

BOARD OF  
BUILDING AND SAFETY  
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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

May 06, 2026

Council District # 6

Case #: 963798

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

JOB ADDRESS: 14246 W VICTORY BLVD

CONTRACT NO.: C-945906 T137838 C-145962 F134191-3 C135857-2 C204229 D139992-3 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 \$14,000.00. The cost of fencing the subject lot was \$10,952.48. The cost of demolishing the subject building(s) was \$72,982.00. The cost of asbestos removal of the subject building(s) was \$25,039.00. The cost of asbestos monitoring was \$3,171.00.

It is proposed that a lien for the total amount of **\$126,209.48** 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 **14246 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	W1092	June 25, 2025	\$3,171.00
ASBESTOS REMOVAL	A1092	June 26, 2025	\$25,039.00
CLEAN	C4834	February 27, 2023	\$14,000.00
DEMOLITION	D1594	February 16, 2026	\$53,522.00
DEMOLITION	D1595	February 16, 2026	\$14,700.00
DEMOLITION/ASBESTOS REPORT	D1527	November 06, 2024	\$2,380.00
DEMOLITION/ASBESTOS REPORT	D1549	November 06, 2024	\$2,380.00
FENCE	F4209	August 12, 2022	\$10,952.48
			\$126,144.48

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17079	\$30.00
FULL	T18982	\$35.00
		\$65.00

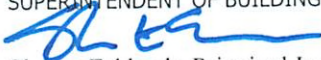
Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$90,168.20 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$65.00 for a total of **\$126,209.48**, 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: May 06, 2026

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

  
Shawn Eshbach, Principal Inspector  
Lien Review

Report and lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY  
DEPUTY

ASSIGNED INSPECTOR: GABRIEL HERRERA  
JOB ADDRESS: 14246 W VICTORY BLVD  
ASSESSORS PARCEL NO.: 2240-013-002

Last Full Title: 04/28/2026

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 BRUCE E. NOWNES  
PO BOX 37  
VAN NUYS, CA 91408  
Capacity: OWNER
  
- 2 BONNIE MARIE BURSK, ESQ.  
10633 YARMOUTH AVE.  
GRANADA HILLS, CA 91344  
Capacity: OWNER
  
- 3 INHERITANCE FUNDING COMPANY INC.  
STEVE 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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T17079**  
**Dated as of: 07/12/2022**

**Prepared for: City of Los Angeles**

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

**APN #: 2240-013-002**

**Property Address: 14246 W VICTORY BLVD      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : BRUCE E. NOWNES AND ANNE NOWNES**

**Grantor : BRUCE EUGENE NOWNES AND ANNE NOWNES**

**Deed Date : 10/11/2004**

**Recorded : 10/18/2004**

**Instr No. : 04-2666437**

**MAILING ADDRESS: BRUCE E. NOWNES AND ANNE NOWNES  
PO BOX 37, VAN NUYS, CA 91408**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 2 Block: 4 Tract No: 1200 Brief Description: TRACT # 1200 W 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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T18982**  
Dated as of: 04/24/2026

**Prepared for:** City of Los Angeles

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### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 2240-013-002**

**Property Address:** 14246 W VICTORY BLVD City: Los Angeles

**County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** AFFIDAVIT – DEATH OF JOINT TENANT

**Grantee:** BRUCE E. NOWNES

**Grantor:** BRUCE E. NOWNES AND ANNE NOWNES

**Deed Date :** 03/19/2026

**Recorded :** 03/24/2026

**Instr No. :** 26-0205351

**MAILING ADDRESS:** BRUCE E. NOWNES

PO BOX 37 VAN NUYS, CA 91408

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

Lot Number: 2 Block: 4 Tract No: 1200 Brief Description: TRACT # 1200 W 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 :**  
**14246 VICTORY BLVD, VAN NUYS, CA 91401-1942**



**CoreLogic**  
**RealQuest Professional**

**Owner Information**

Owner Name: **NOWNES BRUCE E**  
 Mailing Address: **23211 ERWIN ST, WOODLAND HILLS CA 91367-1512 C001**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **TRACT # 1200 W 50 FT EX OF ST OF LOT 2**  
 County: **LOS ANGELES, CA** APN: **2240-013-002**  
 Census Tract / Block: **1282.10 / 1** Alternate APN:  
 Township-Range-Sect: **19-35** 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: **03/24/2026 / 03/19/2026** Deed Type: **AFFIDAVIT**  
 Sale Price: 1st Mtg Document #:  
 Document #: **205351**

**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:	<b>1,184</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1920 / 1933</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR3</b>	Acres:	<b>0.15</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,504</b>	Lot Width/Depth:	<b>50 x 130</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	\$55,768	Assessed Year:	2025	Property Tax:	\$840.33
Land Value:	\$32,081	Improved %:	42%	Tax Area:	13
Improvement Value:	\$23,687	Tax Year:	2025	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$48,768				

# Comparable Sales Report

For Property Located At



**14246 VICTORY BLVD, VAN NUYS, CA 91401-1942**

5 Comparable(s) Selected.

Report Date: 04/23/2026

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$300,000	\$945,000	\$704,000
Bldg/Living Area	1,184	1,008	1,335	1,128
Price/Sqft	\$0.00	\$297.62	\$822.45	\$618.75
Year Built	1920	1920	1948	1935
Lot Area	6,504	6,290	8,042	7,217
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$55,768	\$196,007	\$716,769	\$480,106
Distance From Subject	0.00	0.18	0.50	0.34

\*= user supplied for search only

<b>Comp #:1</b>		<b>Distance From Subject:0.18 (miles)</b>	
Address:	14152 HAMLIN ST, VAN NUYS, CA 91401-1401		
Owner Name:	PEREZ VALERIE M		
Seller Name:	PEREZ VILMA I		
APN:	2237-018-002	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1281.02
Subdivision:	1200	Zoning:	LAR1
Rec Date:	12/12/2025	Prior Rec Date:	11/12/1999
Sale Date:	12/01/2025	Prior Sale Date:	09/28/1999
Sale Price:	\$300,000	Prior Sale Price:	\$141,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	903357	Acres:	0.17
1st Mtg Amt:	\$240,000	Lot Area:	7,498
Total Value:	\$499,046	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,008
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1920 / 1920
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

<b>Comp #:2</b>		<b>Distance From Subject:0.18 (miles)</b>	
Address:	14122 FRIAR ST, VAN NUYS, CA 91401-2105		
Owner Name:	ZARGARYAN ARTAK		
Seller Name:	KOZINA NELLI		
APN:	2240-015-009	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1282.10
Subdivision:	1200	Zoning:	LARD1.5
Rec Date:	03/10/2026	Prior Rec Date:	09/15/2017
Sale Date:	03/03/2026	Prior Sale Date:	09/14/2017
Sale Price:	\$825,000	Prior Sale Price:	\$400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	167590	Acres:	0.14
1st Mtg Amt:	\$618,750	Lot Area:	6,290
Total Value:	\$679,278	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,335
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1928 / 1928
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

<b>Comp #:3</b>		<b>Distance From Subject:0.42 (miles)</b>	
Address:	6602 MURIETTA AVE, VAN NUYS, CA 91405-4828		

Owner Name:	<b>AVA GROUP HOLDING LLC</b>		
Seller Name:	<b>FODRAN LEO LIVING TRUST</b>		
APN:	<b>2238-003-031</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1281.01</b>
Subdivision:	<b>13220</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>11/14/2025</b>	Prior Rec Date:	<b>08/07/1989</b>
Sale Date:	<b>10/30/2025</b>	Prior Sale Date:	<b>08/1989</b>
Sale Price:	<b>\$945,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>804321</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$1,398,000</b>	Lot Area:	<b>8,042</b>
Total Value:	<b>\$196,007</b>	# of Stories:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,149</b>
		Total Rooms:	
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1948 / 1948</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:4	Distance From Subject:0.44 (miles)		
Address:	<b>6722 KATHERINE AVE, VAN NUYS, CA 91405-4763</b>		
Owner Name:	<b>DARAKCHYAN ARUTYUN</b>		
Seller Name:	<b>NEWPORT TRUST</b>		
APN:	<b>2237-007-002</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1281.02</b>
Subdivision:	<b>6488</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>07/31/2025</b>	Prior Rec Date:	<b>05/15/1992</b>
Sale Date:	<b>07/25/2025</b>	Prior Sale Date:	<b>05/1992</b>
Sale Price:	<b>\$750,000</b>	Prior Sale Price:	<b>\$175,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>516918</b>	Acres:	<b>0.15</b>
1st Mtg Amt:		Lot Area:	<b>6,752</b>
Total Value:	<b>\$309,430</b>	# of Stories:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,021</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1947 / 1948</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:5	Distance From Subject:0.50 (miles)		
Address:	<b>6738 SYLMAR AVE, VAN NUYS, CA 91405-4726</b>		
Owner Name:	<b>ACOSTA IGNACIO A</b>		
Seller Name:	<b>URBINA IRENE J</b>		
APN:	<b>2237-003-006</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1281.02</b>
Subdivision:	<b>1200</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>08/21/2025</b>	Prior Rec Date:	<b>03/26/2007</b>
Sale Date:	<b>08/18/2025</b>	Prior Sale Date:	<b>02/13/2007</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$535,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>570382</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$560,000</b>	Lot Area:	<b>7,503</b>
Total Value:	<b>\$716,769</b>	# of Stories:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,127</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>1 /</b>
		Yr Built/Eff:	<b>1933 / 1933</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

## Foreclosure Activity Report

For Property Located At



14246 VICTORY BLVD, VAN NUYS, CA 91401-1942

### Foreclosure Activity Report is not available

14246 VICTORY BLVD VAN NUYS 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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