

Distressed Property Leads: Los Angeles Sample Issue

Week of Oct 12, 2026 · City of Los Angeles · 45 property leads, ranked by motivation score

Free sample from PlainLead. Every record comes from official City of LA and LA County open data pulled Oct 11–12, 2026. Nothing is invented or estimated. Subscribers receive only the city they choose.

This week at a glance

- **Leads:** 45. Only the strongest signals are included; 94 routine one-off complaint cases were dropped.
- **Lead types:** Nuisance abatement case (CNAP): 18; Foreclosure registry property: 13; Administrative citation case: 8; Repeat-violation parcel: 6
- **Dates:** 2026-08-14 to 2026-10-04. 13 are from the last 14 days; 32 are older cases that are still open.
- **Assessed value (Prop 13 basis):** available for 82% of leads.
- **Likely not owner-occupied** (residential with no homeowner's exemption): 28 leads.
- **Score range:** 30–59.

Motivation score (0–100): how it's built for LA

Points add up, capped at 100. Each lead lists the factors that fired.

- **Base signal:** Foreclosure Registry property 30, Nuisance Abatement (CNAP) case 25, administrative citation 20, repeat-violation parcel 12.
- **Stacked signals:** +5 for each additional distinct signal on the parcel (max +10).
- **Violation history:** ≥3 prior LADBS cases +5, ≥10 +10; other open cases on the parcel +5.
- **Likely absentee:** residential parcel with no homeowner's exemption +8.
- **Equity proxy:** Prop 13 land base year ≥10 years old +7, ≥20 years +14. The base year roughly marks the last change of ownership, so an old base means assessed value is far below market.

Filters

Open LADBS code-enforcement cases. Kept: every Foreclosure Registry (FRP), Nuisance Abatement (CNAP) and administrative citation case opened Aug 12 – Oct 4, plus complaint or proactive (PACE) cases opened Sep 27 – Oct 4 only on **repeat-violation parcels** (≥5 prior closed cases, another open case, or several new cases). Dropped: one-off complaints, signs, billboards and auto-shop inspections. The LA feed has no violation descriptions, so vacant or unsafe status can't be tagged.

Los Angeles leads (45)

#	Score	Property	Lead type	Date	Case / permit	Parcel	Key facts	Score factors	Source
LA-01	59	1717 W 6TH ST, Los Angeles, CA 90017	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-09-28	LADBS CNAP case 1097183	AIN 5153004013 / PIN 132A205 16	Auto, Recreation EQPT, Construction EQPT, Sales & Service; Assessed \$816K; Prop 13 base year 1997; 18 prior cases, 2 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 18 prior LADBS cases +10; 1 other open case(s) +5; Prop 13 base year 1997 (long hold, high equity proxy) +14	Case · Assessor
LA-02	57	3041 S EDGEHILL DR, Los Angeles, CA 90018	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-09-18	LADBS CNAP case 1096414	AIN 5051032022 / PIN 120B185 670	Four Units (Any Combination); Assessed \$451K; Prop 13 base year 1992; No homeowner exemption (likely not owner-occupied); 5 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 5 prior LADBS cases +5; No homeowner exemption, likely absentee +8; Prop 13 base year 1992 (long hold, high equity proxy) +14	Case · Assessor
LA-03	53	12157 W LULL ST, Los Angeles, CA 91605	Foreclosure registry property + repeat-violation parcel	2026-09-15	LADBS FRP case 1096159	AIN 2307014008 / PIN 186B165 99	Single; Assessed \$900K; Prop 13 base year 2026; No homeowner exemption (likely not owner-occupied); 8 prior cases, 2 open	Signal: foreclosure registry property +30; Stacked signals (+1) +5; 8 prior LADBS cases +5; 1 other open case(s) +5; No homeowner exemption, likely absentee +8	Case · Assessor
LA-04	52	11314 W GLADWIN ST, Los Angeles, CA 90049	Foreclosure registry property	2026-09-22	LADBS FRP case 1096674	AIN 4365026010 / PIN 135B145 270	Single; Assessed \$1.16M; Prop 13 base year 2003; No homeowner exemption (likely not owner-occupied); 1 prior cases, 1 open	Signal: foreclosure registry property +30; No homeowner exemption, likely absentee +8; Prop 13 base year 2003 (long hold, high equity proxy) +14	Case · Assessor
LA-05	49	1001 E 27TH ST, Los Angeles, CA 90011	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-09-09	LADBS CNAP case 1095740	AIN 5128024026 / PIN 118-5A209 206	Churches; Assessed \$29K; Prop 13 base year 1975; 0 prior cases, 2 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 1 other open case(s) +5; Prop 13 base year 1975 (long hold, high equity proxy) +14	Case · Assessor
LA-06	48	2010 S LINDEN AVE, Los Angeles, CA 90291	Foreclosure registry property + repeat-violation parcel	2026-09-14	LADBS FRP case 1096031	AIN 4241030027 / PIN 108B149 459	Single; Assessed \$2.27M; Prop 13 base year 2022; No homeowner exemption (likely not owner-occupied); 1 prior cases, 2 open	Signal: foreclosure registry property +30; Stacked signals (+1) +5; 1 other open case(s) +5; No homeowner exemption, likely absentee +8	Case · Assessor

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LA-07	47	3350 W WILSHIRE BLVD, Los Angeles, CA 90010	Administrative citation case	2026-08-26	LADBS CITATIONS case 1094320	AIN 5094007001 / PIN 132B197 47	Five or more apartments; Assessed \$71.27M; Prop 13 base year 2006; No homeowner exemption (likely not owner-occupied); 4 prior cases, 1 open	Signal: administrative citation case +20; 4 prior LADBS cases +5; No homeowner exemption, likely absentee +8; Prop 13 base year 2006 (long hold, high equity proxy) +14	Case · Assessor
LA-08	47	414 N STANLEY AVE, Los Angeles, CA 90036	Nuisance abatement case (CNAP)	2026-09-09	LADBS CNAP case 1095731	AIN 5526029017 / PIN 141B177 1425	Five or more apartments; Assessed \$901K; Prop 13 base year 2000; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; No homeowner exemption, likely absentee +8; Prop 13 base year 2000 (long hold, high equity proxy) +14	Case · Assessor
LA-09	44	12771 N TELFAIR AVE, Los Angeles, CA 91342	Nuisance abatement case (CNAP)	2026-08-20	LADBS CNAP case 1093691	AIN 2604015001 / PIN 222B145 369	Single; Assessed \$208K; Prop 13 base year 1986; Homeowner exemption (owner-occupied); 4 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; 4 prior LADBS cases +5; Prop 13 base year 1986 (long hold, high equity proxy) +14	Case · Assessor
LA-10	44	18149 W DONMETZ ST, Los Angeles, CA 91326	Repeat-violation parcel	2026-09-29	LADBS GENERAL case 1097192	AIN 2715032033 / PIN 210B125 117	Single; Assessed \$993K; Prop 13 base year 2006; No homeowner exemption (likely not owner-occupied); 4 prior cases, 2 open	Signal: repeat-violation parcel +12; 4 prior LADBS cases +5; 1 other open case(s) +5; No homeowner exemption, likely absentee +8; Prop 13 base year 2006 (long hold, high equity proxy) +14	Case · Assessor
LA-11	43	4343 N BABCOCK AVE, Los Angeles, CA 91604	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-08-27	LADBS CNAP case 1094492	AIN 2375002009 / PIN 165B161 398	Single; Assessed \$1.54M; Prop 13 base year 2018; No homeowner exemption (likely not owner-occupied); 0 prior cases, 2 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 1 other open case(s) +5; No homeowner exemption, likely absentee +8	Case · Assessor
LA-12	43	4600 N LAURELGROVE AVE, Los Angeles, CA 91604	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-09-14	LADBS CNAP case 1096018	AIN 2364009057 / PIN 168B165 901	Single; Assessed \$2.18M; Prop 13 base year 2018; No homeowner exemption (likely not owner-occupied); 0 prior cases, 2 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 1 other open case(s) +5; No homeowner exemption, likely absentee +8	Case · Assessor
LA-13	43	1940 S LA SALLE AVE, Los Angeles, CA 90018	Foreclosure registry property	2026-09-23	LADBS FRP case 1096916	AIN 5074028002 / PIN 126B193 1034	Four Units (Any Combination); Assessed \$1.10M; Prop 13 base year 2025; No homeowner exemption (likely not owner-occupied); 4 prior cases, 1 open	Signal: foreclosure registry property +30; 4 prior LADBS cases +5; No homeowner exemption, likely absentee +8	Case · Assessor
LA-14	43	1114 N HELIOTROPE DR, Los Angeles, CA 90029	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-09-29	LADBS CNAP case 1097194	AIN 5540024007 / PIN 144B197 657	Single; Assessed \$1.86M; Prop 13 base year 2020; No homeowner exemption (likely not owner-occupied); 5 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 5 prior LADBS cases +5; No homeowner exemption, likely absentee +8	Case · Assessor
LA-15	43	6100 S MAIN ST, Los Angeles, CA 90003	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-10-01	LADBS CNAP case 1097791	AIN 6006010035 / PIN 105B205 663	Five or more apartments; Assessed \$4.29M; Prop 13 base year 2021; No homeowner exemption (likely not owner-occupied); 6 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 6 prior LADBS cases +5; No homeowner exemption, likely absentee +8	Case · Assessor
LA-16	42	7441 N HATILLO AVE, Los Angeles, CA 91306	Administrative citation case	2026-10-01	LADBS CITATIONS case 1097737	AIN 2115013024 / PIN 186B113 436	Single; Assessed \$801K; Prop 13 base year 2006; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: administrative citation case +20; No homeowner exemption, likely absentee +8; Prop 13 base year 2006 (long hold, high equity proxy) +14	Case · Assessor
LA-17	40	14060 W VANOWEN ST, Los Angeles, CA 91405	Administrative citation case + repeat-violation parcel	2026-08-24	LADBS CITATIONS case 1093883	PIN 180B153 66	Assessed —; 26 prior cases, 2 open	Signal: administrative citation case +20; Stacked signals (+1) +5; 26 prior LADBS cases +10; 1 other open case(s) +5	Case
LA-18	39	10601 N TELFAIR AVE, Los Angeles, CA 91331	Repeat-violation parcel	2026-10-01	LADBS PACE case 1097636	AIN 2620010004 / PIN 207B157 840	Single; Assessed \$320K; Prop 13 base year 2004; No homeowner exemption (likely not owner-occupied); 7 prior cases, 1 open	Signal: repeat-violation parcel +12; 7 prior LADBS cases +5; No homeowner exemption, likely absentee +8; Prop 13 base year 2004 (long hold, high equity proxy) +14	Case · Assessor
LA-19	38	7009 N TYRONE AVE, Los Angeles, CA 91405	Administrative citation case + repeat-violation parcel	2026-08-25	LADBS CITATIONS case 1094315	AIN 2217006032 / PIN 183B153 590	Single; Assessed \$1.03M; Prop 13 base year 2024; No homeowner exemption (likely not owner-occupied); 5 prior cases, 1 open	Signal: administrative citation case +20; Stacked signals (+1) +5; 5 prior LADBS cases +5; No homeowner exemption, likely absentee +8	Case · Assessor
LA-20	38	7136 S GLASGOW AVE, Los Angeles, CA 90045	Foreclosure registry property	2026-09-15	LADBS FRP case 1096158	AIN 4103017028 / PIN 099B173 39	Single; Assessed \$981K; Prop 13 base year 2017; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: foreclosure registry property +30; No homeowner exemption, likely absentee +8	Case · Assessor
LA-21	38	4509 E JESSICA DR, Los Angeles, CA 90065	Foreclosure registry property	2026-09-16	LADBS FRP case 1096305	AIN 5475018029 / PIN 153A221 415	Single; Assessed \$1.38M; Prop 13 base year 2024; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: foreclosure registry property +30; No homeowner exemption, likely absentee +8	Case · Assessor
LA-22	38	1651 N MARLAY DR, Los Angeles, CA 90069	Foreclosure registry property	2026-09-16	LADBS FRP case 1096304	AIN 5556031014 / PIN 148-5A175 302	Single; Assessed \$2.85M; Prop 13 base year 2026; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: foreclosure registry property +30; No homeowner exemption, likely absentee +8	Case · Assessor
LA-23	38	1738 N NICHOLS CANYON ROAD, Los Angeles, CA 90046	Foreclosure registry property	2026-09-16	LADBS FRP case 1096302	AIN 5551009013 / PIN 147B177 117	Single; Assessed \$4.00M; Prop 13 base year 2022; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: foreclosure registry property +30; No homeowner exemption, likely absentee +8	Case · Assessor
LA-24	38	2342 S COCHRAN AVE, Los Angeles, CA 90016	Foreclosure registry property	2026-09-16	LADBS FRP case 1096303	AIN 5063008077 / PIN 123B177 329	Single; Assessed \$1.41M; Prop 13 base year 2022; No homeowner exemption (likely not owner-occupied); 1 prior cases, 1 open	Signal: foreclosure registry property +30; No homeowner exemption, likely absentee +8	Case · Assessor
LA-25	38	220 W 50TH ST, Los Angeles, CA 90037	Foreclosure registry property	2026-09-28	LADBS FRP case 1097185	AIN 5110023006 / PIN 111A203 316	Single; Assessed \$628K; Prop 13 base year 2024; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: foreclosure registry property +30; No homeowner exemption, likely absentee +8	Case · Assessor

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LA-26	38	2345 S GAFFEY ST, Los Angeles, CA 90731	Foreclosure registry property	2026-10-01	LADBS FRP case 1097802	AIN 7463005027 / PIN 009B197 364	Five or more apartments; Assessed \$2.26M; Prop 13 base year 2021; No homeowner exemption (likely not owner-occupied); 2 prior cases, 1 open	Signal: foreclosure registry property +30; No homeowner exemption, likely absentee +8	Case · Assessor
LA-27	37	1027 S CENTRE ST, Los Angeles, CA 90731	Repeat-violation parcel	2026-10-01	LADBS GENERAL case 1097793	AIN 7456002029 / PIN 015B201 535	Two Units; Assessed \$514K; Prop 13 base year 2015; No homeowner exemption (likely not owner-occupied); 24 prior cases, 1 open	Signal: repeat-violation parcel +12; 24 prior LADBS cases +10; No homeowner exemption, likely absentee +8; Prop 13 base year 2015 +7	Case · Assessor
LA-28	35	7326 S BROADWAY, Los Angeles, CA 90003	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-09-04	LADBS CNAP case 1095551	PIN 102B201 1195	Assessed —; 2 prior cases, 2 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 1 other open case(s) +5	Case
LA-29	35	223 N HOBART BLVD, Los Angeles, CA 90004	Nuisance abatement case (CNAP) + repeat-violation parcel	2026-09-10	LADBS CNAP case 1095748	PIN 138B193 520	Assessed —; 1 prior cases, 2 open	Signal: nuisance abatement case (cnap) +25; Stacked signals (+1) +5; 1 other open case(s) +5	Case
LA-30	35	7111 S BROADWAY, Los Angeles, CA 90003	Administrative citation case + repeat-violation parcel	2026-09-22	LADBS CITATIONS case 1096534	PIN 102B201 757	Assessed —; 11 prior cases, 1 open	Signal: administrative citation case +20; Stacked signals (+1) +5; 11 prior LADBS cases +10	Case
LA-31	35	18316 W HATTERAS ST, Los Angeles, CA 91356	Foreclosure registry property	2026-09-22	LADBS FRP case 1096673	PIN 174B125 28	Assessed —; 4 prior cases, 1 open	Signal: foreclosure registry property +30; 4 prior LADBS cases +5	Case
LA-32	35	11978 W REDBANK ST, Los Angeles, CA 91352	Administrative citation case + repeat-violation parcel	2026-09-22	LADBS CITATIONS case 1096526	PIN 192B165 141	Assessed —; 5 prior cases, 2 open	Signal: administrative citation case +20; Stacked signals (+1) +5; 5 prior LADBS cases +5; 1 other open case(s) +5	Case
LA-33	35	21918 W SAN MIGUEL ST, Los Angeles, CA 91364	Administrative citation case	2026-09-25	LADBS CITATIONS case 1097086	AIN 2171015067 / PIN 168B101 311	Single; Assessed \$519K; Prop 13 base year 2013; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: administrative citation case +20; No homeowner exemption, likely absentee +8; Prop 13 base year 2013 +7	Case · Assessor
LA-34	34	4312 N WOODMAN AVE, Los Angeles, CA 91423	Administrative citation case	2026-09-24	LADBS CITATIONS case 1097011	AIN 2360006060 / PIN 165B157 591	Office Buildings; Assessed \$5.78M; Prop 13 base year 1996; 0 prior cases, 1 open	Signal: administrative citation case +20; Prop 13 base year 1996 (long hold, high equity proxy) +14	Case · Assessor
LA-35	33	7711 W MULHOLLAND DR, Los Angeles, CA 90046	Nuisance abatement case (CNAP)	2026-08-14	LADBS CNAP case 1092851	AIN 2380040008 / PIN 159B177 861	Single; Assessed \$1.33M; Prop 13 base year 2023; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; No homeowner exemption, likely absentee +8	Case · Assessor
LA-36	33	230 N ALVARADO ST, Los Angeles, CA 90026	Nuisance abatement case (CNAP)	2026-08-25	LADBS CNAP case 1093934	AIN 5157021034 / PIN 136-5A205 196	Two Units; Assessed \$729K; Prop 13 base year 2025; No homeowner exemption (likely not owner-occupied); 2 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; No homeowner exemption, likely absentee +8	Case · Assessor
LA-37	33	1835 W ADAMS BLVD, Los Angeles, CA 90018	Nuisance abatement case (CNAP)	2026-09-23	LADBS CNAP case 1096884	AIN 5058020010 / PIN 123B193 590	Rooming Houses; Assessed \$865K; Prop 13 base year 2020; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; No homeowner exemption, likely absentee +8	Case · Assessor
LA-38	33	17316 W LOS ALIMOS ST, Los Angeles, CA 91344	Nuisance abatement case (CNAP)	2026-09-23	LADBS CNAP case 1096680	AIN 2696006025 / PIN 207B133 299	Single; Assessed \$390K; Prop 13 base year 2019; No homeowner exemption (likely not owner-occupied); 0 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; No homeowner exemption, likely absentee +8	Case · Assessor
LA-39	32	1321 W CARSON ST, Los Angeles, CA 90501	Nuisance abatement case (CNAP)	2026-08-20	LADBS CNAP case 1093737	AIN 7349030017 / PIN 051B193 856	Office Buildings; Assessed \$1.34M; Prop 13 base year 2007; 1 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; Prop 13 base year 2007 +7	Case · Assessor
LA-40	31	8018 N SHIRLEY AVE, Los Angeles, CA 91335	Repeat-violation parcel	2026-09-29	LADBS GENERAL case 1097188	AIN 2105015020 / PIN 189B117 276	Single; Assessed \$283K; Prop 13 base year 1998; Homeowner exemption (owner-occupied); 6 prior cases, 1 open	Signal: repeat-violation parcel +12; 6 prior LADBS cases +5; Prop 13 base year 1998 (long hold, high equity proxy) +14	Case · Assessor
LA-41	31	1020 N MCFARLAND AVE, Los Angeles, CA 90744	Repeat-violation parcel	2026-10-01	LADBS GENERAL case 1097790	AIN 7425008009 / PIN 033B209 824	Warehousing, Distribution, Storage; Assessed \$1.58M; Prop 13 base year 1997; 5 prior cases, 1 open	Signal: repeat-violation parcel +12; 5 prior LADBS cases +5; Prop 13 base year 1997 (long hold, high equity proxy) +14	Case · Assessor
LA-42	31	615 E 106TH ST, Los Angeles, CA 90002	Repeat-violation parcel	2026-10-02	LADBS GENERAL case 1097853	AIN 6051028028 / PIN 090A207 229	Single; Assessed \$322K; Prop 13 base year 1988; Homeowner exemption (owner-occupied); 5 prior cases, 1 open	Signal: repeat-violation parcel +12; 5 prior LADBS cases +5; Prop 13 base year 1988 (long hold, high equity proxy) +14	Case · Assessor
LA-43	30	10723 S WESTERN AVE, Los Angeles, CA 90047	Nuisance abatement case (CNAP)	2026-09-10	LADBS CNAP case 1095793	PIN 088-5A193 84	Assessed —; 3 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; 3 prior LADBS cases +5	Case
LA-44	30	4424 S WESTERN AVE, Los Angeles, CA 90062	Nuisance abatement case (CNAP)	2026-09-25	LADBS CNAP case 1097042	AIN 5016004036 / PIN 111B193 274	Stores; Assessed \$1.68M; Prop 13 base year 2024; 3 prior cases, 1 open	Signal: nuisance abatement case (cnap) +25; 3 prior LADBS cases +5	Case · Assessor
LA-45	30	1748 N SUNSET PLAZA DR, Los Angeles, CA 90069	Foreclosure registry property	2026-10-04	LADBS FRP case 1097873	PIN 147B169 95	Assessed —; 0 prior cases, 1 open	Signal: foreclosure registry property +30	Case

- **Sources:** LADBS Code Enforcement Open/Closed cases and Building Permits (data.lacity.org). LA County Assessor parcel layer (public.gis.lacounty.gov), which provides AIN, use, assessed value, homeowner's exemption and base year.
- **Not included:** owner names and mailing addresses (not in LA County's free open data; no paid lookups were used) and property-level tax delinquency (no free bulk source).
- **Accuracy:** assessed value is a Prop 13 figure, not market value. Assessor matches are by situs address, and multi-parcel addresses are left unmatched. "Foreclosure registry" means LADBS opened a Foreclosure Registry Program case. It is not proof of a pending auction; check recorder records.
- **Contacting owners is your responsibility:** the TCPA, National and state Do-Not-Call registries, CAN-SPAM, state telemarketing rules, and California foreclosure-consultant / equity-purchaser laws (Civil Code §1695 and §2945) apply to you. This list contains no phone numbers or emails. Any skip-tracing is your responsibility.
- **What a lead is:** a code case or demolition order signals distress. It is not proof of willingness to sell, or of default. Verify current status at the source link.
- **No warranty:** government data provided as-is. Not legal, tax or investment advice.