

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES



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

November 25, 2025

Council District: # 10

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

JOB ADDRESS: **3200 WEST VENICE BOULEVARD, UNIT B-3, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5072-033-028**

Re: Invoice #867515-4, 893756-2 Case No: 77475

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **3200 West Venice Boulevard, Unit-B-3, Los Angeles, CA** ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 914.00
System Development Surcharge	54.84
Title Report fee	30.00
Grand Total	\$ 998.84

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$998.84** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$998.84** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18523
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5072-033-028

Property Address: 3200 W VENICE BLVD **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : JOSE P. LAGUNA, TRUSTEE OF THE JOSE P. LAGUNA 2019 TRUST

Grantor : JOSE P. LAGUNA

Deed Date : 02/01/2019

Recorded : 04/08/2019

Instr No. : 19-0305292

MAILING ADDRESS: JOSE P. LAGUNA, TRUSTEE OF THE JOSE P. LAGUNA 2019 TRUST
1464 12TH AVE, LOS ANGELES, CA 90019-4316

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 2 **Block:** 34 **Brief Description:** CENTRAL ARLINGTON HEIGHTS EX OF STS LOT 2 BLK 34

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20190305292



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/08/19 AT 02:30PM

FEES:	35.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	110.00



LEADSHEET



201904083250023

00016466222



009740056

SEQ:
02

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Jim L. Davis
Attorney At Law
AND WHEN RECORDED MAIL TO
Jose P. Laguna
1464 12th Ave.
Los Angeles, CA 90019

APN: 5072-033-028



SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

(Excluded from Reappraisal Under Proposition 13, Ie, Calif Const Art 13A §1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

This conveyance is a Trust Transfer under Section 62 of the California Revenue and Taxation Code. By this Trust Transfer Deed, the Grantor(s) transfer his/her/their interest in the property described below to or from Grantor's revocable inter vivos trust. There is no consideration given for this transfer. "This conveyance transfers the grantor's interest into or out of his or her revocable living trust, R & T 11930." Documentary transfer tax is \$ NONE. (0)

GRANTOR(S): Jose P. Laguna, a widower

hereby GRANTS to

GRANTEE(S): Jose P. Laguna, Trustee of the Jose P. Laguna 2019 Trust, Dated February 1, 2019 and any amendments thereto

The following described property in the City of Los Angeles, County of Los Angeles, State of California:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Dated: February 1, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Jose P. Laguna
Jose P. Laguna

STATE OF CALIFORNIA)SS
COUNTY OF LOS ANGELES)

On February 1, 2019, before me, Emily A. Kerr, Notary Public, Personally appeared Jose P. Laguna, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Emily A. Kerr*

MAIL TAX STATEMENTS TO: SAME AS ABOVE



EXHIBIT "A"

Lot 2 in Block 34 of Central Arlington Heights, in the City of Los Angeles, as per map recorded in book 30 page 51 of Miscellaneous Records, in the office of the county recorder of said county.

Together with all of grantor's right, title, and interest in and to that certain oil and gas lease between Century Oil Company, a Nevada Corporation, as Lessor, and Union Oil Company of California, a corporation, as Lessee, for the term and upon the terms, conditions, and covenants therein provided, recorded on April 4, 1958, in Book M-4, Page 231, Official Records of Los Angeles County, California.

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **November 25, 2025**

JOB ADDRESS: **3200 WEST VENICE BOULEVARD, UNIT B-3, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5072-033-028**

Last Full Title: **08/22/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) JOSE P. LAGUNA, TRUSTEE OF THE
JOSE P. LAGUNA 2019 TRUST
1464 12TH AVENUE
LOS ANGELES, CA 90019-4316

CAPACITY: OWNER

2) MARIO'S BODY SHOP
C/O MARIO M. SIERRA
3200 VENICE BOULEVARD, UNIT B
LOS ANGELES, CA 90019

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
3200 VENICE BLVD, LOS ANGELES, CA 90019-6240



Bldg Card: 000 of 002

Owner Information

Owner Name: **LAGUNA JOSE P**
 Mailing Address: **1464 12TH AVE, LOS ANGELES CA 90019-4316 C032**
 Vesting Codes: //TR

Location Information

Legal Description: **CENTRAL ARLINGTON HEIGHTS EX OF STS LOT 2 BLK 34**
 County: LOS ANGELES, CA APN: 5072-033-028
 Census Tract / Block: 2181.20 / 2 Alternate APN:
 Township-Range-Sect: Subdivision: CENTRAL ARLINGTON HEIGHTS
 Legal Book/Page: Map Reference: 43-D4 /
 Legal Lot: 2 Tract #:
 Legal Block: 34 School District: LOS ANGELES
 Market Area: C16 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: L.A. MID-CI

Owner Transfer Information

Recording/Sale Date: 04/08/2019 / 02/01/2019 Deed Type: TRUSTEE'S DEED(TRANSFER)
 Sale Price: 1st Mtg Document #:
 Document #: 305292

Last Market Sale Information

Recording/Sale Date: 03/14/1977 / 1st Mtg Amount/Type: /
 Sale Price: \$28,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #:
 Document #: 253954 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$11.98
 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

Year Built / Eff:	1941 /	Total Rooms/Offices	Garage Area:
Gross Area:	2,337	Total Restrooms:	Garage Capacity:
Building Area:	2,337	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

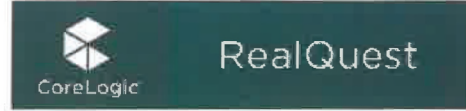
Zoning:	LAC2	Acres:	0.17	County Use:	AUTO SVC SHOP (2600)
Lot Area:	7,390	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$87,840	Assessed Year:	2024	Property Tax:	\$1,627.40
Land Value:	\$56,149	Improved %:	36%	Tax Area:	401
Improvement Value:	\$31,691	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$87,840				

Comparable Sales Report

For Property Located At



3200 VENICE BLVD, LOS ANGELES, CA 90019-6240

12 Comparable(s) Selected.

Report Date: 08/28/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$28,000	\$730,000	\$6,829,500	\$1,905,375
Bldg/Living Area	2,337	2,010	2,450	2,271
Price/Sqft	\$11.98	\$354.54	\$2,893.86	\$823.13
Year Built	1941	1924	1990	1951
Lot Area	7,390	2,199	33,422	9,976
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$87,840	\$101,994	\$6,630,000	\$1,091,317
Distance From Subject	0.00	0.09	23.69	12.62

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.09 (miles)			
Address:	1600 4TH AVE, LOS ANGELES, CA 90019-6129				
Owner Name:	PRIOR FRANK E				
Seller Name:	SOUTH CORD HOLDINGS LLC				
APN:	5072-028-024	Map Reference:	43-D4 /	Building Area:	2,450
County:	LOS ANGELES, CA	Census Tract:	2181.20	Total Rooms/Offices:	
Subdivision:	CENTRAL ARLINGTON HEIGHTS	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/20/2024	Prior Rec Date:	04/27/2022	Yr Built/Eff:	1990 / 1990
Sale Date:	12/12/2024	Prior Sale Date:	11/09/2021	Air Cond:	
Sale Price:	\$1,500,000	Prior Sale Price:	\$1,800,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	910932	Acres:	0.16		
1st Mtg Amt:		Lot Area:	7,002		
Total Value:	\$1,872,720	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 4.34 (miles)			
Address:	9220 W OLYMPIC BLVD, BEVERLY HILLS, CA 90212-4606				
Owner Name:	USMT GREEN LLC				
Seller Name:	BOCKS CANYON HOLDINGS LLC				
APN:	4332-001-029	Map Reference:	42-C2 /	Building Area:	2,360
County:	LOS ANGELES, CA	Census Tract:	7009.02	Total Rooms/Offices:	

Subdivision:	6380	Zoning:	BHC3YY	Total Restrooms:	
Rec Date:	03/27/2025	Prior Rec Date:	10/27/2022	Yr Built/Eff:	1928 / 1948
Sale Date:	03/26/2025	Prior Sale Date:	10/24/2022	Air Cond:	
Sale Price:	\$6,829,500	Prior Sale Price:	\$6,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	196601	Acres:	0.29		
1st Mtg Amt:		Lot Area:	12,483		
Total Value:	\$6,630,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3					Distance From Subject:	6.80 (miles)
Address:	1605 S BRAND BLVD, GLENDALE, CA 91204-2813						
Owner Name:	1615 SOUTH BRAND LLC						
Seller Name:	DEL GEORGE J & P TRUST						
APN:	5640-028-049	Map Reference:	/	Building Area:	2,400		
County:	LOS ANGELES, CA	Census Tract:	3024.01	Total Rooms/Offices:			
Subdivision:	TROPICO BLVD TR	Zoning:	GLC3*	Total Restrooms:			
Rec Date:	05/02/2025	Prior Rec Date:	03/22/2000	Yr Built/Eff:	1955 / 1956		
Sale Date:	04/25/2025	Prior Sale Date:		Air Cond:			
Sale Price:	\$4,000,000	Prior Sale Price:	\$213,000	Pool:			
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:			
Document #:	287858	Acres:	0.17				
1st Mtg Amt:	\$2,055,700	Lot Area:	7,514				
Total Value:	\$507,619	# of Stories:					
Land Use:	AUTO REPAIR	Park Area/Cap#:	/				

Comp #:	4					Distance From Subject:	9.63 (miles)
Address:	41 MARKET ST, VENICE, CA 90291-3603						
Owner Name:	KOHNER ALEXANDER TRUST						
Seller Name:	REALTY GIFT FUND						
APN:	4226-007-006	Map Reference:	49-B4 /	Building Area:	2,010		
County:	LOS ANGELES, CA	Census Tract:	2735.02	Total Rooms/Offices:			
Subdivision:	VENICE/AMERICA	Zoning:	LACM	Total Restrooms:			
Rec Date:	01/10/2025	Prior Rec Date:	07/15/1974	Yr Built/Eff:	1972 / 1972		
Sale Date:	01/06/2025	Prior Sale Date:		Air Cond:	NONE		
Sale Price:	\$1,000,000	Prior Sale Price:	\$80,000	Pool:			
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:			
Document #:	17402	Acres:	0.06				
1st Mtg Amt:		Lot Area:	2,551				
Total Value:	\$241,499	# of Stories:					
Land Use:	AUTO REPAIR	Park Area/Cap#:	/				

Comp #:	5					Distance From Subject:	12.50 (miles)
Address:	8214 SUNLAND BLVD, SUN VALLEY, CA 91352-3361						
Owner Name:	DIAB JACOB N/DIAB IDA R S						
Seller Name:	MAMBI RESTAURANT MGMT INC						
APN:	2407-023-045	Map Reference:	16-E1 /	Building Area:	2,450		
County:	LOS ANGELES, CA	Census Tract:	1222.00	Total Rooms/Offices:			
Subdivision:	6929	Zoning:	LAC2	Total Restrooms:			
Rec Date:	02/28/2025	Prior Rec Date:	06/23/2023	Yr Built/Eff:	1937 / 1937		
Sale Date:	01/27/2025	Prior Sale Date:	05/22/2023	Air Cond:			
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,280,000	Pool:			
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:			
Document #:	128763	Acres:	0.11				
1st Mtg Amt:	\$300,000	Lot Area:	5,002				
Total Value:	\$520,200	# of Stories:					
Land Use:	AUTO REPAIR	Park Area/Cap#:	/				

Comp #:	6	Distance From Subject: 12.59 (miles)			
Address:	303 S MISSION DR, SAN GABRIEL, CA 91776-1105				
Owner Name:	YTL PROPERTIES LLC				
Seller Name:	MURASHIGE D S & S O L/TR				
APN:	5346-027-011	Map Reference:	37-D3 /	Building Area:	2,320
County:	LOS ANGELES, CA	Census Tract:	4811.01	Total Rooms/Offices:	
Subdivision:	HARBERT & BUTTERWORTHS	Zoning:	SLC1D*	Total Restrooms:	
Rec Date:	04/18/2025	Prior Rec Date:	11/16/2005	Yr Built/Eff:	1954 / 1954
Sale Date:	02/27/2025	Prior Sale Date:	10/07/2005	Air Cond:	
Sale Price:	\$1,910,000	Prior Sale Price:	\$250,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	
Document #:	254711	Acres:	0.36		
1st Mtg Amt:	\$900,000	Lot Area:	15,741		
Total Value:	\$456,618	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject: 14.41 (miles)			
Address:	124 N CATALINA AVE, REDONDO BEACH, CA 90277-3136				
Owner Name:	REDONDO PORTAL LLC				
Seller Name:	L ME HOUSE TRUST				
APN:	7505-005-008	Map Reference:	67-D3 /	Building Area:	2,351
County:	LOS ANGELES, CA	Census Tract:	6212.04	Total Rooms/Offices:	
Subdivision:	REDONDO BEACH	Zoning:	RBR-3A	Total Restrooms:	
Rec Date:	08/07/2025	Prior Rec Date:	07/25/1997	Yr Built/Eff:	1946 / 1950
Sale Date:	07/15/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,470,000	Prior Sale Price:	\$105,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	535188	Acres:	0.09		
1st Mtg Amt:		Lot Area:	4,014		
Total Value:	\$1,976,760	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject: 14.43 (miles)			
Address:	1401 BORDER AVE, TORRANCE, CA 90501-2806				
Owner Name:	RED CURB INVESTMENTS LLC				
Seller Name:	GARCIA MARIO J				
APN:	7355-029-002	Map Reference:	68-D4 /	Building Area:	2,059
County:	LOS ANGELES, CA	Census Tract:	6509.01	Total Rooms/Offices:	
Subdivision:	1684	Zoning:	TODC-CTR	Total Restrooms:	
Rec Date:	01/17/2025	Prior Rec Date:	07/27/2005	Yr Built/Eff:	1924 / 1940
Sale Date:	01/08/2025	Prior Sale Date:	06/29/2005	Air Cond:	
Sale Price:	\$730,000	Prior Sale Price:	\$359,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	36817	Acres:	0.05		
1st Mtg Amt:		Lot Area:	2,199		
Total Value:	\$289,736	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	9	Distance From Subject: 16.37 (miles)			
Address:	10717 SAN FERNANDO RD, PACOIMA, CA 91331-2628				
Owner Name:	AVILA ARMANDO T				
Seller Name:	YBARRA CLEM M & DOLORES B				
APN:	2620-002-036	Map Reference:	/	Building Area:	2,234
County:	LOS ANGELES, CA	Census Tract:	1046.10	Total Rooms/Offices:	
Subdivision:	5447	Zoning:	LACM	Total Restrooms:	

Rec Date:	02/28/2025	Prior Rec Date:		Yr Built/Eff:	1933 / 1943
Sale Date:	02/04/2025	Prior Sale Date:		Air Cond:	
Sale Price:	\$800,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	129558	Acres:	0.16		
1st Mtg Amt:		Lot Area:	6,882		
Total Value:	\$200,636	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	10	Distance From Subject:	17.43 (miles)
Address:	13264 MEYER RD, WHITTIER, CA 90605-3545		
Owner Name:	SANDOVAL NORA L		
Seller Name:	CAMPOS ROSALINA E TRUST		
APN:	8026-010-017	Map Reference:	61-D5 /
County:	LOS ANGELES, CA	Census Tract:	5030.00
Subdivision:	9891	Zoning:	LCC3*
Rec Date:	03/11/2025	Prior Rec Date:	
Sale Date:	02/11/2025	Prior Sale Date:	
Sale Price:	\$1,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	154658	Acres:	0.37
1st Mtg Amt:	\$900,000	Lot Area:	16,049
Total Value:	\$101,994	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,160
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1977 / 1977
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject:	19.18 (miles)
Address:	17733 CHATSWORTH ST, GRANADA HILLS, CA 91344-5604		
Owner Name:	ANTEKELIAN ANTHONY		
Seller Name:	HERRON TONJA S		
APN:	2712-029-022	Map Reference:	7-D2 /
County:	LOS ANGELES, CA	Census Tract:	1112.02
Subdivision:	9317	Zoning:	LAC1
Rec Date:	06/25/2025	Prior Rec Date:	09/01/1971
Sale Date:	06/18/2025	Prior Sale Date:	
Sale Price:	\$1,300,000	Prior Sale Price:	\$30,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	422213	Acres:	0.16
1st Mtg Amt:		Lot Area:	6,850
Total Value:	\$102,130	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,103
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1953 /
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	23.69 (miles)
Address:	944 W FOOTHILL BLVD, AZUSA, CA 91702-2842		
Owner Name:	THREE STONE HOLDINGS LP		
Seller Name:	PIERSON THOMAS J L/TR		
APN:	8616-002-008	Map Reference:	86-C5 /
County:	LOS ANGELES, CA	Census Tract:	4044.01
Subdivision:	13790	Zoning:	AZM1YY
Rec Date:	03/18/2025	Prior Rec Date:	12/21/1979
Sale Date:	02/25/2025	Prior Sale Date:	
Sale Price:	\$1,025,000	Prior Sale Price:	\$90,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	170782	Acres:	0.77
1st Mtg Amt:		Lot Area:	33,422
Total Value:	\$195,889	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	2,360
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1952 / 1953
		Air Cond:	
		Pool:	
		Roof Mat:	