

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
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MOISES ROSALES

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

March 11, 2026

Council District: # 6

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

JOB ADDRESS: 14616 WEST COHASSET STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2218-006-009
Re: Invoice #898098-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: 14616 West Cohasset Street, Los Angeles, CA ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on July 10, 2023 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	556.09
Title Report fee	30.00
Grand Total	\$ 2,896.09 A

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 \$2,896.09 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 \$2,896.09 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, 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. T18707
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2218-006-009

Property Address: 14616 W COHASSET ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TIRAN MACHARYAN

Grantor : TIRAN MACHARYAN AND HRIPSIME OGANESYAN

Deed Date : 09/06/2006 **Recorded :** 09/12/2006

Instr No. : 06-2025562

MAILING ADDRESS: TIRAN MACHARYAN
14616 COHASSET ST, VAN NUYS, CA 91405

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 9 **Tract No:** 22833 **Brief Description:** TRACT # 22833 LOT 9

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 09/25/2015 **Document #:** 15-1190934

Loan Amount: \$487,500

Lender Name: OCWEN LOAN SERVICING LLC

Borrowers Name: TIRAN MACHARYAN

MAILING ADDRESS: OCWEN LOAN SERVICING LLC
240 TECHNOLOGY DRIVE IDAHO FALLS, ID 83401

Type of Document: NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Recording Date: 05/10/2024 **Document #:** 24-0308043

MAILING ADDRESS: WESTERN PROGRESSIVE LLC
7730 MARKET CENTER AVE STE 100 EL PASO, TX 79912

This page is part of your document - DO NOT DISCARD

06 2025562

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
09/12/06 AT 08:00am

TITLE(S) :

pled



L E A D S H E E T

FEE

FEE \$27	H
A.F.N.F. 94	1

D.T.T.

NOTIFICATION SENT-31

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2218 - 006 - 009

(00)

THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Mr. Tiran Macharyan
14616 Cohasset Street
(Van Nuys Area) Los Angeles, CA 91405-1902

06 2025562

AL

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 606079089-443

Escrow No.: 008187-PG

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$NONE

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Van Nuys AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tiran Macharyan, who acquired title as Tiran Tony Macharyan and Hripsime Oganesyan, husband and wife, as joint tenants

hereby GRANT(s) to:

"THIS IS A BONAFIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911"

Tiran Macharyan, a Married Man, as his sole and separate property

the real property in the City of Van Nuys, County of Los Angeles, State of California, described as:
Lot 9 of Tract No. 22833, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 615, Pages 95 and 96 of Maps, in the Office of the County Recorder of said County.
Also Known as: 14616 Cohasset Street, (Van Nuys Area) Los Angeles, CA 91405-1902
AP#: 2218-006-009

DATED September 8, 2006

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 9-6-06

Tiran Macharyan
Tiran Macharyan

Before me, Bylma J. Gamez
A Notary Public in and for said State, personally appeared
Tiran Macharyan, Hripsime Oganesyan

Hripsime Oganesyan
Hripsime Oganesyan

personally known to me (or 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature Bylma J. Gamez

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

This page is part of your document - DO NOT DISCARD



20151190934



Pages:
0003

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

09/25/15 AT 08:00AM

FEES :	27.00
TAXES :	0.00
OTHER :	0.00
PAID :	27.00



LEADSHEET



201509253270006

00011173386



007098712

SEQ:
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

TSG1508-CA-2722145_d

Recording Requested By:
OCWEN LOAN SERVICING, LLC

When Recorded Return To:

OCWEN LOAN SERVICING, LLC
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401

2015-04045-CA



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
SELLER'S SERVICING #: 7192442486 "MACHARYAN"
SELLER'S LENDER ID#: DW 24110
OLD SERVICING #: 1008349889

For Value Received, Deutsche Bank National Trust Company, as Trustee of the Indymac INDX Mortgage Loan Trust 2006-AR14, Mortgage Pass-Through Certificates, Series 2006-AR14 under the Pooling and Servicing Agreement dated October 1, 2006, BY ITS ATTORNEY IN FACT Ocwen Loan Servicing, LLC hereby grants, assigns and transfers to DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIZATION TRUST SERIES 2006-A12 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-L at C/O OCWEN LOAN SERVICING, LLC, 1661 WORTHINGTON ROAD, STE 100, WEST PALM BEACH, FL 33409 all its interest under that certain Deed of Trust dated 08/23/2006, in the amount of \$487,500.00, executed by TIRAN MACHARYAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR FIRST CAPITAL FINANCIAL RESOURCES, ITS SUCCESSORS AND/OR ASSIGNS and Recorded: 09/07/2006 as Instrument No.: 06-1993696 in the County of Los Angeles, State of California.

Property Address: 14616 COHASSET STREET, LOS ANGELES (VAN NUYS AREA), CA 91405

In witness whereof this instrument is executed.

Deutsche Bank National Trust Company, as Trustee of the Indymac INDX Mortgage Loan Trust 2006-AR14, Mortgage Pass-Through Certificates, Series 2006-AR14 under the Pooling and Servicing Agreement dated October 1, 2006, BY ITS ATTORNEY IN FACT Ocwen Loan Servicing, LLC POA: 08/21/2014 as Instrument No.: 201406880482
On SEP 18 2015



Karen Smith, Authorized
Signer

STATE OF Iowa
COUNTY OF Black Hawk

On SEP 16 2015, before me, **BRANDY BERNS**, a Notary Public in and for Black Hawk in the State of Iowa, personally appeared Karen Smith, Authorized Signer, personally known to me (or 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


BRANDY BERNS
Notary Expires: 10/28/17



(This area for notarial seal)

This page is part of your document - DO NOT DISCARD



20240308043



Pages:
0005

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

05/10/24 AT 08:00AM

FEEES :	38.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	<u>113.00</u>



LEADSHEET



202405100110018

00024444480



014677758

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

TSG2402-CA-888884_F

RECORDING REQUESTED BY:
Premium Title Agency, Inc

WHEN RECORDED MAIL TO:
Western Progressive, LLC
7730 Market Center Ave, Suite 100
El Paso, TX 79912

TS No.: 2024-00305-CA

APN No.:2218-006-009

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
DEED OF TRUST**

**PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO
BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY
TO THE COPIES PROVIDED TO THE TRUSTOR.**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

**NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LU'U Y: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY**

IMPORTANT NOTICE

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN
YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may
have the legal right to bring your account in good standing by paying all of your past due payments
plus permitted costs and expenses within the time permitted by law for reinstatement of your account,
which is normally five business days prior to the date set for the sale of your property. No sale date may
be set until approximately 90 days from the date this notice of default may be recorded (which date of
recordation appears on this notice).**

**This amount is \$18,439.55 as of 05/24/2024 and will increase until your account becomes current. While
your property is in foreclosure, you still must pay other obligations (such as insurance and taxes)
required by your note and deed of trust or mortgage. If you fail to make future payments on the loan,
pay taxes on the property, provide insurance on the property, or pay other obligations as required in
the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order
to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a
condition of reinstatement that you provide reliable written evidence that you paid all senior liens,
property taxes, and hazard insurance premiums.**

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for RESIDENTIAL ASSET
SECURITIZATION TRUST Series 2006-A12 MORTGAGE PASS-THROUGH CERTIFICATES
Series 2006-L, By PHH Mortgage Corporation its attorney in-fact**

C/O Western Progressive, LLC
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Servicer Phone: 877-744-2506

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That Western Progressive, LLC is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 08/28/2006, executed by, TIRAN MACHARYAN, A Married Man As His Sole And Separate Property, as Trustor, to secure certain obligations in favor of FIRST CAPITAL FINANCIAL RESOURCES, AS LENDER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, recorded 09/07/2006, as Instrument No. 06 1993896, in Book ---, Page ---, And further modified by that certain Loan modification agreement recorded on 05/11/2012 as instrument number 201207131.16 of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as: As more particularly described on said Deed of Trust.

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
DEED OF TRUST**

Street Address or other common designation of real property:

14616 COHASSET STREET, LOS ANGELES (VAN NUYS AREA), CA 91405

The subject obligation includes ONE NOTE(S) FOR THE ORIGINAL sum of \$ 487,500.00. A breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of the following:

Installment of Principal and Interest plus impounds and/or advances which became due on 08/01/2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges.

Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance.

Nothing in this notice of default should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents.

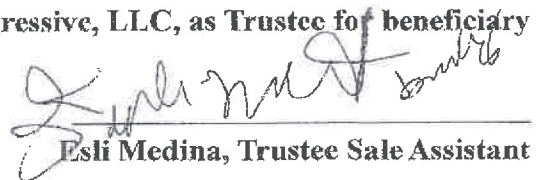
That by reason thereof, the present beneficiary under such deed of trust, has delivered to said duly appointed Trustee, a written request to commence foreclosure, and has deposited with said duly appointed Trustee, a copy of the deed of trust and other documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

2.The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code §2923.5 and Civ. Code §2923.55 to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since these due diligence requirements were satisfied.

See attached Declaration.

Dated: May 8, 2024

Western Progressive, LLC, as Trustee for beneficiary



Esli Medina, Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

California Declaration of Compliance
(Civ. Code § 2923.5 and Civ. Code § 2923.55)

Borrower(s): TIRAN MACIARYAN

Property Address: 14616 COHASSET STREET, VAN NUYS, CA 91405

The undersigned declares as follows:

I am employed by the undersigned mortgage servicer, and I have reviewed its business records for the borrower's loan, including the borrower's loan status and loan information, to substantiate the borrower's present loan default and the right to foreclose. The information set forth herein is accurate, complete and supported by competent and reliable evidence that I have reviewed in the mortgage servicer's business records. Those records reflect one of the following.

- The mortgage servicer contacted the borrower to assess the borrower's financial situation and to explore options for the borrower to avoid foreclosure as required by California Civil Code § 2923.5 and Civ. Code § 2923.55. Thirty days, or more, have passed since the initial contact was made.
- The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code § 2923.5 and Civ. Code § 2923.55 to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure." Thirty (30) days, or more, have passed since these due diligence requirements were satisfied.
- The mortgage servicer was not required to comply with California Civil Code § 2923.5 and Civ. Code § 2923.55 because the individual does not meet the definition of a "borrower" under Civil Code § 2920.5(c).
- California Civil Code Section 2923.55 does not apply because the loan is not secured by a first lien mortgage or deed of trust on residential real property that meets the criteria in California Civil Code Section 2924.15(a)(1) ("owner occupied") or Section 2924.15 (a)(2) ("occupied by tenant").

Signed and Dated:

By: PHH Mortgage Corporation as Servicer for DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for RESIDENTIAL ASSET SECURITIZATION TRUST Series 2006-A12 MORTGAGE PASS-THROUGH CERTIFICATES Series 2006-L

Oscar Giraldo
Print Name
Contract Management Coordinator

/s/ Oscar Giraldo
Signature

April 19, 2024
Date

EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **14616 WEST COHASSET STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2218-006-009**

Date: **March 11, 2026**

Last Full Title: **12/08/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) TIRAN MACHARYAN
14616 COHASSET STREET
VAN NUYS, CA 91405
CAPACITY: OWNER

- 2) OCWEN LOAN SERVICING, LLC
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401
CAPACITY: INTERESTED PARTY

- 3) WESTERN PROGRESSIVE, LLC
7730 MARKET CENTER AVENUE, SUITE 100
EL PASO, TX 79912
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
14616 COHASSET ST, VAN NUYS, CA 91405-1902



Owner Information

Owner Name: **MACHARYAN TIRAN**
 Mailing Address: **14616 COHASSET ST, VAN NUYS CA 91405-1902 C021**
 Vesting Codes: **MM // SE**

Location Information

Legal Description:	TRACT # 22833 LOT 9	APN:	2218-006-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1272.20 / 1	Subdivision:	22833
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	615-95	Tract #:	22833
Legal Lot:	9	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	VN	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/04/2022 / 09/09/2021	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	8654		

Last Market Sale Information

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:			

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:	1,639	Garage Area:		Heat Type:	CENTRAL
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):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1959 / 1959	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,362	Lot Width/Depth:	53 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$272,713	Assessed Year:	2025	Property Tax:	\$3,427.49
Land Value:	\$179,604	Improved %:	34%	Tax Area:	13
Improvement Value:	\$93,109	Tax Year:	2024	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$265,713				

Comparable Sales Report

For Property Located At



14616 COHASSET ST, VAN NUYS, CA 91405-1902

10 Comparable(s) Selected.

Report Date: 12/29/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$625,000	\$1,500,000	\$890,550
Bldg/Living Area	1,639	1,401	1,858	1,603
Price/Sqft	\$0.00	\$381.33	\$916.31	\$550.71
Year Built	1959	1933	2016	1971
Lot Area	6,362	1,140	15,004	5,654
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$272,713	\$253,764	\$1,450,882	\$679,602
Distance From Subject	0.00	0.04	0.40	0.24

*= user supplied for search only

Comp #:1				Distance From Subject:0.04 (miles)
Address:	14625 RUNNYMEDE ST, VAN NUYS, CA 91405-1912			
Owner Name:	GEVORGYAN LUSINE			
Seller Name:	GEVORGYAN KAREN			
APN:	2218-006-015	Map Reference:	/	Living Area: 1,858
County:	LOS ANGELES, CA	Census Tract:	1272.20	Total Rooms:
Subdivision:	22833	Zoning:	LAR1	Bedrooms: 4
Rec Date:	08/07/2025	Prior Rec Date:	05/05/2021	Bath(F/H): 2 /
Sale Date:	08/04/2025	Prior Sale Date:	03/26/2021	Yr Built/Eff: 1958 / 1958
Sale Price:	\$1,200,000	Prior Sale Price:	\$715,000	Air Cond: EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	534285	Acres:	0.15	Fireplace: /
1st Mtg Amt:	\$960,000	Lot Area:	6,529	Pool:
Total Value:	\$773,937	# of Stories:		Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:2				Distance From Subject:0.06 (miles)
Address:	14614 RUNNYMEDE ST, VAN NUYS, CA 91405-1911			
Owner Name:	NAUMOVA IRYNA			
Seller Name:	KOWALEC JUSTIN			
APN:	2218-005-007	Map Reference:	/	Living Area: 1,690
County:	LOS ANGELES, CA	Census Tract:	1272.20	Total Rooms:
Subdivision:	22833	Zoning:	LAR1	Bedrooms: 3

Rec Date:	12/09/2025	Prior Rec Date:	06/18/2018	Bath(F/H):	2 /
Sale Date:	10/31/2025	Prior Sale Date:	05/25/2018	Yr Built/Eff:	1958 / 1958
Sale Price:	\$870,000	Prior Sale Price:	\$650,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	890664	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$826,500	Lot Area:	6,430	Pool:	
Total Value:	\$739,585	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.08 (miles)

Address: 14658 COHASSET ST, VAN NUYS, CA 91405-1902

Owner Name: FINANCIAL PROP SOLUTIONS LLC

Seller Name: SUNDERLAND THOMAS & MARSHA

APN:	2218-006-001	Map Reference:	/	Living Area:	1,639
County:	LOS ANGELES, CA	Census Tract:	1272.20	Total Rooms:	
Subdivision:	22833	Zoning:	LAR1	Bedrooms:	4
Rec Date:	09/10/2025	Prior Rec Date:	11/06/1986	Bath(F/H):	2 /
Sale Date:	08/22/2025	Prior Sale Date:	07/1986	Yr Built/Eff:	1958 / 1958
Sale Price:	\$625,000	Prior Sale Price:	\$130,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	621058	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$562,500	Lot Area:	6,353	Pool:	
Total Value:	\$253,764	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.15 (miles)

Address: 14721 VALERIO ST, VAN NUYS, CA 91405-1818

Owner Name: SANCHEZ JOSE J/WEIBRECHT BRANDON W

Seller Name: BALTROTSKY HERSHEL D

APN:	2218-012-014	Map Reference:	/	Living Area:	1,637
County:	LOS ANGELES, CA	Census Tract:	1272.20	Total Rooms:	
Subdivision:	1532	Zoning:	LARE11	Bedrooms:	2
Rec Date:	06/09/2025	Prior Rec Date:	06/03/2022	Bath(F/H):	2 /
Sale Date:	05/23/2025	Prior Sale Date:	05/10/2022	Yr Built/Eff:	1933 / 1951
Sale Price:	\$1,500,000	Prior Sale Price:	\$1,367,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	384486	Acres:	0.34	Fireplace:	/
1st Mtg Amt:	\$828,000	Lot Area:	15,004	Pool:	
Total Value:	\$1,450,882	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.31 (miles)

Address: 14601 1/2 SHERMAN WAY, VAN NUYS, CA 91405-2697

Owner Name: KATTAN ADEL

Seller Name: GOOD MOOD STUDIO INC

APN:	2218-025-004	Map Reference:	/	Living Area:	1,410
County:	LOS ANGELES, CA	Census Tract:	1272.20	Total Rooms:	
Subdivision:		Zoning:	LARD1.5	Bedrooms:	3
Rec Date:	06/17/2025	Prior Rec Date:	04/01/2025	Bath(F/H):	3 /
Sale Date:	06/11/2025	Prior Sale Date:	03/19/2025	Yr Built/Eff:	2015 / 2015
Sale Price:	\$690,000	Prior Sale Price:	\$550,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	405328	Acres:	0.03	Fireplace:	/
1st Mtg Amt:	\$655,500	Lot Area:	1,489	Pool:	
Total Value:	\$521,454	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.32 (miles)
 Address: **14827 SATICOY ST, VAN NUYS, CA 91405-1230**
 Owner Name: **SOOKTHONGKUM SINEE**
 Seller Name: **HELLARD LYNSI N TRUST**
 APN: **2210-033-006** Map Reference: **/** Living Area: **1,571**
 County: **LOS ANGELES, CA** Census Tract: **1272.10** Total Rooms:
 Subdivision: **18958** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/19/2025** Prior Rec Date: **08/17/2018** Bath(F/H): **2 /**
 Sale Date: **08/12/2025** Prior Sale Date: **07/24/2018** Yr Built/Eff: **1956 / 1956**
 Sale Price: **\$750,000** Prior Sale Price: **\$520,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **821441** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$736,415** Lot Area: **6,005** Pool:
 Total Value: **\$580,065** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:7 Distance From Subject:0.33 (miles)
 Address: **14713 1/2 SHERMAN WAY, VAN NUYS, CA 91405**
 Owner Name: **PEREZ JOSEPH O R/RAMOS CHESLEY G**
 Seller Name: **WHITT JOHN JR**
 APN: **2218-025-008** Map Reference: **/** Living Area: **1,401**
 County: **LOS ANGELES, CA** Census Tract: **1272.20** Total Rooms:
 Subdivision: Zoning: **LARD1.5** Bedrooms: **3**
 Rec Date: **09/09/2025** Prior Rec Date: **01/28/2016** Bath(F/H): **3 /**
 Sale Date: **08/11/2025** Prior Sale Date: **11/11/2015** Yr Built/Eff: **2015 / 2015**
 Sale Price: **\$650,500** Prior Sale Price: **\$435,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **615427** Acres: **0.03** Fireplace: **/**
 1st Mtg Amt: **\$610,100** Lot Area: **1,140** Pool:
 Total Value: **\$514,944** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:8 Distance From Subject:0.34 (miles)
 Address: **14703 SHERMAN WAY, VAN NUYS, CA 91405-2215**
 Owner Name: **COOKE PAUL**
 Seller Name: **REYES WENDY L**
 APN: **2218-025-023** Map Reference: **/** Living Area: **1,401**
 County: **LOS ANGELES, CA** Census Tract: **1272.20** Total Rooms:
 Subdivision: Zoning: **LARD1.5** Bedrooms: **3**
 Rec Date: **08/12/2025** Prior Rec Date: **06/30/2016** Bath(F/H): **3 /**
 Sale Date: **07/08/2025** Prior Sale Date: **10/29/2015** Yr Built/Eff: **2016 / 2016**
 Sale Price: **\$670,000** Prior Sale Price: **\$446,500** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **545529** Acres: **0.03** Fireplace: **/**
 1st Mtg Amt: **\$649,900** Lot Area: **1,212** Pool:
 Total Value: **\$528,558** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:9 Distance From Subject:0.35 (miles)
 Address: **14844 LULL ST, VAN NUYS, CA 91405-1212**
 Owner Name: **JURS-ALLEN HANNAH L/SMIALEK JESSICA E**
 Seller Name: **MCINTOSH REBECCA M**
 APN: **2210-033-017** Map Reference: **/** Living Area: **1,571**
 County: **LOS ANGELES, CA** Census Tract: **1272.10** Total Rooms:
 Subdivision: **18958** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **08/22/2025** Prior Rec Date: **07/11/2022** Bath(F/H): **2 /**
 Sale Date: **08/15/2025** Prior Sale Date: **06/14/2022** Yr Built/Eff: **1956 / 1956**
 Sale Price: **\$900,000** Prior Sale Price: **\$905,000** Air Cond:

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	571899	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$674,925	Lot Area:	6,051	Pool:	
Total Value:	\$941,561	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #: 10				Distance From Subject: 0.40 (miles)	
Address:	14300 RUNNYMEDE ST, VAN NUYS, CA 91405-1437				
Owner Name:	ZUDIN ALEX/ZUDIN NATALIE				
Seller Name:	AVANESIAN JOE				
APN:	2215-024-004	Map Reference:	/	Living Area:	1,853
County:	LOS ANGELES, CA	Census Tract:	1271.02	Total Rooms:	
Subdivision:	18260	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/15/2025	Prior Rec Date:	03/11/2016	Bath(F/H):	2 /
Sale Date:	10/08/2025	Prior Sale Date:	02/24/2016	Yr Built/Eff:	1954 / 1958
Sale Price:	\$1,050,000	Prior Sale Price:	\$415,000	Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	710310	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$840,000	Lot Area:	6,331	Pool:	
Total Value:	\$491,269	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **14616 WEST COHASSET STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2218-006-009**

Date: **March 11, 2026**

CASE NO.: **985947**
ORDER NO.: **A-6001185**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 10, 2023**
COMPLIANCE EXPECTED DATE: **August 9, 2023**
DATE COMPLIANCE OBTAINED: **May 7, 2024**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6001185

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
MOISES ROSALES
NANCY YAP

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

ORDER TO COMPLY AND NOTICE OF FEE

MACHARYAN, TIRAN
14616 COHASSET ST
VAN NUYS, CA 91405

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day

JUL 03 2023

CASE #: 985947
ORDER #: A-6001185
EFFECTIVE DATE: July 10, 2023
COMPLIANCE DATE: August 09, 2023

OWNER OF
SITE ADDRESS: 14616 W COHASSET ST
ASSESSORS PARCEL NO.: 2218-006-009
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll
Initiated by *CA*

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of furniture, appliances, construction equipment and materials, floor jack, buckets, wood, crates/bins etc in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: front yard, porch & driveway

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Front yard and driveway

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

3. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

Location: Driveway

Comments: open storage of items prevent access to required covered off street parking(garage)

4. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: in the driveway

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9848.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Mickey Yamashita Date: June 30, 2023

MICKEY YAMASHITA
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9848
Mickey.Yamashita@lacity.org

CL
REVIEWED BY

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