



## Property Information      Request Information      Update Information

File#:	BF-W01509-5293507371	Requested Date:	12/12/2023	Update Requested:
Owner:	HEN LEVI	Branch:		Requested By:
Address 1:	5319 BOTHWELL RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	LOS ANGELES, CA	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS**      Per City of Los Angeles Department of Zoning there is an Open Code Violation case on this property.

Case #: 171B117-109  
Case Type: Pool Water not kept Clean

Collector: City of Los Angeles  
Payable Address: 201 N. Figueroa St., 1st Floor, Rm. 110, Los Angeles, CA 90012  
Business# (213) 482-6899

**PERMITS**      Per City of Los Angeles Department of Building there are no Open/Pending/Expired permits on this property

Collector: City of Los Angeles  
Payable Address: 201 N. Figueroa St., 1st Floor, Rm. 110, Los Angeles, CA 90012  
Business# (213) 482-6899

**SPECIAL ASSESSMENTS**      Per City of Los Angeles Treasurer's Office there are no Special Assessments/liens on the property.

Collector: City of Los Angeles Tax Collector  
Payable Address: 500 W Temple St Ste 437, Los Angeles, CA 90012  
Business# (213) 974-2111

**DEMOLITION**      NO

**UTILITIES**      WATER/SEWER/GARBAGE :

Account #: NA  
Payment Status: NA  
Status: Pvt & Liable.  
Amount: NA  
Good Thru: NA  
Account Active: YES  
Collector: City Of Los Angeles Department Of Water And Power  
Payable Address: 5319 BOTHWELL RD, LOS ANGELES CA, 91356-2922  
Business # (800)-342-5397

▼ Summary

# AIN: 2164-019-003 <sup>5</sup>

**Situs Address:**

5319 BOTHWELL RD  
LOS ANGELES CA 91356-2922

**Use Type:** Single Family Residence  
**Parcel Type:** Regular Fee Parcel  
**Tax Rate Area:** 00037

**Parcel Status:** ACTIVE  
**Create Date:**  
**Delete Date:**  
**Tax Status:** CURRENT  
**Year Defaulted:**  
**Exemption:** None

**Building (0101) & Land Overview**

**Use Code:** 0101  
**Design Type:** 0131  
**Quality Class:** D85A

**# of Units:** 1  
**Beds/Baths:** 5/6  
**Building SqFt:** 3,463

**Year Built:** 1959  
**Effective Year:** 1976  
**Land SqFt:** 18,125



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2164-019>)

Parcel Map (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2164-019>) / Map Index (<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/REST/sites/PAIS/VirtualDirectory/AssessorMaps/ViewMap.html?val=2164-NDX>)

	2024 Roll Preparation	2023 Current Roll	RC	Year	2019 Base Value
\$	982,312 \$	963,051	P	2019	\$ 872,350
\$	482,948 \$	473,479	P	2019	\$ 429,250
\$	1,465,260 \$	1,436,530			\$ 1,301,600

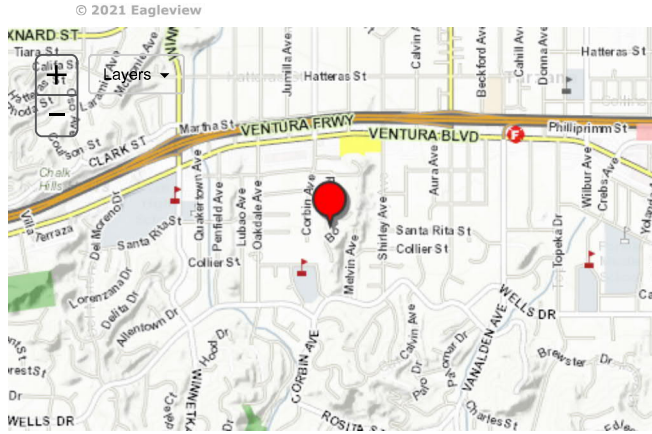
**Assessor's Responsible Division**

**District:** North District Office  
**Region:** 02  
**Cluster:** 02172 TARZANA

North District Office (<https://maps.google.com/?q=13800+Balboa+Blvd.+Sylmar%2C+CA+91342>)  
13800 Balboa Blvd.  
Sylmar, CA 91342

Phone: (818) 833-6000  
Toll Free: 1 (888) 807-2111  
M-F 7:30 am to 5:00 pm

09/13/2021 51 of 110 Select Data



▼ Building and Land Characteristics

Land Information

**Use Code** = 0101 (Single Family Residence)  
**Total SqFt (GIS):** 0  
**Total SqFt (PDB):** 18,125  
**Usable SqFt:** 8,500  
**Acres:**  
**Land W' x D':** 125 x 145

**Sewers:** Yes  
**Flight Path:** No  
**X-Traffic:** No  
**Freeway:** No

**Corner Lot:** No  
**Golf Front:** No  
**Horse Lot:** No  
**View:** None

**Zoning:** (Refer Issuing Agency)  
**Code Split:** No  
**Impairment:** None

**Situs Address:**  
 5319 BOTHWELL RD LOS ANGELES CA 91356-2922

**Legal Description** (for assessment purposes):  
 TRACT # 17011 LOT COM AT MOST N COR OF LOT 3 TH S 73° W 14 FT TH S 64°46'54" W 104.94 FT TH N 55°59'10" W TO MOST W COR OF SD LOT TH SE AND FOLLOWING BDY LINE OF SD LOT TO BEG PART OF LOT 3

**Use Code:** 0101 (Single Family Residence)  
 0 = Residential  
 1 = Single Family Residence  
 0 = Open  
 1 = Pool

**Building Information**

**SUBPART:** 0101  
**Design Type:** 0131  
**Quality Class:** D85A

**# of Units:** 1  
**Beds/Baths:** 5/6  
**Building SqFt:** 3,463

**Year Built:** 1959  
**Effective Year:** 1976  
**Depreciation:** UJ80 / / 0

**RCN Other:** \$ 61,480  
**RCN Other Trended:** \$ 62,709  
**Year Change:** 2016

**Design Type:** 0131  
 0 = Residential  
 1 = Single Family Residence  
 3 = Central Refrigeration and Heat  
 1 = Pool

**SUMMARY:** *Total*

**# of Units:** 1  
**Beds/Baths:** 5/6  
**Building SqFt:** 3,463  
**Avg SqFt/Unit:** 3,463

▼ **Events History**

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
03/29/2022	50	No	1	00%-0	1	\$ 9	\$ 1,436,530
12/18/2018	50	Yes	1	50%-0	K	\$ 0	\$ 1,326,812
05/24/2016	50	Yes	1	00%-0	K	\$ 1,249,012	\$ 1,248,200
08/25/2015	50	Yes	1	00%-0	K	\$ 0	\$ 712,500
06/30/2015	50	Yes	1	00%-0		\$ 712,500	\$ 712,500
06/19/2006	50	Yes	1	00%-0		\$ 1,250,000	\$ 1,250,000
11/22/2005	50	Yes	1	00%-0		\$ 1,200,000	\$ 1,200,000
09/16/1999	50	Yes	1	00%-0		\$ 100,000	\$ 549,000
04/30/1998	50	Yes	1	00%-0		\$ 400,000	\$ 400,000
08/04/1997	50	Yes		00%-0		\$ 0	\$ 400,000
02/08/1990	50	No		00%-0		\$ 0	\$ 143,296
10/19/1959	50	Yes		00%-0		\$ 0	\$ 0

▼ Assessment History

Show All:  Hide Inactive Rolls:

Showing 1 to 10 of 62 entries.

Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				03/29/2022	\$ 1,465,260	\$ 982,312	\$ 482,948
2230000	R	A	07/12/2023	03/29/2022	\$ 1,436,530	\$ 963,051	\$ 473,479
2220000	R	A	07/26/2022	12/18/2018	\$ 1,408,364	\$ 944,168	\$ 464,196
2210000	R	A	07/06/2021	12/18/2018	\$ 1,380,750	\$ 925,655	\$ 455,095
2200000	R	A	07/06/2020	12/18/2018	\$ 1,366,593	\$ 916,164	\$ 450,429
2190000	R	A	07/01/2019	12/18/2018	\$ 1,339,798	\$ 898,200	\$ 441,598
2180101	U	A	06/14/2020	12/18/2018	\$ 1,326,812	\$ 889,412	\$ 437,400
2180100	T	I	05/05/2019	12/18/2018	\$ 1,326,812	\$ 889,412	\$ 437,400
2180050	N	A	06/14/2020	05/24/2016	\$ 1,311,726	\$ 878,825	\$ 432,901
2180000	R	A	07/19/2018	05/24/2016	\$ 1,298,626	\$ 878,825	\$ 419,801

« 1 2 3 4 5 ... »


© 2023- Los Angeles County Assessor


Contact Us (<https://assessor.lacounty.gov/contact-us/>) | Disclaimer ([disclaimer](#)) | FAQ ([faq](#))

PDB Effective Date: 11/28/2023

 (<https://facebook.com/LACAssessor>)

 (<https://www.twitter.com/LACASSESSOR>)

 (<https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor>)

 (<https://youtube.com/u>)

# Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

<b>171B117-109</b>		
<b>Parcel Profile Report:</b>		<b>1</b>
<b>Permit Information found:</b>		<b>1</b>
<b>Code Enforcement Information:</b>		<b>2</b>
<b>Date Received</b>	<b>Problem Description</b>	<b>Status</b>
10/6/2009	POOL WATER NOT KEPT CLEAN	CLOSED
9/20/2023	POOL WATER NOT KEPT CLEAN	UNDER INVESTIGATION
<b>Soft-story Retrofit Program Information:</b>		<b>1</b>

# Los Angeles Department of Building and Safety

## Code Enforcement Information: 5319 N BOTHWELL ROAD

**Date Received:** 9/20/2023  
**Description:** POOL WATER NOT KEPT CLEAN  
**Inspector:** ROBERT SUNSERI  
**Phone:** (818)374-9857  
**Status:** UNDER INVESTIGATION

## Order Information

Order Number	Order Type	Effective Date	Issued By	Phone
0	NOTICE OF CODE VIOLATION	10/12/2023	EMIL ALEXANDRIAN	(818)374-9863

## Code Violation Information

Violation	Date in Compliance
The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.	

LADBS  
CODE ENFORCEMENT BUREAU

RANGE FILE

5319 N. BOTHWELL ROAD

(ADDRESS)

10-14-09

(FILE DATE)

FILE IS:

OPEN



CLOSED

km

(Revised 12/03)





---

---

---

INSPECTOR:

START TIME:

STOP TIME:

DATE:

---

**CONFIDENTIAL CUSTOMER INFORMATION:**

[REDACTED]

# Los Angeles Department of Building and Safety

The information below was found on the following address:

<b>5319 N BOTHWELL ROAD</b>				
Parcel Profile Report:				1
Permit Information found:				1
- 5319 N BOTHWELL ROAD 91356				
Application/Permit #	PC/Job #	Type	Status	Work Description
15016 - 20000 - 25757	X15VN22914	Bldg- Alter/Repair	Permit Finaled 12/15/2015	Re-roof with Class A or B material weighing less than 6 pound per sq. ft For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC) Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149 (b).
15016 - 20000 - 17039	X15VN15548	Bldg- Alter/Repair	Permit Finaled 12/15/2015	Bathroom remodel for residential buildings (no structural changes).
15016 - 90000 - 15196	--	Bldg- Alter/Repair	Permit Finaled 8/1/2015	Add sill plate anchors bolts and cripple wall plywood per L.A. City Std. Plan #1; no foundation replacement (EQ hazard reduction per Chapter 92).
17016 - 20000 - 25134	B17VN12997	Bldg- Alter/Repair	Permit Finaled 6/1/2018	REMODEL (E) DWELLING TO CONVERT (E) STORAGE AND PORTION OF (E) BATHROOM TO CREATE 2 BATHROOMS. REMODEL (E) BEDROOM. REMOVE (E) WALL BETWEEN LIVING AND DINING ROOM. REFRAME (E) PATIO COVERS.
17016 - 20000 - 21039	X17VN15405	Bldg- Alter/Repair	Issued 8/3/2017	Kitchen/[Three] Bathroom remodel for residential buildings (no structural changes)
02041 - 20001 - 19402	--	Electrical	Permit Finaled 9/23/2002	CHANGE OF ADDRESS FROM 5413 BOTHWELL ROAD
06030 - 30000 - 02980	B06WL04293	Grading	Permit Finaled 11/6/2006	Grading for installation of french drain pipe.
15026 - 20000 - 00442	X15VN15549	Nonbldg- Alter/Repair	Permit Finaled 11/5/2015	Re-plaster existing swimming pool (a separate express mechanical permit for new skimmers(s) and a separate express electrical permit for new pool luminaire is required, when applicable, except for one or two-family dwellings).
05042 - 90000 - 30982	--	Plumbing	Permit Finaled 12/20/2005	Install EQ Valve
Code Enforcement Information:				2
Certificate of Occupancy Information:				0
Retrofit Program Information:				2