

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
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GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

December 18, 2025

Council District: # 8

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

JOB ADDRESS: 1417 WEST MANCHESTER AVENUE, UNIT B, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6034-029-026

Re: Invoice #852359-6

Case No: 391311

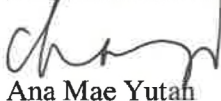
Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **1417 West Manchester Avenue, Unit B, Los Angeles, CA** ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 457.00
System Development Surcharge	27.42
Title Report fee	<u>30.00</u>
Grand Total	\$ <u>514.42</u>

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 **\$514.42** 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 **\$514.42** 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 Yutah

Chief, LADBS 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 latitle@in2-res.com

Property Title Report

Work Order No. T18460
Dated as of: 07/17/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6034-029-026

Property Address: 1417 W MANCHESTER AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee: FREDDIE HICKS & REGINA MAE FORBY HICKS AS TRUSTEE OF THE HICKS FAMILY REVOCABLE TRUST

Grantor: FREDDIE HICKS & REGINA MAE FORBY HICKS

Deed Date : 10/27/2021 Recorded : 12/09/2021

Instr No. : 21-1836442

***MAILING ADDRESS: FREDDIE HICKS & REGINA MAE FORBY HICKS AS TRUSTEE OF THE HICKS FAMILY REVOCABLE TRUST
549 W 99TH ST, LOS ANGELES, CA 90044-4601***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 727 Tract No: 4511 Brief Description: TRACT NO 4511 EX OF ST LOT 727

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20211836442



Pages:
0003

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

12/09/21 AT 02:07PM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202112092900049

00021595787



012934591

SEQ:
14

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

FREDDIE HICKS

REGINA MAE FORBY HICKS

MAILING ADDRESS

549 West 99th Street

CITY STATE, ZIP CODE

Los Angeles, California 90044

21595787



Batch Number: 12934591



SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE

TRUST TRANSFER DEED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Freddie Hicks
Street Regina Mae Forby Hicks
Address
City 549 West 99th Street
State
Zip Code Los Angeles, CA 90044

SPACE ABOVE THIS LINE FOR RECORDER USE

APN: 6034-029-026

Trust Transfer Deed

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e. Calif. Const. Art 13 Art § 1 et. seq.) The undersigned Grantor(s) declare (s) under perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER

Documentary transfer tax is \$ NONE.

Computed on full value of property conveyed, or computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

X There is no Documentary transfer tax due. "This conveyance transfers an interest into or out of a Living Trust "R & T 11930."

This is a Trust Transfer under § 62 of the Revenue and Taxation Code and Grantor (s) has (have) checked the applicable exclusion

X Transfer to revocable trust;

GRANTOR(S): Freddie Hicks & Regina Hicks, husband and wife, as Joint Tenants.

hereby GRANT(S) to Freddie Hicks and Regina Mae Forby Hicks, as Trustees of the Hicks Family

Revocable Living Trust,

dated OCT. 27, 2021.

the following described real property in the city of Los Angeles, County of Los Angeles, State of California, described as :

Lot 727 of Tract No. 4511, as per Map recorded in Book 49, Pages 4 to 7 inclusive of Maps, in the office of the County Recorder of said county.

EXCEPT The Southerly 10 feet thereof condemned for Manchester Avenue.

Commonly known as: 1417 West Manchester Avenue, Los Angeles, CA 90047

Executed on OCT. 27, 2021, at Los Angeles, California

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.

Handwritten signatures of Freddie Hicks and Regina Hicks with printed names below.

State of California)
County of Los Angeles)

On OCT. 27, 2021 before me, Rosie Milligan, notary public
Here Insert Name and Title of the Officer

personally appeared Freddie Hicks and Regina Hicks, 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 Rosie Milligan (Seal)



OFFICER(S)
X INDIVIDUAL(S)
CORPORATE
CAPACITY CLAIMED BY SIGNER(S)
ATTORNEY IN FACT
CONSERVATOR/ GUARDIAN
PARTNERS
TRUSTEE(S)
SIGNER IS REPRESENTING:
Freddie Hicks
Regina Hicks

EXHIBIT B

ASSIGNED INSPECTOR: **TIM CROWDER**

Date: **December 18, 2025**

JOB ADDRESS: **1417 WEST MANCHESTER AVENUE, UNIT B, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6034-029-026**

Last Full Title: **07/17/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) FREDDIE HICKS AND REGINA MAE FORBY HICKS AS TRUSTEES OF THE
HICKS FAMILY REVOCABLE LIVING TRUST
549 WEST 99TH STREET
LOS ANGELES, CA 90044-4601 CAPACITY: OWNERS

- 2) R&A ROLLENGS AUTO REPAIR
1417 WEST MANCHESTER AVENUE
LOS ANGELES, CA 90047-5423 CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
**1417 W MANCHESTER AVE, LOS ANGELES, CA
 90047-5423**



Owner Information

Owner Name: **HICKS FREDDIE (TE) & REGINA M/HICKS**
 Mailing Address: **549 W 99TH ST, LOS ANGELES CA 90044-4601 C067**
 Vesting Codes: **// TE**

Location Information

Legal Description: **TRACT NO 4511 EX OF ST LOT 727**
 County: **LOS ANGELES, CA** APN: **6034-029-026**
 Census Tract / Block: **2382.00 / 3** Alternate APN:
 Township-Range-Sect: **49-4** Subdivision: **4511**
 Legal Book/Page: **49-4** Map Reference: **57-E1 /**
 Legal Lot: **727** Tract #: **4511**
 Legal Block: **C36** School District: **LOS ANGELES**
 Market Area: **C36** School District Name: **LOS ANGELES**
 Neighbor Code: **C36** Munic/Township: **L.A. VERMON**

Owner Transfer Information

Recording/Sale Date: **12/09/2021 / 10/27/2021** Deed Type: **TRUSTEE'S DEED(TRANSFER)**
 Sale Price:
 Document #: **1836442** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **06/02/1982 /** 1st Mtg Amount/Type: **\$65,000 / CONV**
 Sale Price: **\$80,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **558966** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **558966** Price Per SqFt: **\$34.97**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **STERRENBURG HELEN**

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:	1952 / 1957	Total Rooms/Offices		Garage Area:	
Gross Area:	2,288	Total Restrooms:		Garage Capacity:	
Building Area:	2,288	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:	1	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	AVERAGE
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.13	County Use:	AUTO SVC SHOP (2600)
Lot Area:	5,875	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$155,338	Assessed Year:	2024	Property Tax:	\$2,416.98
Land Value:	\$128,429	Improved %:	17%	Tax Area:	293
Improvement Value:	\$26,909	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$155,338				

Comparable Sales Report

For Property Located At

**1417 W MANCHESTER AVE, LOS ANGELES, CA 90047-5423**

15 Comparable(s) Selected.

Report Date: 07/24/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$80,000	\$640,000	\$6,829,500	\$1,646,467
Bldg/Living Area	2,288	2,010	2,460	2,280
Price/Sqft	\$34.97	\$289.07	\$2,893.86	\$711.68
Year Built	1952	1924	1990	1953
Lot Area	5,875	2,199	33,422	9,727
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$155,338	\$101,994	\$6,630,000	\$820,849
Distance From Subject	0.00	5.85	24.88	14.53

* = user supplied for search only

Comp #:	1	Distance From Subject: 5.85 (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: 6.10 (miles)			
Address:	413 E ROSECRANS AVE, COMPTON, CA 90221-2037				
Owner Name:	LBARRA ANGEL				
Seller Name:	ACEVEDO CARLOS				
APN:	6167-010-024	Map Reference:	65-A2 /	Building Area:	2,400
County:	LOS ANGELES, CA	Census Tract:	5416.03	Total Rooms/Offices:	

Subdivision:	7243	Zoning:	COCL*	Total Restrooms:	
Rec Date:	01/23/2025	Prior Rec Date:	08/30/2002	Yr Built/Eff:	1952 / 1952
Sale Date:	11/07/2024	Prior Sale Date:	08/09/2002	Air Cond:	
Sale Price:	\$700,000	Prior Sale Price:	\$181,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	44640	Acres:	0.11		
1st Mtg Amt:	\$560,000	Lot Area:	4,878		
Total Value:	\$127,772	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3				Distance From Subject:	8.61 (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 #:	4				Distance From Subject:	8.72 (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 #:	5				Distance From Subject:	9.80 (miles)
Address:	5508 ATLANTIC AVE, LONG BEACH, CA 90805-5413					
Owner Name:	JVO REAL ESTATE HOLDING LLC					
Seller Name:	ANARAKI CECILY					
APN:	7127-009-032	Map Reference:	70-D2 /	Building Area:	2,214	
County:	LOS ANGELES, CA	Census Tract:	5706.01	Total Rooms/Offices:		
Subdivision:	5737	Zoning:	LBCCA	Total Restrooms:		
Rec Date:	01/23/2025	Prior Rec Date:	11/22/2022	Yr Built/Eff:	1938 /	
Sale Date:	11/07/2024	Prior Sale Date:	11/04/2022	Air Cond:		
Sale Price:	\$640,000	Prior Sale Price:	\$650,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:		
Document #:	45626	Acres:	0.23			
1st Mtg Amt:	\$240,000	Lot Area:	10,168			
Total Value:	\$663,000	# of Stories:	1			
Land Use:	AUTO REPAIR	Park Area/Cap#:	4000 /			

Comp #: **6** Distance From Subject: **10.07 (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 #: **7** Distance From Subject: **11.76 (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 #: **8** Distance From Subject: **14.52 (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 #: **9** Distance From Subject: **14.62 (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 /** Building Area: **2,160**
 County: **LOS ANGELES, CA** Census Tract: **5030.00** Total Rooms/Offices:
 Subdivision: **9891** Zoning: **LCC3*** Total Restrooms:

Rec Date:	03/11/2025	Prior Rec Date:		Yr Built/Eff:	1977 / 1977
Sale Date:	02/11/2025	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
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#:	/		

Comp #:	10	Distance From Subject:	16.74 (miles)
Address:	1533 E WALNUT ST 1535, PASADENA, CA 91106-1522		
Owner Name:	GOLDEN LIGHTHOUSE LLC		
Seller Name:	GOTTFELD FRITZ & HILDE		
APN:	5737-007-010	Map Reference:	27-C3 /
County:	LOS ANGELES, CA	Census Tract:	4627.00
Subdivision:	HILL AVE TR	Zoning:	PSC-
Rec Date:	11/25/2024	Prior Rec Date:	06/17/1970
Sale Date:	11/20/2024	Prior Sale Date:	
Sale Price:	\$1,010,000	Prior Sale Price:	\$27,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	824920	Acres:	0.14
1st Mtg Amt:	\$1,344,900	Lot Area:	6,053
Total Value:	\$130,664	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,220	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1970 / 1970
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	11	Distance From Subject:	18.32 (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 /
County:	LOS ANGELES, CA	Census Tract:	1222.00
Subdivision:	6929	Zoning:	LAC2
Rec Date:	02/28/2025	Prior Rec Date:	06/23/2023
Sale Date:	01/27/2025	Prior Sale Date:	05/22/2023
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,280,000
Sale Type:	FULL	Prior Sale Type:	FULL
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#:	/
Building Area:	2,450	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1937 / 1937
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	12	Distance From Subject:	21.25 (miles)
Address:	120 W CHESTNUT AVE, MONROVIA, CA 91016-3412		
Owner Name:	OAK CREST INSTITUTE OF SCIENCE		
Seller Name:	SARDISCO R & J TRUST		
APN:	8508-006-070	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4311.00
Subdivision:	MONROVIA ADD 02	Zoning:	MOM*
Rec Date:	11/27/2024	Prior Rec Date:	02/17/1989
Sale Date:	11/19/2024	Prior Sale Date:	02/1989
Sale Price:	\$952,500	Prior Sale Price:	\$148,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	836170	Acres:	0.21
1st Mtg Amt:	\$577,000	Lot Area:	9,110
Total Value:	\$272,265	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
Building Area:	2,460	Total Rooms/Offices:	
Total Restrooms:		Yr Built/Eff:	1961 / 1961
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #: 13 Distance From Subject: 22.13 (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 #: 14 Distance From Subject: 24.54 (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 / Building Area: 2,103
 County: LOS ANGELES, CA Census Tract: 1112.02 Total Rooms/Offices:
 Subdivision: 9317 Zoning: LAC1 Total Restrooms:
 Rec Date: 06/25/2025 Prior Rec Date: 09/01/1971 Yr Built/Eff: 1953 /
 Sale Date: 06/18/2025 Prior Sale Date: Air Cond:
 Sale Price: \$1,300,000 Prior Sale Price: \$30,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 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#: /

Comp #: 15 Distance From Subject: 24.88 (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 / Building Area: 2,360
 County: LOS ANGELES, CA Census Tract: 4044.01 Total Rooms/Offices:
 Subdivision: 13790 Zoning: AZM1YY Total Restrooms:
 Rec Date: 03/18/2025 Prior Rec Date: 12/21/1979 Yr Built/Eff: 1952 / 1953
 Sale Date: 02/25/2025 Prior Sale Date: Air Cond:
 Sale Price: \$1,025,000 Prior Sale Price: \$90,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 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#: /