</b>	1
<b>Living Area:</b>	1,946		
<b>Total Rooms:</b>	6		
<b>Bedrooms:</b>	4		
<b>Bath(F/H):</b>	2 /		
<b>Yr Built/Eff:</b>	1926 / 1934		
<b>Air Cond:</b>			
<b>Style:</b>	CONVENTIONAL		
<b>Fireplace:</b>	Y / 1		
<b>Pool:</b>			
<b>Roof Mat:</b>	COMPOSITION SHINGLE		
<b>Land Use:</b>	SFR	<b>Park Area/Cap#:</b>	/
		<b>Parking:</b>	PARKING AVAIL

<b>Comp #:</b> 2		Distance From Subject: 0.13 (miles)	
<b>Address:</b>	11142 KLING ST, NORTH HOLLYWOOD, CA 91602-1731		
<b>Owner Name:</b>	MARJANIAN MOVSES K		
<b>Seller Name:</b>	ROY LIVING TRUST		
<b>APN:</b>	2353-033-007	<b>Map Reference:</b>	23-E3 /
<b>County:</b>	LOS ANGELES, CA	<b>Census Tract:</b>	1254.02
<b>Subdivision:</b>	46	<b>Zoning:</b>	LAR1
<b>Rec Date:</b>	05/06/2022	<b>Prior Rec Date:</b>	05/25/2001
<b>Sale Date:</b>	04/14/2022	<b>Prior Sale Date:</b>	05/09/2001
<b>Sale Price:</b>	\$1,515,000	<b>Prior Sale Price:</b>	\$385,000
<b>Sale Type:</b>	FULL	<b>Prior Sale Type:</b>	FULL
<b>Document #:</b>	495819	<b>Acres:</b>	0.19
<b>1st Mtg Amt:</b>	\$1,136,250	<b>Lot Area:</b>	8,251
<b>Total Value:</b>	\$630,235	<b># of Stories:</b>	1
<b>Living Area:</b>	2,078		
<b>Total Rooms:</b>	7		
<b>Bedrooms:</b>	4		
<b>Bath(F/H):</b>	2 /		
<b>Yr Built/Eff:</b>	1924 / 1945		
<b>Air Cond:</b>	CENTRAL		
<b>Style:</b>	CONVENTIONAL		
<b>Fireplace:</b>	Y / 1		
<b>Pool:</b>			
<b>Roof Mat:</b>	ROLL COMPOSITION		
<b>Land Use:</b>	SFR	<b>Park Area/Cap#:</b>	/
		<b>Parking:</b>	DETACHED GARAGE

<b>Comp #:</b> 3		Distance From Subject: 0.17 (miles)	
<b>Address:</b>	11150 HORTENSE ST, NORTH HOLLYWOOD, CA 91602-1730		

<b>Owner Name:</b>	<b>TEKIELA KYLE &amp; NICOLE TRUST</b>		
<b>Seller Name:</b>	<b>FRANKFORT FAM L TRUST</b>		
<b>APN:</b>	<b>2353-034-029</b>	<b>Map Reference:</b>	<b>/</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1254.02</b>
<b>Subdivision:</b>	<b>4606 SHEET #3</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>07/19/2022</b>	<b>Prior Rec Date:</b>	<b>06/29/2006</b>
<b>Sale Date:</b>	<b>06/22/2022</b>	<b>Prior Sale Date:</b>	<b>05/31/2006</b>
<b>Sale Price:</b>	<b>\$1,420,000</b>	<b>Prior Sale Price:</b>	<b>\$1,015,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>735999</b>	<b>Acres:</b>	<b>0.19</b>
<b>1st Mtg Amt:</b>	<b>\$1,136,000</b>	<b>Lot Area:</b>	<b>8,250</b>
<b>Total Value:</b>	<b>\$1,307,067</b>	<b># of Stories:</b>	<b>/</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,729</b>
		<b>Total Rooms:</b>	<b>3</b>
		<b>Bedrooms:</b>	<b>2 /</b>
		<b>Bath(F/H):</b>	<b>1930 / 1930</b>
		<b>Yr Buil/Eff:</b>	<b>Air Cond:</b>
		<b>Style:</b>	<b>Fireplace:</b>
		<b>Pool:</b>	<b>Roof Mat:</b>
		<b>Parking:</b>	

<b>Comp #:</b>	<b>4</b>	<b>Distance From Subject:</b>	<b>0.19 (miles)</b>
<b>Address:</b>	<b>11157 SARAH ST, NORTH HOLLYWOOD, CA 91602-1739</b>		
<b>Owner Name:</b>	<b>ZHOU YIYANG/NGUYEN MICHELLE</b>		
<b>Seller Name:</b>	<b>BATES FAMILY TRUST</b>		
<b>APN:</b>	<b>2353-034-019</b>	<b>Map Reference:</b>	<b>23-E3 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1254.02</b>
<b>Subdivision:</b>	<b>4606</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>06/13/2022</b>	<b>Prior Rec Date:</b>	<b>02/14/1979</b>
<b>Sale Date:</b>	<b>05/02/2022</b>	<b>Prior Sale Date:</b>	<b>\$100,000</b>
<b>Sale Price:</b>	<b>\$1,539,000</b>	<b>Prior Sale Price:</b>	<b>FULL</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>623182</b>	<b>Acres:</b>	<b>0.16</b>
<b>1st Mtg Amt:</b>	<b>\$1,231,100</b>	<b>Lot Area:</b>	<b>6,756</b>
<b>Total Value:</b>	<b>\$347,256</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>2,633</b>
		<b>Total Rooms:</b>	<b>7</b>
		<b>Bedrooms:</b>	<b>3</b>
		<b>Bath(F/H):</b>	<b>3 /</b>
		<b>Yr Buil/Eff:</b>	<b>1948 / 1963</b>
		<b>Air Cond:</b>	<b>CENTRAL</b>
		<b>Style:</b>	<b>CONVENTIONAL</b>
		<b>Fireplace:</b>	<b>Y / 1</b>
		<b>Pool:</b>	<b>POOL</b>
		<b>Roof Mat:</b>	<b>COMPOSITION</b>
		<b>Parking:</b>	<b>SHINGLE</b>

<b>Comp #:</b>	<b>5</b>	<b>Distance From Subject:</b>	<b>0.26 (miles)</b>
<b>Address:</b>	<b>11015 BLIX ST, NORTH HOLLYWOOD, CA 91602-1202</b>		
<b>Owner Name:</b>	<b>JOHNSON DAVID P/SHAW KELSEY N</b>		
<b>Seller Name:</b>	<b>PAONESSA CHRISTOPHER</b>		
<b>APN:</b>	<b>2353-026-026</b>	<b>Map Reference:</b>	<b>23-E3 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1254.02</b>
<b>Subdivision:</b>	<b>46</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>08/31/2022</b>	<b>Prior Rec Date:</b>	<b>09/13/2016</b>
<b>Sale Date:</b>	<b>08/04/2022</b>	<b>Prior Sale Date:</b>	<b>08/29/2016</b>
<b>Sale Price:</b>	<b>\$1,315,000</b>	<b>Prior Sale Price:</b>	<b>\$815,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>864280</b>	<b>Acres:</b>	<b>0.19</b>
<b>1st Mtg Amt:</b>	<b>\$1,052,000</b>	<b>Lot Area:</b>	<b>8,258</b>
<b>Total Value:</b>	<b>\$891,318</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,538</b>
		<b>Total Rooms:</b>	<b>6</b>
		<b>Bedrooms:</b>	<b>3</b>
		<b>Bath(F/H):</b>	<b>2 /</b>
		<b>Yr Buil/Eff:</b>	<b>1929 / 1929</b>
		<b>Air Cond:</b>	<b>CONVENTIONAL</b>
		<b>Style:</b>	<b>Y / 1</b>
		<b>Fireplace:</b>	<b>Pool:</b>
		<b>Roof Mat:</b>	<b>TILE</b>
		<b>Parking:</b>	<b>ATTACHED</b>
			<b>GARAGE</b>

<b>Comp #:</b>	<b>6</b>	<b>Distance From Subject:</b>	<b>0.26 (miles)</b>
<b>Address:</b>	<b>11030 HORTENSE ST, TOLUCA LAKE, CA 91602-1718</b>		
<b>Owner Name:</b>	<b>CECCARELLI MARC S</b>		
<b>Seller Name:</b>	<b>REINER JONATHAN D</b>		
<b>APN:</b>	<b>2353-035-005</b>	<b>Map Reference:</b>	<b>23-E3 /</b>
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>1254.02</b>
<b>Subdivision:</b>	<b>46</b>	<b>Zoning:</b>	<b>LAR1</b>
<b>Rec Date:</b>	<b>09/16/2022</b>	<b>Prior Rec Date:</b>	<b>08/07/2017</b>
<b>Sale Date:</b>	<b>08/17/2022</b>	<b>Prior Sale Date:</b>	<b>07/22/2017</b>
<b>Sale Price:</b>	<b>\$1,450,000</b>	<b>Prior Sale Price:</b>	<b>\$1,068,000</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>
<b>Document #:</b>	<b>908745</b>	<b>Acres:</b>	<b>0.19</b>
<b>1st Mtg Amt:</b>	<b>\$972,000</b>	<b>Lot Area:</b>	<b>8,250</b>
<b>Total Value:</b>	<b>\$1,145,109</b>	<b># of Stories:</b>	<b>1</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>
		<b>Living Area:</b>	<b>1,708</b>
		<b>Total Rooms:</b>	<b>6</b>
		<b>Bedrooms:</b>	<b>3</b>
		<b>Bath(F/H):</b>	<b>2 /</b>
		<b>Yr Buil/Eff:</b>	<b>1927 / 1955</b>
		<b>Air Cond:</b>	<b>CENTRAL</b>
		<b>Style:</b>	<b>CONVENTIONAL</b>
		<b>Fireplace:</b>	<b>Y / 1</b>
		<b>Pool:</b>	<b>POOL</b>
		<b>Roof Mat:</b>	<b>TILE</b>
		<b>Parking:</b>	<b>ATTACHED</b>
			<b>GARAGE</b>

Comp #:7			Distance From Subject:0.29 (miles)
Address:	4635 KRAFT AVE, NORTH HOLLYWOOD, CA 91602-1113		
Owner Name:	KARAGOZ S SEPARATE PROP TRUST/DERDERIAN HRAK		
Seller Name:	GRUNDY BEVERLY J TRUST		
APN:	2354-013-031	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.01
Subdivision:	9982	Zoning:	LAR1
Rec Date:	05/16/2022	Prior Rec Date:	03/26/1987
Sale Date:	04/26/2022	Prior Sale Date:	
Sale Price:	\$950,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	526282	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,431
Total Value:	\$81,720	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,461
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Buil/Eff:	1939 / 1943
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:8			Distance From Subject:0.29 (miles)
Address:	4541 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91602-2025		
Owner Name:	BENSHALOM ALON		
Seller Name:	TOTH ROBERT		
APN:	2365-013-012	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.02
Subdivision:	95	Zoning:	LARD1.5
Rec Date:	04/19/2022	Prior Rec Date:	11/19/2010
Sale Date:	03/28/2022	Prior Sale Date:	10/27/2010
Sale Price:	\$1,305,000	Prior Sale Price:	\$385,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	427728	Acres:	0.15
1st Mtg Amt:	\$970,750	Lot Area:	6,543
Total Value:	\$464,792	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,081
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Buil/Eff:	1938 / 1938
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:9			Distance From Subject:0.30 (miles)
Address:	4708 FARMDALE AVE, NORTH HOLLYWOOD, CA 91602-1110		
Owner Name:	LEVUN MARC D K/PACEY BRIANA		
Seller Name:	WINTER SANDRA F		
APN:	2354-013-045	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.01
Subdivision:	1	Zoning:	LAR1
Rec Date:	07/12/2022	Prior Rec Date:	
Sale Date:	06/02/2022	Prior Sale Date:	
Sale Price:	\$1,125,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	712896	Acres:	0.15
1st Mtg Amt:	\$1,068,750	Lot Area:	6,750
Total Value:	\$99,021	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,630
		Total Rooms:	8
		Bedrooms:	5
		Bath(F/H):	2 /
		Yr Buil/Eff:	1950 / 1954
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

<b>Comp #:</b> 10			Distance From Subject:	0.30 (miles)
<b>Address:</b>	4734 FARMDALE AVE, NORTH HOLLYWOOD, CA 91602-1110			
<b>Owner Name:</b>	ROUDBARI SHAHAUB			
<b>Seller Name:</b>	KOVINSKY LIVING TRUST			
<b>APN:</b>	2354-013-050	<b>Map Reference:</b>	23-D3 /	<b>Living Area:</b> 1,542
<b>County:</b>	LOS ANGELES, CA	<b>Census Tract:</b>	1433.01	<b>Total Rooms:</b> 4
<b>Subdivision:</b>	1	<b>Zoning:</b>	LAR1	<b>Bedrooms:</b> 3
<b>Rec Date:</b>	09/01/2022	<b>Prior Rec Date:</b>	05/13/1992	<b>Bath(F/H):</b> 2 /
<b>Sale Date:</b>	07/19/2022	<b>Prior Sale Date:</b>	04/1992	<b>Yr Built/Eff:</b> 1937 / 1975
<b>Sale Price:</b>	\$1,420,000	<b>Prior Sale Price:</b>	\$255,000	<b>Air Cond:</b> CENTRAL
<b>Sale Type:</b>	FULL	<b>Prior Sale Type:</b>	FULL	<b>Style:</b> CONVENTIONAL
<b>Document #:</b>	869195	<b>Acres:</b>	0.15	<b>Fireplace:</b> /
<b>1st Mtg Amt:</b>	\$970,800	<b>Lot Area:</b>	6,750	<b>Pool:</b>
<b>Total Value:</b>	\$494,841	<b># of Stories:</b>	1	<b>Roof Mat:</b> COMPOSITION SHINGLE
<b>Land Use:</b>	SFR	<b>Park Area/Cap#:</b>	/	<b>Parking:</b> PARKING AVAIL

<b>Comp #:</b> 11			Distance From Subject:	0.31 (miles)
<b>Address:</b>	4640 FARMDALE AVE, NORTH HOLLYWOOD, CA 91602-1108			
<b>Owner Name:</b>	KAPUYA RAFAEL/KAPUYA ALEXANDRA			
<b>Seller Name:</b>	SHADE CHRISTINE E F/TR			
<b>APN:</b>	2354-013-033	<b>Map Reference:</b>	23-D3 /	<b>Living Area:</b> 972
<b>County:</b>	LOS ANGELES, CA	<b>Census Tract:</b>	1433.01	<b>Total Rooms:</b> 4
<b>Subdivision:</b>	9982	<b>Zoning:</b>	LAR1	<b>Bedrooms:</b> 2
<b>Rec Date:</b>	08/23/2022	<b>Prior Rec Date:</b>		<b>Bath(F/H):</b> 1 /
<b>Sale Date:</b>	08/04/2022	<b>Prior Sale Date:</b>		<b>Yr Built/Eff:</b> 1946 / 1946
<b>Sale Price:</b>	\$740,000	<b>Prior Sale Price:</b>		<b>Air Cond:</b> EVAP COOLER
<b>Sale Type:</b>	FULL	<b>Prior Sale Type:</b>		<b>Style:</b> CONVENTIONAL
<b>Document #:</b>	840215	<b>Acres:</b>	0.19	<b>Fireplace:</b> Y / 1
<b>1st Mtg Amt:</b>	\$555,000	<b>Lot Area:</b>	8,103	<b>Pool:</b>
<b>Total Value:</b>	\$200,805	<b># of Stories:</b>	1	<b>Roof Mat:</b> COMPOSITION SHINGLE
<b>Land Use:</b>	SFR	<b>Park Area/Cap#:</b>	/	<b>Parking:</b> PARKING AVAIL

<b>Comp #:</b> 12			Distance From Subject:	0.33 (miles)
<b>Address:</b>	4447 ELMER AVE, NORTH HOLLYWOOD, CA 91602-2014			
<b>Owner Name:</b>	HALPERIN BARBARA L			
<b>Seller Name:</b>	REEVES R & G F/TR			
<b>APN:</b>	2366-003-020	<b>Map Reference:</b>	23-D3 /	<b>Living Area:</b> 2,028
<b>County:</b>	LOS ANGELES, CA	<b>Census Tract:</b>	1432.00	<b>Total Rooms:</b> 8
<b>Subdivision:</b>	9853	<b>Zoning:</b>	LAR1	<b>Bedrooms:</b> 2
<b>Rec Date:</b>	09/09/2022	<b>Prior Rec Date:</b>	10/08/1971	<b>Bath(F/H):</b> 2 /
<b>Sale Date:</b>	08/26/2022	<b>Prior Sale Date:</b>		<b>Yr Built/Eff:</b> 1939 / 1957
<b>Sale Price:</b>	\$1,200,000	<b>Prior Sale Price:</b>	\$29,500	<b>Air Cond:</b> CENTRAL
<b>Sale Type:</b>	FULL	<b>Prior Sale Type:</b>	FULL	<b>Style:</b> CONVENTIONAL
<b>Document #:</b>	886961	<b>Acres:</b>	0.14	<b>Fireplace:</b> Y / 1
<b>1st Mtg Amt:</b>	\$960,000	<b>Lot Area:</b>	6,146	<b>Pool:</b>
<b>Total Value:</b>	\$162,870	<b># of Stories:</b>	1	<b>Roof Mat:</b> WOOD SHAKE
<b>Land Use:</b>	SFR	<b>Park Area/Cap#:</b>	/	<b>Parking:</b> PARKING AVAIL

<b>Comp #:</b> 13			Distance From Subject:	0.35 (miles)
<b>Address:</b>	4558 FARMDALE AVE, STUDIO CITY, CA 91602-2004			
<b>Owner Name:</b>	KIM YEONG H			
<b>Seller Name:</b>	ST JOHN LEN			
<b>APN:</b>	2365-012-001	<b>Map Reference:</b>	23-D3 /	<b>Living Area:</b> 1,520
<b>County:</b>	LOS ANGELES, CA	<b>Census Tract:</b>	1433.02	<b>Total Rooms:</b> 4
<b>Subdivision:</b>	95	<b>Zoning:</b>	LAR1	<b>Bedrooms:</b> 2
<b>Rec Date:</b>	06/13/2022	<b>Prior Rec Date:</b>	08/31/1999	<b>Bath(F/H):</b> 1 /
<b>Sale Date:</b>	05/16/2022	<b>Prior Sale Date:</b>	08/20/1999	<b>Yr Built/Eff:</b> 1939 / 1939
<b>Sale Price:</b>	\$1,165,000	<b>Prior Sale Price:</b>		<b>Air Cond:</b> CENTRAL
<b>Sale Type:</b>	FULL	<b>Prior Sale Type:</b>		<b>Style:</b> CONVENTIONAL
<b>Document #:</b>	623951	<b>Acres:</b>	0.15	<b>Fireplace:</b> Y / 2
<b>1st Mtg Amt:</b>	\$815,500	<b>Lot Area:</b>	6,725	<b>Pool:</b>
<b>Total Value:</b>	\$282,045	<b># of Stories:</b>	1	<b>Roof Mat:</b> COMPOSITION SHINGLE

Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE
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Comp #:14		Distance From Subject:0.35 (miles)			
Address: 4641 FARMDALE AVE, NORTH HOLLYWOOD, CA 91602-1107					
Owner Name: PRADO JULISSA					
Seller Name: MY GROUPS INC					
APN:	2354-014-050	Map Reference:	23-D3 /	Living Area:	2,881
County:	LOS ANGELES, CA	Census Tract:	1433.01	Total Rooms:	5
Subdivision:	10173	Zoning:	LAR1	Bedrooms:	5
Rec Date:	04/19/2022	Prior Rec Date:	10/16/2020	Bath(F/H):	4 /
Sale Date:	04/15/2022	Prior Sale Date:	10/08/2020	Yr Built/Eff:	1935 / 1935
Sale Price:	\$1,950,000	Prior Sale Price:	\$1,200,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	428763	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$1,260,000	Lot Area:	7,500	Pool:	
Total Value:	\$1,274,350	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15		Distance From Subject:0.36 (miles)			
Address: 4527 KRAFT AVE, NORTH HOLLYWOOD, CA 91602-2007					
Owner Name: DE LA ROSA ANTHONY/RIVERA DANIELLE					
Seller Name: BELLAB REAL ESTATE LLC					
APN:	2365-012-017	Map Reference:	23-D3 /	Living Area:	1,379
County:	LOS ANGELES, CA	Census Tract:	1433.02	Total Rooms:	6
Subdivision:	95	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/29/2022	Prior Rec Date:	01/29/2021	Bath(F/H):	2 /
Sale Date:	03/21/2022	Prior Sale Date:	01/12/2021	Yr Built/Eff:	1937 / 1938
Sale Price:	\$3,650,000	Prior Sale Price:	\$1,055,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	347118	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$2,300,000	Lot Area:	6,750	Pool:	
Total Value:	\$1,076,100	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:16		Distance From Subject:0.37 (miles)			
Address: 4827 CRANER AVE, NORTH HOLLYWOOD, CA 91601-4649					
Owner Name: BURGA VICTOR/HAN ADRIENNE					
Seller Name: HUR HYURK					
APN:	2421-014-048	Map Reference:	/	Living Area:	1,590
County:	LOS ANGELES, CA	Census Tract:	1255.02	Total Rooms:	
Subdivision:		Zoning:	LAR3	Bedrooms:	3
Rec Date:	04/12/2022	Prior Rec Date:	01/22/2020	Bath(F/H):	4 /
Sale Date:	03/16/2022	Prior Sale Date:	12/11/2019	Yr Built/Eff:	2018 / 2018
Sale Price:	\$1,075,000	Prior Sale Price:	\$799,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	402537	Acres:	0.03	Fireplace:	/
1st Mtg Amt:	\$860,000	Lot Area:	1,380	Pool:	
Total Value:	\$839,910	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:17		Distance From Subject:0.37 (miles)			
Address: 4744 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91602-1106					
Owner Name: KIM DONALD Y/CHOI SUAH					
Seller Name: CRLV LLC					
APN:	2354-015-061	Map Reference:	23-D3 /	Living Area:	1,866
County:	LOS ANGELES, CA	Census Tract:	1433.01	Total Rooms:	6
Subdivision:	1	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/28/2022	Prior Rec Date:	03/08/2021	Bath(F/H):	3 /
Sale Date:	03/30/2022	Prior Sale Date:	02/23/2021	Yr Built/Eff:	1940 / 1980
Sale Price:	\$1,896,000	Prior Sale Price:	\$1,880,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	460405	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,706,130	Lot Area:	8,092	Pool:	

Total Value:	\$1,713,600	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:18		Distance From Subject:0.38 (miles)			
Address: 11471 LA MAIDA ST, VALLEY VILLAGE, CA 91601-4322					
Owner Name: MARKS ASHLEY M					
Seller Name: BLUEBIRD 92 TRUST					
APN:	2354-012-020	Map Reference:	23-D2 /	Living Area:	1,536
County:	LOS ANGELES, CA	Census Tract:	1252.00	Total Rooms:	5
Subdivision:	9311	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/12/2022	Prior Rec Date:	05/23/2017	Bath(F/H):	2 /
Sale Date:	06/28/2022	Prior Sale Date:	04/17/2017	Yr Built/Eff:	1932 / 1946
Sale Price:	\$1,400,000	Prior Sale Price:	\$892,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	712785	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$980,000	Lot Area:	6,496	Pool:	
Total Value:	\$975,747	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:19		Distance From Subject:0.38 (miles)			
Address: 11122 LANDALE ST, NORTH HOLLYWOOD, CA 91602-2110					
Owner Name: TUMMASORN NUTTAPHOOM					
Seller Name: WILLIAMS ASH W & JUSTINE V					
APN:	2423-012-011	Map Reference:	23-E3 /	Living Area:	1,143
County:	LOS ANGELES, CA	Census Tract:	1432.00	Total Rooms:	5
Subdivision:	4606	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/30/2022	Prior Rec Date:	05/15/2019	Bath(F/H):	1 /
Sale Date:	03/23/2022	Prior Sale Date:	05/08/2019	Yr Built/Eff:	1948 / 1948
Sale Price:	\$1,050,000	Prior Sale Price:	\$800,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	353658	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$892,500	Lot Area:	5,250	Pool:	
Total Value:	\$840,941	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:20		Distance From Subject:0.39 (miles)			
Address: 11468 HUSTON ST, VALLEY VILLAGE, CA 91601-4337					
Owner Name: CHOI S & SHARON S LIVING TRUST/CHOI SHARON S & SIMON S					
Seller Name: GAHRET ANNETTE C L/TR					
APN:	2354-012-009	Map Reference:	23-D2 /	Living Area:	1,906
County:	LOS ANGELES, CA	Census Tract:	1252.00	Total Rooms:	6
Subdivision:	9311	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/30/2022	Prior Rec Date:	02/20/1981	Bath(F/H):	2 /
Sale Date:	08/30/2022	Prior Sale Date:		Yr Built/Eff:	1937 / 1937
Sale Price:	\$1,109,000	Prior Sale Price:	\$27,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	952164	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$649,000	Lot Area:	7,800	Pool:	
Total Value:	\$104,358	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

## Foreclosure Activity Report

For Property Located At



11228 BLIX ST, NORTH HOLLYWOOD, CA 91602-1207

### Foreclosure Activity Report is not available

11228 BLIX ST NORTH HOLLYWOOD CA 91602

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.

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