

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

February 09, 2024

Council District # 8

Case #: 993890

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

JOB ADDRESS: 701 W 80TH ST

CONTRACT NO.: C141028-2 B138088-3 C142032 280195691-7

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 \$2,455.88. The cost of fencing the subject lot was \$6,333.60.

It is proposed that a lien for the total amount of **\$10,071.04** 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 October 05, 2023 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 **701 W 80TH 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	B4875	November 29, 2023	\$2,455.88
FENCE	F4410	November 29, 2023	\$6,333.60
			\$8,789.48

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	900695-1	\$356.16	\$890.40	\$1,246.56
				\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17732	\$30.00
SUPPLEMENTAL	T17808	\$5.00
		\$35.00

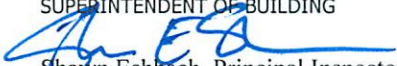
Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$6,669.36 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$10,071.04**, 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: February 09, 2024

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


Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

January 31, 2024

CASE #: 993890

ASSIGNED INSPECTOR: NEVILLE REID

JOB ADDRESS: 701 W 80TH ST

ASSESSORS PARCEL NO.: 6032-027-009

Last Full Title: 10/03/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 MARGARET L THOMPSON TRUST
701 1/2 W 80TH ST.
LOS ANGELES, CA 90044
Capacity: OWNER
- 2 MARGARET L THOMPSON TRUSTEE OF THE MARGARET L
THOMPSON LIVING TRUST
701 W 80TH ST
LOS ANGELES, CA 90044
Capacity: OWNER
- 3 CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019
Capacity: INTERESTED PARTY



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

Property Title Report

Work Order No. T17732
Dated as of: 10/02/2023

Prepared for: City of Los Angeles

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

APN #: 6032-027-009

Property Address: 701 W 80TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L THOMPSON LIVING TRST

Grantor : MARGARET THOMPSON

Deed Date : 03/22/2007

Recorded : 03/23/2007

Instr No. : 07-0670140

**MAILING ADDRESS: MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L THOMPSON LIVING TRST
701 W 80TH ST, LOS ANGELES, CA 90044**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 37 Subdivision Name: SUNNYSIDE PARK ADDITION Brief Description: SUNNY SIDE PARK ADDITION LOT 37

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/15/2018

Document #: 18-0477905

Loan Amount: \$544,185

Lender Name: CHAMPION MORTGAGE COMPANY

Borrowers Name: MARGARET L. THOMPSON

**MAILING ADDRESS: CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD COPPELL, TX 75019**



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

Property Title Report

Work Order No. T17808
Dated as of: 01/12/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6032-027-009

Property Address: 701 W 80TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L. THOMPSON LIVING TRUST

Grantor : MARGARET THOMPSON

Deed Date : 03/22/2007

Recorded : 03/23/2007

Instr No. : 07-0670140

***MAILING ADDRESS: MARGARET L. THOMPSON TRUSTEE OF THE MARGARET L. THOMPSON LIVING TRUST
701 W 80TH ST, LOS ANGELES, CA 90044***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 37 Subdivision Name: SUNNYSIDE PARK ADDITION Brief Description: SUNNY SIDE PARK ADDITION LOT 37

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

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Loan Amount: \$544,185

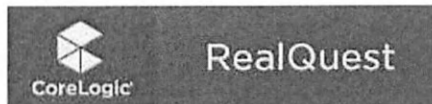
Lender Name: CHAMPION MORTGAGE COMPANY

Borrowers Name: MARGARET THOMPSON

***MAILING ADDRESS: CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BOULEVARD COPPELL, TX 75019***

Property Detail Report

For Property Located At :
701 W 80TH ST, LOS ANGELES, CA 90044-5905



Owner Information

Owner Name: THOMPSON MARGARET L
Mailing Address: 701 1/2 W 80TH ST, LOS ANGELES CA 90044-5905 C034
Vesting Codes: // TR

Location Information

Legal Description: SUNNY SIDE PARK ADDITION LOT 37
County: LOS ANGELES, CA APN: 6032-027-009
Census Tract / Block: 2383.10 / 2 Alternate APN:
Township-Range-Sect: Subdivision: SUNNY SIDE PARK ADD
Legal Book/Page: Map Reference: 58-A1 /
Legal Lot: 37 Tract #:
Legal Block: School District: LOS ANGELES
Market Area: C36 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 03/23/2007 / 03/22/2007 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 670140

Last Market Sale Information

Recording/Sale Date: 01/10/1977 / 1st Mtg Amount/Type: /
Sale Price: \$26,500 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 29782 2nd Mtg Amount/Type: /
Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$16.29
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name: OWNER RECORD

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:	1,627	Garage Area:		Heat Type:	
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:	YES
Year Built / Eff:	1932 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

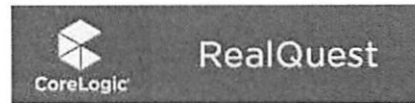
Zoning:	LAR4	Acres:	0.21	County Use:	DUPLEX (0200)
Lot Area:	9,304	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$59,963	Assessed Year:	2023	Property Tax:	\$969.32
Land Value:	\$39,154	Improved %:	35%	Tax Area:	212
Improvement Value:	\$20,809	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$52,963				

Comparable Sales Report

For Property Located At



701 W 80TH ST, LOS ANGELES, CA 90044-5905

4 Comparable(s) Selected.

Report Date: 01/12/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$26,500	\$589,500	\$750,000	\$696,875
Bldg/Living Area	1,627	1,438	1,773	1,601
Price/Sqft	\$16.29	\$409.94	\$486.49	\$436.15
Year Built	1932	1920	1940	1927
Lot Area	9,304	5,317	6,358	5,764
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$59,963	\$322,231	\$551,528	\$473,790
Distance From Subject	0.00	0.27	0.47	0.39

*= user supplied for search only

Comp #:1 Distance From Subject:0.27 (miles)

Address: 444 W 77TH ST, LOS ANGELES, CA 90003-1731

Owner Name: PEREZ VENTURA O F/PEREZ FERNANDEZ

Seller Name: PADILLA JOSE & ENA J

APN: 6020-034-005	Map Reference: 52-A6 /	Living Area: 1,714
County: LOS ANGELES, CA	Census Tract: 2377.20	Total Rooms:
Subdivision: DAVID FIGUEROA STREET	Zoning: LAR4	Bedrooms: 4
Rec Date: 09/06/2023	Prior Rec Date: 05/24/1991	Bath(F/H): 2 /
Sale Date: 06/28/2023	Prior Sale Date: 02/1991	Yr Built/Eff: 1940 /
Sale Price: \$750,000	Prior Sale Price: \$155,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 593076	Acres: 0.13	Fireplace: /
1st Mtg Amt: \$736,415	Lot Area: 5,500	Pool:
Total Value: \$322,231	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:2 Distance From Subject:0.40 (miles)

Address: 325 W 83RD ST, LOS ANGELES, CA 90003-2801

Owner Name: COLLADO DAVID A

Seller Name: RINGWALD L E EXEMPT TRUST

APN: 6031-033-027	Map Reference: 58-A1 /	Living Area: 1,438
County: LOS ANGELES, CA	Census Tract: 2397.01	Total Rooms:
Subdivision: MCCRAYS MONETA AVE #2	Zoning: LAR2	Bedrooms: 3
Rec Date: 09/28/2023	Prior Rec Date: 11/12/2009	Bath(F/H): 2 /
Sale Date: 08/14/2023	Prior Sale Date: 10/29/2009	Yr Built/Eff: 1926 /
Sale Price: \$589,500	Prior Sale Price: \$181,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 655403	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$441,862	Lot Area: 5,317	Pool:
Total Value: \$551,528	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:3 Distance From Subject:0.41 (miles)

Address: 318 W 77TH ST, LOS ANGELES, CA 90003-2038

Owner Name: HERNANDEZ PEDRO J

Seller Name: HERNANDEZ PEDRO J

APN: 6031-016-013	Map Reference: 52-A6 /	Living Area: 1,773
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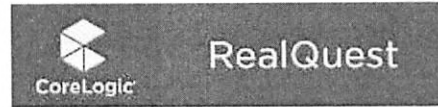
County:	LOS ANGELES, CA	Census Tract:	2396.02	Total Rooms:	
Subdivision:	PECKHAMS MONETA AVE SQUARE	Zoning:	LAR2	Bedrooms:	3
Rec Date:	06/15/2023	Prior Rec Date:	03/11/2016	Bath(F/H):	3 /
Sale Date:	06/14/2023	Prior Sale Date:	02/17/2016	Yr Built/Eff:	1922 /
Sale Price:	\$728,000	Prior Sale Price:	\$445,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	393477	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$714,814	Lot Area:	5,882	Pool:	
Total Value:	\$506,327	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	4				Distance From Subject:	0.47 (miles)
Address:	343 W 75TH ST, LOS ANGELES, CA 90003-2017					
Owner Name:	AZ JOSE A C					
Seller Name:	PANDEY AKA R & NEERA A TRUST					
APN:	6031-009-009	Map Reference:	52-A6 /	Living Area:	1,480	
County:	LOS ANGELES, CA	Census Tract:	2396.01	Total Rooms:		
Subdivision:	PECKHAMS MONETA AVE SQUARE	Zoning:	LAR2	Bedrooms:	3	
Rec Date:	10/25/2023	Prior Rec Date:	09/26/2019	Bath(F/H):	2 /	
Sale Date:	10/16/2023	Prior Sale Date:	08/29/2019	Yr Built/Eff:	1920 /	
Sale Price:	\$720,000	Prior Sale Price:	\$380,000	Air Cond:	YES	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:		
Document #:	727901	Acres:	0.15	Fireplace:	/	
1st Mtg Amt:	\$706,959	Lot Area:	6,358	Pool:		
Total Value:	\$515,074	# of Stories:		Roof Mat:		
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:		

Foreclosure Activity Report

For Property Located At

701 W 80TH ST, LOS ANGELES, CA 90044-5905



Foreclosure Activity Report is not available

701 W 80TH ST LOS ANGELES CA 90044

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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