

BOARD OF
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COMMISSIONERS

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KAREN BASS
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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

October 02, 2023

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.: **C142032 C135857-3**

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 cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$1,443.75.

It is proposed that a lien for the total amount of **\$1,453.75** 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

Shawn Eshbach, 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 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>
CLEAN	C4859	August 01, 2023	<u>\$1,443.75</u>
			<u>\$1,443.75</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
SUPPLEMENTAL	T17715	\$5.00
SUPPLEMENTAL	T17461	<u>\$5.00</u>
		<u>\$10.00</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 \$1,041.25 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$10.00 for a total of **\$1,453.75**, 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: October 02, 2023

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

Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review



ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

October 02, 2023

CASE #: 967322

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

Last Full Title: 08/23/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 PAUL KOZLOV
15021 VENTURA BLVD #721
SHERMAN OAKS, CA 91403

Capacity: OWNER

2 PROVIDENT TITLE COMPANY
10701 WILSHIRE BLVD #1505
LOS ANGELES, CA 90024

Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17715
Dated as of: 09/13/2023

Prepared for: City of Los Angeles

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

Property Title Report

Work Order No. T17461
Dated as of: 03/10/2023

Prepared for: City of Los Angeles

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: **14-27** Subdivision: **46**
 Legal Book/Page: **14-27** Map Reference: **23-E3 /**
 Legal Lot: **59** Tract #: **46**
 Legal Block: **TUL** School District: **LOS ANGELES**
 Market Area: **TUL** School District Name: **LOS ANGELES**
 Neighbor Code: **TUL** Munic/Township: **LOS ANGELES**

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:		

Site Information

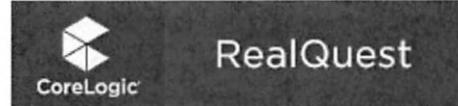
Zoning: LAR1	Acres: 0.19	County Use: SINGLE FAMILY RESID (0100)
Lot Area: 8,250	Lot Width/Depth: 50 x 165	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type: PUBLIC
Site Influence:		Sewer Type: TYPE UNKNOWN

Tax Information

Total Value:	\$956,250	Assessed Year:	2022	Property Tax:	\$11,285.28
Land Value:	\$650,250	Improved %:	32%	Tax Area:	13
Improvement Value:	\$306,000	Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$956,250				

Comparable Sales Report

For Property Located At



11228 BLIX ST, NORTH HOLLYWOOD, CA 91602-1207

12 Comparable(s) Selected.

Report Date: 09/01/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$937,500	\$1,060,000	\$2,900,000	\$1,689,208
Bldg/Living Area	0	1,116	2,453	1,701
Price/Sqft	\$0.00	\$570.73	\$2,065.53	\$1,051.02
Year Built	0	1924	1952	1936
Lot Area	8,250	6,198	12,839	8,150
Bedrooms	0	2	4	3
Bathrooms/Restrooms	0	1	4	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$956,250	\$105,061	\$2,244,000	\$894,267
Distance From Subject	0.00	0.04	0.49	0.30

*= user supplied for search only

Comp #:1		Distance From Subject:0.04 (miles)	
Address:	11223 BLIX ST, NORTH HOLLYWOOD, CA 91602-1206		
Owner Name:	TANCHAROEN KEVIN/EDNER-TANCHAROEN ASHLEY		
Seller Name:	CAREY HEATH & TARA		
APN:	2353-027-018	Map Reference:	23-E3 /
County:	LOS ANGELES, CA	Census Tract:	1254.02
Subdivision:	46	Zoning:	LAR1
Rec Date:	08/11/2023	Prior Rec Date:	03/04/2021
Sale Date:	08/07/2023	Prior Sale Date:	02/25/2021
Sale Price:	\$2,004,000	Prior Sale Price:	\$2,200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	531803	Acres:	0.19
1st Mtg Amt:	\$1,603,124	Lot Area:	8,255
Total Value:	\$2,244,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,387
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1947 / 1988
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.08 (miles)	
Address:	11161 BLIX ST, NORTH HOLLYWOOD, CA 91602-1235		
Owner Name:	COSTAS ISAIAH/JARMAN KAITLYN		
Seller Name:	HULL BRETT E & MARISA J		
APN:	2353-027-024	Map Reference:	23-E3 /
County:	LOS ANGELES, CA	Census Tract:	1254.02
		Living Area:	1,807
		Total Rooms:	5

Subdivision:	46	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/19/2023	Prior Rec Date:	10/29/2019	Bath(F/H):	3 /
Sale Date:	03/23/2023	Prior Sale Date:	09/30/2019	Yr Built/Eff:	1928 / 1939
Sale Price:	\$1,500,000	Prior Sale Price:	\$1,030,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	250345	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,200,000	Lot Area:	8,349	Pool:	
Total Value:	\$1,061,482	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:3				Distance From Subject:0.17 (miles)	
Address:	11107 KLING ST, NORTH HOLLYWOOD, CA 91602-1723				
Owner Name:	GAVRIEL KFIR/DOBRYDEN YANA P				
Seller Name:	PENMAN-ZOU FAMILY TRUST				
APN:	2353-031-017	Map Reference:	23-E3 /	Living Area:	1,876
County:	LOS ANGELES, CA	Census Tract:	1254.02	Total Rooms:	6
Subdivision:	46	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/29/2023	Prior Rec Date:	02/28/2018	Bath(F/H):	3 /
Sale Date:	06/12/2023	Prior Sale Date:	01/26/2018	Yr Built/Eff:	1924 / 1960
Sale Price:	\$1,355,000	Prior Sale Price:	\$1,175,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	425944	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,000,000	Lot Area:	8,250	Pool:	
Total Value:	\$1,259,835	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:4				Distance From Subject:0.27 (miles)	
Address:	11019 HORTENSE ST, NORTH HOLLYWOOD, CA 91602-1717				
Owner Name:	MEDVIDOVIC NENAD/RUBIO NORMA				
Seller Name:	KURATEK NEESHA A & TIMOTHY				
APN:	2353-032-022	Map Reference:	23-E3 /	Living Area:	1,265
County:	LOS ANGELES, CA	Census Tract:	1254.02	Total Rooms:	5
Subdivision:	46	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/03/2023	Prior Rec Date:	11/19/2021	Bath(F/H):	1 /
Sale Date:	02/02/2023	Prior Sale Date:	10/26/2021	Yr Built/Eff:	1931 / 1931
Sale Price:	\$2,067,500	Prior Sale Price:	\$1,900,000	Air Cond:	WINDOW
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	136765	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,550,625	Lot Area:	8,258	Pool:	POOL
Total Value:	\$1,900,000	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:5				Distance From Subject:0.28 (miles)	
Address:	4703 KRAFT AVE, NORTH HOLLYWOOD, CA 91602-1115				
Owner Name:	BUTTAN ASHISH/BUTTAN TUSHITA				
Seller Name:	PIC STRAT OP FUND LLC				
APN:	2354-013-066	Map Reference:	23-D3 /	Living Area:	2,236
County:	LOS ANGELES, CA	Census Tract:	1433.01	Total Rooms:	5
Subdivision:	1	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/26/2023	Prior Rec Date:	01/13/2022	Bath(F/H):	2 /
Sale Date:	04/21/2023	Prior Sale Date:	12/28/2021	Yr Built/Eff:	1941 / 1965
Sale Price:	\$1,700,000	Prior Sale Price:	\$1,325,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL

Document #:	345612	Acres:	0.20	Fireplace:	Y / 1
1st Mtg Amt:	\$1,310,000	Lot Area:	8,776	Pool:	
Total Value:	\$216,870	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject: 0.31 (miles)			
Address:	4744 FARMDALE AVE, NORTH HOLLYWOOD, CA 91602-1110				
Owner Name:	ZILBERBERG EREZ				
Seller Name:	SATO YOSUKE & TOMOKO				
APN:	2354-013-052	Map Reference:	23-D3 /	Living Area:	1,406
County:	LOS ANGELES, CA	Census Tract:	1433.01	Total Rooms:	6
Subdivision:	1	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/22/2023	Prior Rec Date:	05/22/2014	Bath(F/H):	2 /
Sale Date:	08/10/2023	Prior Sale Date:	04/09/2014	Yr Built/Eff:	1936 / 1946
Sale Price:	\$1,060,000	Prior Sale Price:	\$580,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	557204	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$795,000	Lot Area:	6,749	Pool:	
Total Value:	\$675,783	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject: 0.34 (miles)			
Address:	4822 FARMDALE AVE, NORTH HOLLYWOOD, CA 91601-4311				
Owner Name:	OGANYAN AKOP				
Seller Name:	SECURITY EAT 624 INC				
APN:	2354-012-045	Map Reference:	23-D2 /	Living Area:	2,453
County:	LOS ANGELES, CA	Census Tract:	1252.00	Total Rooms:	7
Subdivision:	9311	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/09/2023	Prior Rec Date:	08/14/2014	Bath(F/H):	3 /
Sale Date:	02/01/2023	Prior Sale Date:	07/29/2014	Yr Built/Eff:	1937 / 1937
Sale Price:	\$1,400,000	Prior Sale Price:	\$749,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	84066	Acres:	0.29	Fireplace:	/
1st Mtg Amt:	\$1,120,000	Lot Area:	12,839	Pool:	
Total Value:	\$848,257	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	8	Distance From Subject: 0.36 (miles)			
Address:	11111 LANDALE ST, NORTH HOLLYWOOD, CA 91602-2109				
Owner Name:	REDDY UJWAL R Y				
Seller Name:	TEJADA GONZALO M TRUST				
APN:	2423-011-017	Map Reference:	23-E3 /	Living Area:	1,116
County:	LOS ANGELES, CA	Census Tract:	1432.00	Total Rooms:	4
Subdivision:	6449	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/14/2023	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	06/12/2023	Prior Sale Date:		Yr Built/Eff:	1925 / 1925
Sale Price:	\$1,080,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	463478	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$918,000	Lot Area:	7,625	Pool:	
Total Value:	\$174,207	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:9			Distance From Subject:0.38 (miles)
Address:	4507 KRAFT AVE, NORTH HOLLYWOOD, CA 91602-2007		
Owner Name:	COLEMAN ANDY/HADDAD SARAH		
Seller Name:	LA21G LLC		
APN:	2365-012-013	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.02
Subdivision:	95	Zoning:	LAR1
Rec Date:	06/02/2023	Prior Rec Date:	12/10/2021
Sale Date:	05/11/2023	Prior Sale Date:	12/02/2021
Sale Price:	\$2,550,000	Prior Sale Price:	\$1,275,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	359208	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,750
Total Value:	\$1,275,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	DETACHED GARAGE
		Living Area:	1,556
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1939 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:10			Distance From Subject:0.41 (miles)
Address:	4633 CAMELLIA AVE, STUDIO CITY, CA 91602-1103		
Owner Name:	CHAN VICTOR S W/CHAN ANITA S Y K		
Seller Name:	REAGAN ASHLEY LIVING TRUST		
APN:	2354-014-038	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.01
Subdivision:	1	Zoning:	LAR1
Rec Date:	07/26/2023	Prior Rec Date:	10/08/2015
Sale Date:	06/30/2023	Prior Sale Date:	09/12/2015
Sale Price:	\$1,299,000	Prior Sale Price:	\$570,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	491236	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,198
Total Value:	\$703,976	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	DETACHED GARAGE
		Living Area:	1,430
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	3 /
		Yr Built/Eff:	1935 / 1955
		Air Cond:	YES
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE

Comp #:11			Distance From Subject:0.47 (miles)
Address:	11504 MORRISON ST, VALLEY VILLAGE, CA 91601-4341		
Owner Name:	MARX MELISSA LIVING TRUST/DINOW CHERYL LIVING TRUST		
Seller Name:	11504 MORRISON LLC		
APN:	2354-007-010	Map Reference:	23-D2 /
County:	LOS ANGELES, CA	Census Tract:	1252.00
Subdivision:	9311	Zoning:	LAR1
Rec Date:	05/17/2023	Prior Rec Date:	06/03/1987
Sale Date:	04/13/2023	Prior Sale Date:	05/1987
Sale Price:	\$2,900,000	Prior Sale Price:	\$145,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	321052	Acres:	0.18
1st Mtg Amt:	\$2,175,000	Lot Area:	7,799
Total Value:	\$266,734	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Parking:	PARKING AVAIL
		Living Area:	1,404
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE

Comp #:12			Distance From Subject:0.49 (miles)
Address:	11556 BLIX ST, NORTH HOLLYWOOD, CA 91602-1006		
Owner Name:	11556 BLIX LLC		
Seller Name:	KLINE R H SR & W M L/TR		
APN:	2354-016-050	Map Reference:	23-D3 /
County:	LOS ANGELES, CA	Census Tract:	1433.01
		Living Area:	1,472
		Total Rooms:	6

Subdivision:	4295	Zoning:	LAR1	Bedrooms:	2
Rec Date:	02/22/2023	Prior Rec Date:	09/13/1974	Bath(F/H):	2 /
Sale Date:	02/09/2023	Prior Sale Date:		Yr Built/Eff:	1952 / 1953
Sale Price:	\$1,355,000	Prior Sale Price:	\$14,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	112227	Acres:	0.18	Fireplace:	Y / 1
1st Mtg Amt:	\$1,023,750	Lot Area:	7,956	Pool:	
Total Value:	\$105,061	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL