

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
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 28, 2023

Council District # 12

Case #: 973289

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

JOB ADDRESS: 16342 W TUBA ST  
CONTRACT NO.: C141028-2 C142032 B138088-3

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 barricading of all openings and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$300.00. The cost of fencing the subject lot was \$1,266.72.

It is proposed that a lien for the total amount of **\$1,596.72** 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 November 14, 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 **16342 W TUBA 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               | B4872                 |                       | \$300.00          |
| FENCE                   | F4380                 | October 06, 2023      | \$1,266.72        |
|                         |                       |                       | <u>\$1,566.72</u> |

Title report costs were as follows:

| <u>Title Search</u> | <u>Work Order No.</u> | <u>Amount</u>  |
|---------------------|-----------------------|----------------|
| FULL                | T17786                | \$30.00        |
|                     |                       | <u>\$30.00</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 \$1,134.80 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$1,596.72**, 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 28, 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

December 22, 2023

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 16342 W TUBA ST  
ASSESSORS PARCEL NO.: 2678-005-002

CASE #: 973289

Last Full Title: 12/18/2023

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 HOME ART PROPERTIES, LLC  
C/O AYAD ZAKKO  
100 N. BRAND BLVD., #604  
GLENDALE, CA 91203

Capacity: OWNER

2 WILLIAM E. HINGSTON  
16342 TUBA ST.  
SEPULVEDA, CA 91343

Capacity: OWNER

3 LEE & FIELDS A.P.C.  
C/O CHRISTOPHER FIELDS  
3731 WILSHIRE BL., SUITE 940  
LOS ANGELES, CA 90010

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. T17786**  
**Dated as of: 12/14/2023**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2678-005-002***

***Property Address: 16342 W TUBA ST City: Los Angeles County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: TRUSTEE DEED UPON SALE***

***Grantee: HOME ART PROPERTIES, LLC***

***Grantor : BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP***

***Deed Date : 10/11/2023***

***Recorded : 10/12/2023***

***Instr No. : 23-0695484***

***MAILING ADDRESS: HOME ART PROPERTIES, LLC***  
***100 N BRAND BLVD # 604, GLENDALE, CA 91203***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 14 Tract No: 17068 Brief Description: TRACT # 17068 LOT 14***

### **MORTGAGES/LIENS**

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

# Property Detail Report

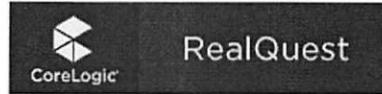
For Property Located At :  
 16342 TUBA ST, NORTH HILLS, CA 91343-1338



|                                     |  |                          |                              |
|-------------------------------------|--|--------------------------|------------------------------|
| <b>Owner Information</b>            |  |                          |                              |
| Owner Name:                         | HOME ART PROPERTIES LLC                            |                          |                              |
| Mailing Address:                    | 100 N BRAND BLVD #604, GLENDALE CA 91203-2641 C006 |                          |                              |
| Vesting Codes:                      | // CO  |                          |                              |
| <b>Location Information</b>         |  |                          |                              |
| Legal Description:                  | TRACT # 17068 LOT 14                               |                          |                              |
| County:                             | LOS ANGELES, CA                                    | APN:                     | 2678-005-002                 |
| Census Tract / Block:               | 1098.00 / 3  | Alternate APN:           |                              |
| Township-Range-Sect:                |  | Subdivision:             | 17068                        |
| Legal Book/Page:                    | 534-26   | Map Reference:           | 8-A3 /                       |
| Legal Lot:                          | 14   | Tract #:                 | 17068                        |
| Legal Block:                        |  | School District:         | LOS ANGELES                  |
| Market Area:                        | NOH  | School District Name:    | LOS ANGELES                  |
| Neighbor Code:                      |  | Munic/Township:          | LOS ANGELES                  |
| <b>Owner Transfer Information</b>   |  |                          |                              |
| Recording/Sale Date:                | 10/12/2023 / 08/22/2023                            | Deed Type:               | TRUSTEE'S DEED (FORECLOSURE) |
| Sale Price:                         | \$451,000  | 1st Mtg Document #:      |                              |
| Document #:                         | 695484   |                          |                              |
| <b>Last Market Sale Information</b> |  |                          |                              |
| 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:                        |  |                          |                              |
| <b>Prior Sale Information</b>       |  |                          |                              |
| 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:                    |  |                          |                              |
| <b>Property Characteristics</b>     |  |                          |                              |
| Gross Area:                         |  | Parking Type:            | PARKING AVAIL                |
| Living Area:                        | 1,260  | Garage Area:             |                              |
| Tot Adj Area:                       |  | Garage Capacity:         |                              |
| Above Grade:                        |  | Parking Spaces:          | 2                            |
| Total Rooms:                        | 5  | Basement Area:           |                              |
| Bedrooms:                           | 3  | Finish Bsmnt Area:       |                              |
| Bath(F/H):                          | 2 /  | Basement Type:           |                              |
| Year Built / Eff:                   | 1955 / 1955  | Roof Type:               |                              |
| Fireplace:                          | /  | Foundation:              | RAISED                       |
| # of Stories:                       | 1  | Roof Material:           | COMPOSITION SHINGLE          |
| Other Improvements:                 | FENCE  | Construction:            |                              |
|                                     |  | Heat Type:               | HEATED                       |
|                                     |  | Exterior wall:           | STUCCO                       |
|                                     |  | Porch Type:              |                              |
|                                     |  | Patio Type:              |                              |
|                                     |  | Pool:                    |                              |
|                                     |  | Air Cond:                | EVAP COOLER                  |
|                                     |  | Style:                   | CONVENTIONAL                 |
|                                     |  | Quality:                 |                              |
|                                     |  | Condition:               |                              |
| <b>Site Information</b>             |  |                          |                              |
| Zoning:                             | LARS   | Acres:                   | 0.17                         |
|                                     |  | County Use:              | SINGLE FAMILY RESID (0100)   |
| Lot Area:                           | 7,507  | Lot Width/Depth:         | 88 x 85                      |
| Land Use:                           | SFR  | Res/Comm Units:          | 1 /                          |
| Site Influence:                     |  | State Use:               |                              |
|                                     |  | Water Type:              |                              |
|                                     |  | Sewer Type:              | TYPE UNKNOWN                 |
| <b>Tax Information</b>              |  |                          |                              |
| Total Value:                        | \$66,682   | Assessed Year:           | 2023                         |
| Land Value:                         | \$18,819   | Improved %:              | 72%                          |
| Improvement Value:                  | \$47,863   | Tax Year:                | 2022                         |
| Total Taxable Value:                | \$59,682   | Property Tax:            | \$943.95                     |
|                                     |  | Tax Area:                | 16                           |
|                                     |  | Tax Exemption:           |                              |

# Comparable Sales Report

For Property Located At



**16342 TUBA ST, NORTH HILLS, CA 91343-1338**

10 Comparable(s) Selected.

Report Date: 12/14/2023

**Summary Statistics:**

|                       | Subject  | Low       | High        | Average   |
|-----------------------|----------|-----------|-------------|-----------|
| Sale Price            | \$0      | \$720,000 | \$1,010,000 | \$829,000 |
| Bldg/Living Area      | 1,260    | 1,119     | 1,449       | 1,257     |
| Price/Sqft            | \$0.00   | \$565.91  | \$775.13    | \$661.81  |
| Year Built            | 1955     | 1953      | 1961        | 1955      |
| Lot Area              | 7,507    | 7,592     | 9,909       | 8,029     |
| Bedrooms              | 3        | 3         | 4           | 3         |
| Bathrooms/Restrooms   | 2        | 2         | 2           | 2         |
| Stories               | 1.00     | 1.00      | 1.00        | 1.00      |
| Total Value           | \$66,682 | \$63,795  | \$894,540   | \$287,550 |
| Distance From Subject | 0.00     | 0.07      | 0.48        | 0.26      |

\*= user supplied for search only

|                  |  |  |               |
|------------------|--|--|---------------|
| Comp #: <b>1</b> |  | Distance From Subject: <b>0.07 (miles)</b> |               |
| Address:         | 10154 SOPHIA AVE, NORTH HILLS, CA 91343-1321 |  |               |
| Owner Name:      | AHN SUBIN/PARK CHRISTOPHER                   |  |               |
| Seller Name:     | LANGSTON FAMILY TRUST                        |  |               |
| APN:             | 2678-004-006                                 | Map Reference:                             | 8-A3 /        |
| County:          | LOS ANGELES, CA                              | Census Tract:                              | 1098.00       |
| Subdivision:     | 17068  | Zoning:                                    | LARS          |
| Rec Date:        | 06/30/2023                                   | Prior Rec Date:                            | 05/09/1995    |
| Sale Date:       | 06/19/2023                                   | Prior Sale Date:                           |               |
| Sale Price:      | \$835,000                                    | Prior Sale Price:                          | \$32,500      |
| Sale Type:       | FULL   | Prior Sale Type:                           | FULL          |
| Document #:      | 428658                                       | Acres:                                     | 0.18          |
| 1st Mtg Amt:     | \$668,000                                    | Lot Area:                                  | 7,694         |
| Total Value:     | \$63,795                                     | # of Stories:                              | 1             |
| Land Use:        | SFR  | Park Area/Cap#:                            | /             |
|                  |  | Living Area:                               | 1,264         |
|                  |  | Total Rooms:                               | 6             |
|                  |  | Bedrooms:                                  | 3             |
|                  |  | Bath(F/H):                                 | 2 /           |
|                  |  | Yr Built/Eff:                              | 1955 / 1955   |
|                  |  | Air Cond:                                  | EVAP COOLER   |
|                  |  | Style:                                     | CONVENTIONAL  |
|                  |  | Fireplace:                                 | /             |
|                  |  | Pool:                                      |               |
|                  |  | Roof Mat:                                  | GRAVEL & ROCK |
|                  |  | Parking:                                   | PARKING AVAIL |

|                  |  |  |               |
|------------------|--|--|---------------|
| Comp #: <b>2</b> |  | Distance From Subject: <b>0.14 (miles)</b> |               |
| Address:         | 10326 GOTHIC AVE, GRANADA HILLS, CA 91344-6821 |  |               |
| Owner Name:      | PROKOPENKO MYKOLA                              |  |               |
| Seller Name:     | MAYAN INVESTMENTS INC                          |  |               |
| APN:             | 2679-024-004                                   | Map Reference:                             | 8-A3 /        |
| County:          | LOS ANGELES, CA                                | Census Tract:                              | 1097.00       |
| Subdivision:     | 22923  | Zoning:                                    | LARS          |
| Rec Date:        | 07/17/2023                                     | Prior Rec Date:                            | 03/22/2023    |
| Sale Date:       | 06/21/2023                                     | Prior Sale Date:                           | 02/28/2023    |
| Sale Price:      | \$1,010,000                                    | Prior Sale Price:                          | \$615,000     |
| Sale Type:       | FULL   | Prior Sale Type:                           | FULL          |
| Document #:      | 467298   | Acres:                                     | 0.18          |
| 1st Mtg Amt:     | \$959,500                                      | Lot Area:                                  | 7,629         |
| Total Value:     | \$894,540                                      | # of Stories:                              | 1             |
| Land Use:        | SFR  | Park Area/Cap#:                            | /             |
|                  |  | Living Area:                               | 1,303         |
|                  |  | Total Rooms:                               | 6             |
|                  |  | Bedrooms:                                  | 4             |
|                  |  | Bath(F/H):                                 | 2 /           |
|                  |  | Yr Built/Eff:                              | 1958 / 1958   |
|                  |  | Air Cond:                                  |               |
|                  |  | Style:                                     | CONVENTIONAL  |
|                  |  | Fireplace:                                 | /             |
|                  |  | Pool:                                      | POOL          |
|                  |  | Roof Mat:                                  | WOOD SHAKE    |
|                  |  | Parking:                                   | PARKING AVAIL |

|                  |  |  |             |
|------------------|--|--|-------------|
| Comp #: <b>3</b> |  | Distance From Subject: <b>0.19 (miles)</b> |             |
| Address:         | 10351 GOTHIC AVE, GRANADA HILLS, CA 91344-6822 |  |             |
| Owner Name:      | JUAREZ CARLOS R B                              |  |             |
| Seller Name:     | SQUIERS PHYLLIS H                              |  |             |
| APN:             | 2679-017-014                                   | Map Reference:                             | 8-A3 /      |
| County:          | LOS ANGELES, CA                                | Census Tract:                              | 1097.00     |
| Subdivision:     | 22923  | Zoning:                                    | LARS        |
| Rec Date:        | 06/14/2023                                     | Prior Rec Date:                            |             |
| Sale Date:       | 06/02/2023                                     | Prior Sale Date:                           |             |
|                  |  | Living Area:                               | 1,303       |
|                  |  | Total Rooms:                               | 6           |
|                  |  | Bedrooms:                                  | 4           |
|                  |  | Bath(F/H):                                 | 2 /         |
|                  |  | Yr Built/Eff:                              | 1958 / 1958 |

|              |           |                   |       |            |               |
|--------------|-----------|-------------------|-------|------------|---------------|
| Sale Price:  | \$805,000 | Prior Sale Price: |       | Air Cond:  | EVAP COOLER   |
| Sale Type:   | FULL      | Prior Sale Type:  |       | Style:     | CONVENTIONAL  |
| Document #:  | 389366    | Acres:            | 0.23  | Fireplace: | /             |
| 1st Mtg Amt: | \$603,750 | Lot Area:         | 9,909 | Pool:      | POOL          |
| Total Value: | \$76,522  | # of Stories:     | 1     | Roof Mat:  | WOOD SHAKE    |
| Land Use:    | SFR       | Park Area/Cap#:   | /     | Parking:   | PARKING AVAIL |

|              |  |                        |              |               |                 |
|--------------|--|------------------------|--------------|---------------|-----------------|
| Comp #:      | 4  | Distance From Subject: | 0.25 (miles) |               |                 |
| Address:     | 16424 MINNEHAHA ST, GRANADA HILLS, CA 91344-6747 |                        |              |               |                 |
| Owner Name:  | WEISSMANN CONSUELO R                             |                        |              |               |                 |
| Seller Name: | DYER W M & U D 2012 LT                           |                        |              |               |                 |
| APN:         | 2679-016-040                                     | Map Reference:         | 8-A2 /       | Living Area:  | 1,287           |
| County:      | LOS ANGELES, CA                                  | Census Tract:          | 1114.02      | Total Rooms:  | 5               |
| Subdivision: | 24422  | Zoning:                | LARS         | Bedrooms:     | 3               |
| Rec Date:    | 07/17/2023                                       | Prior Rec Date:        | 03/30/1988   | Bath(F/H):    | 2 /             |
| Sale Date:   | 06/02/2023                                       | Prior Sale Date:       | 02/1988      | Yr Built/Eff: | 1958 / 1958     |
| Sale Price:  | \$885,000  | Prior Sale Price:      | \$171,500    | Air Cond:     | CENTRAL         |
| Sale Type:   | FULL   | Prior Sale Type:       | FULL         | Style:        | CONVENTIONAL    |
| Document #:  | 466899   | Acres:                 | 0.18         | Fireplace:    | Y / 1           |
| 1st Mtg Amt: | \$650,000  | Lot Area:              | 8,048        | Pool:         |                 |
| Total Value: | \$326,732  | # of Stories:          | 1            | Roof Mat:     | WOOD SHAKE      |
| Land Use:    | SFR  | Park Area/Cap#:        | /            | Parking:      | ATTACHED GARAGE |

|              |  |                        |              |               |               |
|--------------|--|------------------------|--------------|---------------|---------------|
| Comp #:      | 5  | Distance From Subject: | 0.26 (miles) |               |               |
| Address:     | 16326 MINNEHAHA ST, GRANADA HILLS, CA 91344-6838 |                        |              |               |               |
| Owner Name:  | MANUKYAN ALLA                                    |                        |              |               |               |
| Seller Name: | C M & GURROLA D TRUST                            |                        |              |               |               |
| APN:         | 2679-011-011                                     | Map Reference:         | 8-A3 /       | Living Area:  | 1,449         |
| County:      | LOS ANGELES, CA                                  | Census Tract:          | 1097.00      | Total Rooms:  | 6             |
| Subdivision: | 20765  | Zoning:                | LARS         | Bedrooms:     | 3             |
| Rec Date:    | 09/08/2023                                       | Prior Rec Date:        | 07/29/1968   | Bath(F/H):    | 2 /           |
| Sale Date:   | 08/17/2023                                       | Prior Sale Date:       |              | Yr Built/Eff: | 1956 / 1957   |
| Sale Price:  | \$820,000  | Prior Sale Price:      | \$6,000      | Air Cond:     | CENTRAL       |
| Sale Type:   | FULL   | Prior Sale Type:       | FULL         | Style:        | CONVENTIONAL  |
| Document #:  | 599188   | Acres:                 | 0.17         | Fireplace:    | Y / 1         |
| 1st Mtg Amt: | \$656,000  | Lot Area:              | 7,592        | Pool:         | POOL          |
| Total Value: | \$81,985   | # 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:     | 10219 COLLETT AVE, NORTH HILLS, CA 91343-1430 |                        |              |               |               |
| Owner Name:  | TOROSSIAN TATEVIK                             |                        |              |               |               |
| Seller Name: | CHATEKACHIAN FAMILY TRU                       |                        |              |               |               |
| APN:         | 2669-007-022                                  | Map Reference:         | 8-A3 /       | Living Area:  | 1,234         |
| County:      | LOS ANGELES, CA                               | Census Tract:          | 1098.00      | Total Rooms:  | 5             |
| Subdivision: | 17820   | Zoning:                | LARS         | Bedrooms:     | 3             |
| Rec Date:    | 08/01/2023                                    | Prior Rec Date:        | 09/29/1999   | Bath(F/H):    | 2 /           |
| Sale Date:   | 05/01/2023                                    | Prior Sale Date:       | 08/31/1999   | Yr Built/Eff: | 1953 / 1953   |
| Sale Price:  | \$870,000                                     | Prior Sale Price:      | \$181,000    | Air Cond:     |               |
| Sale Type:   | FULL  | Prior Sale Type:       | FULL         | Style:        | CONVENTIONAL  |
| Document #:  | 505645  | Acres:                 | 0.18         | Fireplace:    | /             |
| 1st Mtg Amt: | \$652,500                                     | Lot Area:              | 7,658        | Pool:         |               |
| Total Value: | \$267,366                                     | # of Stories:          | 1            | Roof Mat:     | GRAVEL & ROCK |
| Land Use:    | SFR   | Park Area/Cap#:        | /            | Parking:      | PARKING AVAIL |

|              |   |                        |              |               |              |
|--------------|---|------------------------|--------------|---------------|--------------|
| Comp #:      | 7   | Distance From Subject: | 0.27 (miles) |               |              |
| Address:     | 16136 DEVONSHIRE ST, GRANADA HILLS, CA 91344-7050 |                        |              |               |              |
| Owner Name:  | 16136 DEVONSHIRE LLC                              |                        |              |               |              |
| Seller Name: | WISCH FAMILY TRUST                                |                        |              |               |              |
| APN:         | 2669-006-004                                      | Map Reference:         | 8-A3 /       | Living Area:  | 1,234        |
| County:      | LOS ANGELES, CA                                   | Census Tract:          | 1098.00      | Total Rooms:  | 5            |
| Subdivision: | 17820   | Zoning:                | LAC1         | Bedrooms:     | 3            |
| Rec Date:    | 09/29/2023  | Prior Rec Date:        | 10/24/1978   | Bath(F/H):    | 2 /          |
| Sale Date:   | 07/31/2023  | Prior Sale Date:       |              | Yr Built/Eff: | 1953 / 1953  |
| Sale Price:  | \$720,000   | Prior Sale Price:      | \$68,000     | Air Cond:     | CENTRAL      |
| Sale Type:   | FULL  | Prior Sale Type:       | FULL         | Style:        | CONVENTIONAL |
| Document #:  | 660579  | Acres:                 | 0.18         | Fireplace:    | /            |
| 1st Mtg Amt: |   | Lot Area:              | 7,683        | Pool:         |              |

|              |           |                 |   |           |                     |
|--------------|-----------|-----------------|---|-----------|---------------------|
| Total Value: | \$147,978 | # of Stories:   | 1 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use:    | SFR       | Park Area/Cap#: | / | Parking:  | DETACHED GARAGE     |

|   |                 |                          |            |                                     |                     |
|---|-----------------|--------------------------|------------|-------------------------------------|---------------------|
| <b>Comp #:</b> 8  |                 |                          |            | Distance From Subject: 0.29 (miles) |                     |
| <b>Address:</b> 16130 DEVONSHIRE ST, GRANADA HILLS, CA 91344-7050 |                 |                          |            |                                     |                     |
| <b>Owner Name:</b> LEMON GROVE ADU LLC                            |                 |                          |            |                                     |                     |
| <b>Seller Name:</b> WISCH FAMILY TRUST                            |                 |                          |            |                                     |                     |
| <b>APN:</b>   | 2669-006-005    | <b>Map Reference:</b>    | 8-A3 /     | <b>Living Area:</b>                 | 1,119               |
| <b>County:</b>  | LOS ANGELES, CA | <b>Census Tract:</b>     | 1098.00    | <b>Total Rooms:</b>                 | 5                   |
| <b>Subdivision:</b>   | 17820           | <b>Zoning:</b>           | LARS       | <b>Bedrooms:</b>                    | 3                   |
| <b>Rec Date:</b>  | 09/28/2023      | <b>Prior Rec Date:</b>   | 08/15/1986 | <b>Bath(F/H):</b>                   | 2 /                 |
| <b>Sale Date:</b>   | 07/31/2023      | <b>Prior Sale Date:</b>  | 08/1986    | <b>Yr Built/Eff:</b>                | 1953 / 1953         |
| <b>Sale Price:</b>  | \$775,000       | <b>Prior Sale Price:</b> | \$114,000  | <b>Air Cond:</b>                    |                     |
| <b>Sale Type:</b>   | FULL            | <b>Prior Sale Type:</b>  | FULL       | <b>Style:</b>                       | CONVENTIONAL        |
| <b>Document #:</b>  | 655371          | <b>Acres:</b>            | 0.18       | <b>Fireplace:</b>                   | /                   |
| <b>1st Mtg Amt:</b>   | \$802,380       | <b>Lot Area:</b>         | 7,686      | <b>Pool:</b>                        |                     |
| <b>Total Value:</b>   | \$213,883       | <b># of Stories:</b>     | 1          | <b>Roof Mat:</b>                    | COMPOSITION SHINGLE |
| <b>Land Use:</b>  | SFR             | <b>Park Area/Cap#:</b>   | /          | <b>Parking:</b>                     | ATTACHED GARAGE     |

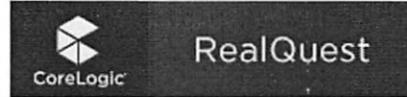
|  |                 |                          |            |                                     |               |
|--|-----------------|--------------------------|------------|-------------------------------------|---------------|
| <b>Comp #:</b> 9   |                 |                          |            | Distance From Subject: 0.34 (miles) |               |
| <b>Address:</b> 10501 GOTHIC AVE, GRANADA HILLS, CA 91344-6825 |                 |                          |            |                                     |               |
| <b>Owner Name:</b> PLOURDE GEOFFREY D/LOPEZ-PLOURDE JENNIFER   |                 |                          |            |                                     |               |
| <b>Seller Name:</b> BELLER CHARLES H & DEIRDRA                 |                 |                          |            |                                     |               |
| <b>APN:</b>  | 2679-025-018    | <b>Map Reference:</b>    | 8-A2 /     | <b>Living Area:</b>                 | 1,254         |
| <b>County:</b>   | LOS ANGELES, CA | <b>Census Tract:</b>     | 1097.00    | <b>Total Rooms:</b>                 | 6             |
| <b>Subdivision:</b>  | 23913           | <b>Zoning:</b>           | LARS       | <b>Bedrooms:</b>                    | 4             |
| <b>Rec Date:</b>   | 05/22/2023      | <b>Prior Rec Date:</b>   | 04/29/1994 | <b>Bath(F/H):</b>                   | 2 /           |
| <b>Sale Date:</b>  | 05/04/2023      | <b>Prior Sale Date:</b>  |            | <b>Yr Built/Eff:</b>                | 1981 / 1961   |
| <b>Sale Price:</b>   | \$760,000       | <b>Prior Sale Price:</b> | \$150,000  | <b>Air Cond:</b>                    | EVAP COOLER   |
| <b>Sale Type:</b>  | FULL            | <b>Prior Sale Type:</b>  | FULL       | <b>Style:</b>                       | CONVENTIONAL  |
| <b>Document #:</b>   | 330542          | <b>Acres:</b>            | 0.19       | <b>Fireplace:</b>                   | Y / 1         |
| <b>1st Mtg Amt:</b>  | \$722,000       | <b>Lot Area:</b>         | 8,125      | <b>Pool:</b>                        |               |
| <b>Total Value:</b>  | \$233,793       | <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> 10  |                 |                          |            | Distance From Subject: 0.48 (miles) |                 |
| <b>Address:</b> 9931 GAVIOTA AVE, NORTH HILLS, CA 91343-1623 |                 |                          |            |                                     |                 |
| <b>Owner Name:</b> GONZALEZ ANDY & CHRISTINE/LOPEZ ROSA      |                 |                          |            |                                     |                 |
| <b>Seller Name:</b> CARDENAS RIGOBERTO & STEPHANIE M         |                 |                          |            |                                     |                 |
| <b>APN:</b>  | 2669-021-015    | <b>Map Reference:</b>    | 8-A3 /     | <b>Living Area:</b>                 | 1,119           |
| <b>County:</b>   | LOS ANGELES, CA | <b>Census Tract:</b>     | 1098.00    | <b>Total Rooms:</b>                 | 5               |
| <b>Subdivision:</b>  | 17820           | <b>Zoning:</b>           | LARS       | <b>Bedrooms:</b>                    | 3               |
| <b>Rec Date:</b>   | 09/19/2023      | <b>Prior Rec Date:</b>   | 12/08/2015 | <b>Bath(F/H):</b>                   | 2 /             |
| <b>Sale Date:</b>  | 08/24/2023      | <b>Prior Sale Date:</b>  | 12/02/2015 | <b>Yr Built/Eff:</b>                | 1953 / 1953     |
| <b>Sale Price:</b>   | \$810,000       | <b>Prior Sale Price:</b> | \$500,000  | <b>Air Cond:</b>                    | WALL            |
| <b>Sale Type:</b>  | FULL            | <b>Prior Sale Type:</b>  | FULL       | <b>Style:</b>                       | CONVENTIONAL    |
| <b>Document #:</b>   | 625839          | <b>Acres:</b>            | 0.19       | <b>Fireplace:</b>                   | /               |
| <b>1st Mtg Amt:</b>  | \$648,000       | <b>Lot Area:</b>         | 8,269      | <b>Pool:</b>                        | POOL            |
| <b>Total Value:</b>  | \$568,908       | <b># of Stories:</b>     | 1          | <b>Roof Mat:</b>                    | GRAVEL & ROCK   |
| <b>Land Use:</b>   | SFR             | <b>Park Area/Cap#:</b>   | /          | <b>Parking:</b>                     | ATTACHED GARAGE |

## Foreclosure Activity Report

For Property Located At

16342 TUBA ST, NORTH HILLS, CA 91343-1338



### Foreclosure Activity Report is not available

16342 TUBA ST NORTH HILLS CA 91343

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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