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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

August 12, 2026

Council District # 6

Case #: 963772

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

JOB ADDRESS: 14242 W VICTORY BLVD

CONTRACT NO.: C-145906 C204229 T137838 F134191-3 D139992-3 C135857-2 C-145962 D24DEMO-1

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the cleaning of the lot, fencing of the lot, demolition of the building(s), asbestos removal from the building(s) and monitoring of the asbestos removal at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$31,752.00. The cost of fencing the subject lot was \$6,969.76. The cost of demolishing the subject building(s) was \$94,595.20. The cost of asbestos removal of the subject building(s) was \$23,639.00. The cost of asbestos monitoring was \$3,171.00.

It is proposed that a lien for the total amount of **\$160,199.96** 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 July 06, 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot, and demolish and remove or repair the building(s) on the parcel remove the asbestos from the building(s) in conjunction with an asbestos inspection report, on the parcel located at **14242 W VICTORY BLVD** , 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>
ASBESTOS MONITORING	W1091	August 12, 2025	\$3,171.00
ASBESTOS REMOVAL	A1091	June 26, 2025	\$23,639.00
CLEAN	C4835	February 06, 2023	\$31,752.00
DEMOLITION	D1554	November 06, 2024	\$546.00
DEMOLITION	D1591	February 16, 2026	\$56,882.00
DEMOLITION	D1592	February 16, 2026	\$10,427.20
DEMOLITION	D1593	February 16, 2026	\$19,600.00
DEMOLITION/ASBESTOS REPORT	D1526	November 06, 2024	\$2,380.00
DEMOLITION/ASBESTOS REPORT	D1547	November 06, 2024	\$2,380.00
DEMOLITION/ASBESTOS REPORT	D1548	November 06, 2024	\$2,380.00
FENCE	F4208	August 10, 2022	\$6,969.76
			<u>\$160,126.96</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17080	\$30.00
FULL	T18983	\$35.00
SUPPLEMENTAL	T19182	\$8.00
		<u>\$73.00</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 \$114,449.40 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$73.00 for a total of **\$160,199.96**, 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: August 12, 2026

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



Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review

ATTEST: PATRICE LATTIMORE
CITY CLERK

BY

DEPUTY

August 12, 2026

CASE #: 963772

ASSIGNED INSPECTOR: GABRIEL HERRERA

JOB ADDRESS: 14242 W VICTORY BLVD

ASSESSORS PARCEL NO.: 2240-013-003

Last Full Title: 05/19/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|----------------------------|
| 1 | BRUCE E. NOWNES JR
14242 VICTORY BLVD
LOS ANGELES, CA 91401 | Capacity: OWNER |
| 2 | BURSK BONNIE, ESQ.
10633 YARMOUTH AVE.
GRANADA HILLS, CA 91344 | Capacity: OWNER |
| 3 | INHERITANCE FUNDING COMPANY INC.
STEVEN DALE SCHROEDER
235 MONTGOMERY ST. STE 1035
SAN FRANCISCO, CA 94104 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T17080
Dated as of: 08/01/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2240-013-003

Property Address: 14242 W VICTORY BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : BRUCE E. NOWNES, JR.

Grantor : MARIE A. HUFFMAN AND FLORENCE CORNWELL

Deed Date : 04/22/1975

Recorded : 05/07/1975

Instr No. : D6643 PG 538

MAILING ADDRESS: BRUCE E. NOWNES, JR.
14242 VICTORY BLVD, VAN NUYS, CA 91401

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 2 Block: 4 Tract No: 1200 Brief Description: TRACT # 1200 E 50 FT EX OF ST OF LOT 2
BLK 4***

MORTGAGES/LIENS

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



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

Property Title Report

Work Order No. T18983
Dated as of: 04/24/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2240-013-003

Property Address: 14242 W VICTORY BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee: BRUCE E. NOWNES, JR.

Grantor: MARIE A. HUFFMAN AND FLORENCE CORNWELL

Deed Date : 04/22/1975 Recorded : 05/07/1975

Instr No. : 1975-1149

MAILING ADDRESS: BRUCE E. NOWNES, JR.
14242 VICTORY BLVD, VAN NUYS, CA 91401-1942

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 2 Block: 4 Tract No: 1200 Brief Description: TRACT # 1200 E 50 FT EX OF ST OF LOT 2
BLK 4**

MORTGAGES/LIENS

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



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

Property Title Report

Work Order No. T19182
Dated as of: 08/03/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2240-013-003

Property Address: 14242 W VICTORY BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee: BRUCE E. NOWNES, JR.

Grantor: MARIE A. HUFFMAN AND FLORENCE CORNWELL

Deed Date : 04/22/1975 Recorded : 05/07/1975

Instr No. : 1975-1149

MAILING ADDRESS: BRUCE E. NOWNES, JR.
14242 VICTORY BLVD, VAN NUYS, CA 91401-1942

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 2 Block: 4 Tract No: 1200 Brief Description: TRACT # 1200 E 50 FT EX OF ST OF LOT 2
BLK 4***

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

14242 VICTORY BLVD, LOS ANGELES, CA 91401-1942



CoreLogic
RealQuest Professional

Owner Information

Owner Name: NOWNES BRUCE E JR
Mailing Address: 14242 VICTORY BLVD, VAN NUYS CA 91401-1942 C021
Vesting Codes: //

Location Information

Legal Description:	TRACT # 1200 E 50 FT EX OF ST OF LOT 2		
County:	LOS ANGELES, CA	APN:	2240-013-003
Census Tract / Block:	1282.10 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	1200
Legal Book/Page:	19-35	Map Reference:	/
Legal Lot:	2	Tract #:	1200
Legal Block:	4	School District:	LOS ANGELES
Market Area:	VN	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	05/07/1975 /	1st Mtg Amount/Type:	\$19,000 / CONV
Sale Price:	\$21,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$17.02
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:	1,263	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1923 / 1924	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,478	Lot Width/Depth:	50 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information					
Total Value:	\$51,615	Assessed Year:	2025	Property Tax:	\$891.05
Land Value:	\$27,610	Improved %:	47%	Tax Area:	13
Improvement Value:	\$24,005	Tax Year:	2025	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$44,615				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14242 VICTORY BLVD, LOS ANGELES, CA 91401-1942

4 Comparable(s) Selected.

Report Date: 08/03/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$21,500	\$700,000	\$940,000	\$841,250
Bldg/Living Area	1,263	1,285	1,372	1,341
Price/Sqft	\$17.02	\$544.75	\$685.13	\$626.08
Year Built	1923	1920	1944	1933
Lot Area	6,478	6,262	8,101	6,791
Bedrooms	4	2	4	3
Bathrooms/Restrooms	1	1	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$51,615	\$627,244	\$1,182,000	\$835,932
Distance From Subject	0.00	0.07	0.37	0.24

*= user supplied for search only

Comp #:

1

Distance From Subject:

0.07 (miles)

Address:

14248 FRIAR ST, LOS ANGELES, CA 91401-2108

Owner Name:

ALL AMERICAN MULTISERVICES LLC

Seller Name:

DAVIS JESSYE O TRUST L/TR

APN:

2240-016-003

Map Reference:

/

Living Area:

1,285

County:

LOS ANGELES, CA

Census Tract:

1282.10

Total Rooms:

2

Subdivision:

1200

Zoning:

LARD1.5

Bedrooms:

2

Rec Date:

05/12/2026

Prior Rec Date:

11/01/2004

Bath(F/H):

1 /

Sale Date:

04/19/2026

Prior Sale Date:

09/17/2004

Yr Built/Eff:

1941 / 1941

Sale Price:

\$700,000

Prior Sale Price:

\$375,000

Air Cond:

EVAP COOLER

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

Document #:

346781

Acres:

0.14

Fireplace:

/

1st Mtg Amt:

\$630,000

Lot Area:

6,262

Pool:

Total Value:

\$627,244

of Stories:

Roof Mat:

Land Use:

SFR

Park Area/Cap#:

/

Parking:

Comp #:			Distance From Subject:0.17 (miles)		
Address:		14122 FRIAR ST, LOS ANGELES, CA 91401-2105			
Owner Name:		ZARGARYAN ARTAK			
Seller Name:		KOZINA NELLI			
APN:	2240-015-009	Map Reference:	/	Living Area:	1,335
County:	LOS ANGELES, CA	Census Tract:	1282.10	Total Rooms:	
Subdivision:	1200	Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	03/10/2026	Prior Rec Date:	09/15/2017	Bath(F/H):	2 /
Sale Date:	03/03/2026	Prior Sale Date:	09/14/2017	Yr Built/Eff:	1928 / 1928
Sale Price:	\$825,000	Prior Sale Price:	\$400,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	167590	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$618,750	Lot Area:	6,290	Pool:	
Total Value:	\$679,278	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject:0.35 (miles)
Address:	6350 COSTELLO AVE, LOS ANGELES, CA 91401-2209	

Owner Name:	MIRZAHOSSEINI SEYEDERFAN/DELAVERI ELHAM		
Seller Name:	AVENUE COSTELLO PROP TRUST		
APN:	2239-003-013	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1282.20
Subdivision:	12667	Zoning:	LARD1.5
Rec Date:	03/24/2026	Prior Rec Date:	05/04/1998
Sale Date:	02/04/2026	Prior Sale Date:	03/24/1998
Sale Price:	\$940,000	Prior Sale Price:	\$155,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	203007	Acres:	0.19
1st Mtg Amt:	\$922,974	Lot Area:	8,101
Total Value:	\$1,182,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,372
Total Rooms:	
Bedrooms:	4
Bath(F/H):	2 /
Yr Built/Eff:	1944 / 1954
Air Cond:	
Style:	
Fireplace:	/
Pool:	
Roof Mat:	
Parking:	

Comp #:	4	Distance From Subject:	0.37 (miles)
Address:	14043 CALVERT ST, LOS ANGELES, CA 91401-3519		
Owner Name:	LOPEZ LUIS/LOPEZ PAOLA A		
Seller Name:	KINSOCK JULIA R & SANFORD T		
APN:	2239-013-007	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1282.20
Subdivision:	1000	Zoning:	LAR1
Rec Date:	05/29/2026	Prior Rec Date:	10/19/2020
Sale Date:	05/12/2026	Prior Sale Date:	09/25/2020
Sale Price:	\$900,000	Prior Sale Price:	\$738,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	395289	Acres:	0.15
1st Mtg Amt:	\$883,698	Lot Area:	6,512
Total Value:	\$855,204	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,371
Total Rooms:	
Bedrooms:	4
Bath(F/H):	3 /
Yr Built/Eff:	1920 / 1966
Air Cond:	CENTRAL
Style:	
Fireplace:	/
Pool:	
Roof Mat:	
Parking:	

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

14242 VICTORY BLVD, LOS ANGELES, CA 91401-1942

Foreclosure Activity Report is not available

14242 VICTORY BLVD LOS ANGELES CA 91401

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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