



Real Estate Reports

Property:
2132 Titus Ave
Pomona, CA 91766
APN: 8329-015-006

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
2132 Titus Ave, Pomona, CA 91766

APN: 8329-015-006
Los Angeles County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **10803 FOOTHILL BLVD STE 212
RANCHO
CUCAMONGA CA 91730**

Site Address: **2132 TITUS AVE
POMONA CA 91766**

Assessor Parcel Number: **8329-015-006**

Census Tract: **4029.04**

Housing Tract Number: **13124**

Lot Number: **48**

Legal description: **Lot: 48 Tract No: 13124 Abbreviated Description: LOT:48 TR#:13124 TRACT NO 13124 LOT 48**

Sale Information

Sale Date: **11/27/2019**

Document #: **19-1309042**

Sale Amount: **\$361,000**

Seller: **LOUDEN LLC**

Sale Type:

Cost/SF: **\$317**

Assessment & Tax Information

Assessed Value: **\$175,647**

Land Value: **\$100,435**

Imp. Value: **\$75,212**

Homeowner
Exemption:

% Improvement: **42.82%**

Tax Amount: **\$2,602.62**

Tax Status: **Current**

Tax Year: **2019**

Tax Rate Area: **7-790**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1947**

Pool: **P**

Bathrooms: **1**

Square Feet: **1,137 SF**

Lot Size: **7,270 SF**

Partial Baths:

Number of Units: **1**

No of Stories:

Total Rooms:

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style:

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning: **POR17200***



Transaction History

Trinity Redevelopment Inc,
2132 Titus Ave, Pomona, CA 91766

APN: 8329-015-006
Los Angeles County

Prior Transfer

Recording Date: **11/27/2019**

Price: **\$361,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **TRINITY REDEVELOPMENT INC**

Buyer Vesting:

Seller Name: **LOUDEN LLC**

Legal description: **Lot: 48 Tract No: 13124 Map Ref: MB 287 PG 1&2**

City/Muni/Twp: **POMONA**

Document #: **19-1309042 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Sales Price Rounded From Tax**

Interest Rate:

Mortgage Release

Recording Date: **10/03/2017**

Loan Amount: **N/A**

Original Lender: **DEUTSCHE BANK AG, NEW YORK BRANCH, AS ADMINISTRATIVE AGENT**

Borrowers Name: **LOUDEN, LLC, A NEVADA LIMITED LIABILITY COMPANY**

Origination Recording Date: **12/20/2016**

Current Lender: **DEUTSCHE BANK AG, NEW YORK BRANCH, AS ADMINISTRATIVE AGENT**

Document #: **17-1132094 BK-PG -**

Document Type: **Substitution Of Trustee And Full Reconveyance**

Origination Doc #: **16-1610492 BK-PG -**

Effective Date: **09/22/2017**

Mortgage Record

Recording Date: **12/20/2016**

Loan Amount: **\$500,000,000**

TD Due Date: **12/15/2019**

Interest Rate:

Lender Name: **DEUTSCHE BANK NATIONAL TRUST CO**

Lender Type: **REO/Foreclosure Company**

Borrowers Name: **LOUDEN LLC**

Vesting:

Document #: **16-1610492 BK-PG -**

Loan Type: **Commercial Loan**

Type of Financing: **Variable**

Prior Transfer

Recording Date: **03/05/2012**

Price: **\$156,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **LOUDEN LLC**

Document #: **12-0338727 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Full-Computed From Transfer Tax**

Interest Rate:

Buyer Vesting:
Seller Name: **LPP MORTGAGE LTD**
Legal description: **Lot: 48 Tract No: 13124 Map Ref: MB287 PG1&2**
City/Muni/Twp: **POMONA**

Prior Transfer

Recording Date: **08/22/2011**
Price: **\$149,100**

First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **LPP MORTGAGE LTD**
Buyer Vesting:
Seller Name: **FONSECA, JUAN RAMON**
Legal description: **Lot: 48 Tract No: 13124 Map Ref: MB287 PG1&2**
City/Muni/Twp: **POMONA**

Document #: **11-1127319 BK-PG -**
Document Type: **Trustee's Deed (Certificate Of Title)**
Type of Sale: **Full Amount On Deed**
Interest Rate:

Foreclosure Record

Recording Date: **06/20/2011**
Document Type: **Notice Of Sale**
Auction Location: **12720 NORWALK BLVD, NORWALK**
Auction Date/Time: **07/11/2011 10:30 A.M.**
Min. Bid Amount **\$378,362**
Legal description:

Document #: **11-0829993 BK-PG -**

Foreclosure Record

Recording Date: **03/15/2011**
Document Type: **Notice Of Default**
Beneficiary Name:
Trustor Names: **FONSECA, JUAN RAMON**
Trustee Name: **QUALITY LOAN SERVICE CORP**
Mailing Address: **2141 5TH AVE, SAN DIEGO, CA 92101-**
Trustee Phone #: **619-645-7711**
TS#: **CA-10-409778-AB**
Loan Date: **04/02/2007**
Contact Name: **LPP MORTGAGE LTD**
Attention: **QUALITY LOAN SERVICE CORP**
Mailing Address: **2141 5TH AVE, SAN DIEGO, CA 92101-**
Legal description: **Lot: 48**

Document #: **11-0390193 BK-PG -**
Case Number: **CA-10-409778-AB**

Loan Doc #: **07-0772577**
Loan Amount: **\$352,000**

Mortgage Assignment

Recording Date: **12/21/2007**
Loan Amount: **\$352,000**
Original Lender: **AEGIS WHOLESale CORP**
Borrowers Name: **JUAN RAMON FONSECA**
Origination Recording Date: **04/02/2007**

Document #: **07-2814764 BK-PG -**
Document Type: **Assignment Of Mortgage**
Origination Doc #: **07-0772577 BK-PG -**
Effective Date:

Assignor Name: **RESIDENTIAL FUNDING
COMPANY, LLC FKA
RESIDENTIAL FUNDING
CORPORATION**

Assignee Name: **LPP MORTGAGE, LTD**

Mortgage Assignment

Recording Date: **12/21/2007**
Loan Amount: **\$352,000**
Original Lender: **AEGIS WHOLESale CORP**
Borrowers Name: **JUAN RAMON FONSECA**
Origination Recording Date: **04/02/2007**
Assignor Name: **MERS, INC.**

Document #: **07-2814763 BK-PG -**
Document Type: **Assignment Of Mortgage**
Origination Doc #: **07-0772577 BK-PG -**
Effective Date:
Assignee Name: **RESIDENTIAL FUNDING
COMPANY, LLC FKA
RESIDENTIAL FUNDING
CORPORATION**

Mortgage Release

Recording Date: **04/23/2007**
Loan Amount: **\$80,000**
Original Lender: **ACCREDITED HOME LENDERS
INC**
Borrowers Name: **JUAN RAMON FONSECA**
Origination Recording Date: **03/16/2006**
Current Lender: **MERS, INC. AS TRUSTEE**

Document #: **07-0974964 BK-PG -**
Document Type: **Release Of Mortgage**
Origination Doc #: **06-0560417 BK-PG -**
Effective Date:

Mortgage Release

Recording Date: **04/17/2007**
Loan Amount: **\$320,000**
Original Lender: **ACCREDITED HOME LENDERS
INC**
Borrowers Name: **JUAN RAMON FONSECA**
Origination Recording Date: **03/16/2006**
Current Lender: **MERS, INC.**

Document #: **07-0920476 BK-PG -**
Document Type: **Substitution Of Trustee And Full
Reconveyance**
Origination Doc #: **06-0560416 BK-PG -**
Effective Date:

Mortgage Record

Recording Date: **04/02/2007**
Loan Amount: **\$88,000**
TD Due Date: **04/01/2022**
Interest Rate:
Lender Name: **AEGIS WHOLESale CORP**
Lender Type: **Finance Company**
Borrowers Name: **FONSECA, JUAN RAMON**
Vesting:

Document #: **07-0772578 BK-PG -**
Loan Type: **Stand Alone Second**
Type of Financing:

Mortgage Record

Recording Date: **04/02/2007**
Loan Amount: **\$352,000**

Document #: **07-0772577 BK-PG -**
Loan Type: **Unknown Loan Type**

TD Due Date: **04/01/2037** Type of Financing: **Fixed To Adjustable**
Interest Rate: **6.75%**
Lender Name: **AEGIS WHOLESAL E CORP**
Lender Type: **Finance Company**
Borrowers Name: **FONSECA, JUAN RAMON**
Vesting:
Fixed Step:
Adjustable Rate Index: **6 Month Libor** Change Index: **2.25%**
Rate Change Frequency: **Semi-Annual** First Change Date: **04/01/2012**
Int Rate not <: **2.25%** Int Rate not >: **12.75%**
Maximum Interest Rate: **12.75%** Interest Only Period: **10 Years**
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

Mortgage Release

Recording Date: **04/06/2006** Document #: **06-0753809 BK-PG -**
Loan Amount: **\$224,000** Document Type: **Release Of Mortgage**
Original Lender: **WORLD SAVINGS BANK FSB** Origination Doc #: **05-0550329 BK-PG -**
Borrowers Name: **JOSE A CHAVEZ**
Origination Recording Date: **03/10/2005** Effective Date:
Current Lender: **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO AS TRUSTEE**

Mortgage Record

Recording Date: **03/16/2006** Document #: **06-0560417 BK-PG -**
Loan Amount: **\$80,000** Loan Type: **Stand Alone Second**
TD Due Date: **04/01/2021** Type of Financing:
Interest Rate:
Lender Name: **ACCREDITED HOME LENDERS INC**
Lender Type: **Subprime Lender**
Borrowers Name: **FONSECA, JUAN RAMON**
Vesting:

Mortgage Record

Recording Date: **03/16/2006** Document #: **06-0560416 BK-PG -**
Loan Amount: **\$320,000** Loan Type: **Unknown Loan Type**
TD Due Date: **04/01/2036** Type of Financing: **Fixed To Adjustable**
Interest Rate: **8.25%**
Lender Name: **ACCREDITED HOME LENDERS INC**
Lender Type: **Subprime Lender**
Borrowers Name: **FONSECA, JUAN RAMON**
Vesting:
Fixed Step:
Adjustable Rate Index: **6 Month Libor** Change Index: **6.75%**
Rate Change Frequency: **Semi-Annual** First Change Date: **04/01/2009**
Int Rate not <: **8.25%** Int Rate not >: **9.75%**
Maximum Interest Rate: **15.25%** Interest Only Period:
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

Prior Transfer

Recording Date: **03/16/2006**
Price: **\$400,000**
First TD: **\$320,000**
Mortgage Doc #: **06-0560416**
Lender Name: **ACCREDITED HOME LENDERS INC**
Buyer Name: **FONSECA, JUAN RAMON**
Buyer Vesting:
Seller Name: **CHAVEZ, JOSE A**
Fixed Step:
Adjustable Rate Index: **6 Month Libor**
Rate Change Frequency: **Semi-Annual**
Int Rate not <: **8.25%**
Maximum Interest Rate: **15.25%**
Prepayment Penalty Rider: **No**
Legal description: **Lot: 48 Tract No: 13124 Map Ref: MB287 PG1&2**
City/Muni/Twp: **POMONA**

Document #: **06-0560415 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:
Change Index: **6.75%**
First Change Date: **04/01/2009**
Int Rate not >: **9.75%**
Interest Only Period:
Prepayment Penalty Term:

Mortgage Release

Recording Date: **04/14/2005**
Loan Amount: **\$157,325**
Original Lender: **COMUNITY LENDING INC**
Borrowers Name: **JOSE A CHAVEZ**
Origination Recording Date: **04/14/2003**
Current Lender: **MERS, INC.**

Document #: **05-0872774 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **03-1044746 BK-PG -**
Effective Date:

Mortgage Record

Recording Date: **03/10/2005**
Loan Amount: **\$224,000**
TD Due Date: **03/15/2035**
Interest Rate:
Lender Name: **WORLD SAVINGS BANK FSB**
Lender Type: **Bank**
Borrowers Name: **CHAVEZ, JOSE A**
Vesting:

Document #: **05-0550329 BK-PG -**
Loan Type: **Stand Alone First**
Type of Financing: **Fixed To Adjustable**

Mortgage Record

Recording Date: **04/14/2003**
Loan Amount: **\$157,325**
TD Due Date: **05/01/2033**
Interest Rate:
Lender Name: **COMUNITY LENDING INC**
Lender Type: **Lending Institution**
Borrowers Name: **CHAVEZ, JOSE A**
Vesting: **Married Man As His Sole And Separate Property**
Fixed Step:
Adjustable Rate Index: **One Year T-Bill (1 Yr CMT)**
Rate Change Frequency: **Annually**

Document #: **03-1044746 BK-PG -**
Loan Type: **FHA**
Type of Financing: **Fixed To Adjustable**
Change Index: **2.75%**
First Change Date:

Int Rate not <:
Maximum Interest Rate:
Prepayment Penalty Rider: **No**

Int Rate not >:
Interest Only Period:
Prepayment Penalty Term:

Prior Transfer

Recording Date: **04/14/2003**
Price: **N/A**

Document #: **03-1044745 BK-PG -**
Document Type: **Intra-family Transfer Or
Dissolution**

First TD: **\$157,325**
Mortgage Doc #: **03-1044746**
Lender Name: **COMUNITY LENDING INC**
Buyer Name: **CHAVEZ, JOSE A**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **CHAVEZ, JOSE A; CHAVEZ, MITZI**

Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Fixed Step:
Adjustable Rate Index: **One Year T-Bill (1 Yr CMT)**
Rate Change Frequency: **Annually**
Int Rate not <:
Maximum Interest Rate:
Prepayment Penalty Rider: **No**

Change Index: **2.75%**
First Change Date:
Int Rate not >:
Interest Only Period:
Prepayment Penalty Term:

Legal description: **Lot: 48 Tract No: 13124 Map Ref: MB287 PG1&2**
City/Muni/Twp: **POMONA**

Prior Transfer

Recording Date: **02/14/2000**
Price: **N/A**
First TD: **N/A**

Document #: **00-0225313 BK-PG -**
Document Type: **Gift Deed**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Mortgage Doc #:
Lender Name:
Buyer Name: **CHAVEZ, JOSE A; CHAVEZ, MITZI**
Buyer Vesting: **Joint Tenants**
Seller Name: **GONZALEZ, ARTURO**

Legal description:
Abbreviated Description: **TRACT NO 13124 LOT 48**
City/Muni/Twp: **POMONA**

Prior Transfer

Recording Date: **10/30/1996**
Price: **N/A**
First TD: **N/A**

Document #: **96-1762131 BK-PG -**
Document Type: **Gift Deed**
Type of Sale:
Interest Rate:

Mortgage Doc #:
Lender Name:
Buyer Name: **GONZALEZ, ARTURO**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **GONZALEZ, ARTURO; CHAVEZ, JOSE A**

Legal description:
Abbreviated Description: **TRACT NO 13124 LOT 48**
City/Muni/Twp: **POMONA**



Comparables

Trinity Redevelopment Inc,
2132 Titus Ave, Pomona, CA 91766

APN: 8329-015-006
Los Angeles County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	11/27/2019	\$361,000	\$318	1,137	/3/1	1947	7,270 SF	P	
1	2212 VIRGINIA AVE	12/06/2019	\$435,000	\$388	1,121	/3/1	1947	7,253 SF		.11 Mi.
2	2317 ANN ARBOR AVE	12/03/2019	\$440,000	\$361	1,216	/3/1	1953	6,567 SF		.27 Mi.
3	2270 S PALOMARES ST	10/30/2019	\$439,000	\$419	1,047	/3/2	1955	6,208 SF		.40 Mi.
4	1914 SANBORN WAY	10/23/2019	\$367,000	\$258	1,420	/4/2	1970	9,776 SF		.39 Mi.
5	1056 PHILADELPHIA ST	10/02/2019	\$460,000	\$421	1,091	/3/1	1947	6,460 SF	Yes	.18 Mi.
6	1103 E OLIVE ST	08/30/2019	\$400,000	\$435	918	/2/1	1947	6,096 SF		.30 Mi.
7	2271 ENCINO PL	08/29/2019	\$395,000	\$311	1,270	/3/2	1954	5,940 SF		.31 Mi.
8	2187 S RESERVOIR ST	08/06/2019	\$408,000	\$372	1,096	/3/1	1947	6,768 SF		.35 Mi.
9	2310 S SAN ANTONIO AVE	07/31/2019	\$380,000	\$457	831	/2/1	1953	6,060 SF		.25 Mi.
10	2270 S PALOMARES ST	06/28/2019	\$280,000	\$267	1,047	/3/2	1955	6,208 SF		.40 Mi.
11	2270 S PALOMARES ST	06/28/2019	\$320,000	\$305	1,047	/3/2	1955	6,208 SF		.40 Mi.
12	2201 S TOWNE AVE	06/21/2019	\$310,000	\$510	607	/1/1	1948	6,176 SF		.18 Mi.
13	2017 TITUS AVE	06/13/2019	\$380,000	\$472	804	/2/1	1950	7,375 SF		.15 Mi.
14	2053 BRENTWOOD ST	05/24/2019	\$440,000	\$327	1,342	/3/2	1979	12,430 SF		.29 Mi.
15	1958 TITUS AVE	05/13/2019	\$470,000	\$340	1,380	/3/2	1964	7,312 SF		.22 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		11/27/2019	\$361,000	\$318	1,137	/3/1	1947	7,270 SF	P	
1	2212 VIRGINIA AVE POMONA, CA 91766-6234	12/06/2019	\$435,000	\$388	1,121	/3/1	1947	7,253 SF		.11 Mi.
APN: 8329-016-014 Document #: 19-1346798 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:98 Tract No:13124 MapRef:MB 287 PG 1&2 City/Muni/Twp:POMONA										
Buyer Name: CHAVEZ, JOSE P ELIZARRARAS, SUSANA										
Seller Name: MONTANEZ, RUBEN G MONTANEZ, PETRA										
2	2317 ANN ARBOR AVE POMONA, CA 91766-6419	12/03/2019	\$440,000	\$361	1,216	/3/1	1953	6,567 SF		.27 Mi.
APN: 8330-007-012 Document #: 19-1327473 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:12 Tract No:17789 MapRef:MB 446 PG 45&46 City/Muni/Twp:POMONA										
Buyer Name: ROBLES, JUAN C CASTREJON										
Seller Name: COOKE, ERRIN COOKE, AUDREY										
3	2270 S PALOMARES ST POMONA, CA 91766-6132	10/30/2019	\$439,000	\$419	1,047	/3/2	1955	6,208 SF		.40 Mi.
APN: 8331-008-030 Document #: 19-1165301 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:47 Subdivision:TRACT NO 20117 MapRef:MB 528 PG 13&14 City/Muni/Twp:POMONA										
Buyer Name: CHAGOLLA, JORGE LUIS CHAGOLLA, ALMA LUCIA										
Seller Name: SALIM, SAMEEL UDDIN, JUNAID										
4	1914 SANBORN WAY POMONA, CA 91766-5551	10/23/2019	\$367,000	\$258	1,420	/4/2	1970	9,776 SF		.39 Mi.
APN: 8329-018-021 Document #: 19-1138012 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:61 Subdivision:TRACT NO 16109 MapRef:MB 803 PG 5-8 City/Muni/Twp:POMONA										
Buyer Name: LIZAMA, ROD R										
Seller Name: DRAPEAU, LETICIA LIZAMA, MARK ANTHONY										
5	1056 PHILADELPHIA ST POMONA, CA 91766-5578	10/02/2019	\$460,000	\$421	1,091	/3/1	1947	6,460 SF	Yes	.18 Mi.
APN: 8329-012-003 Document #: 19-1039376 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:110 Subdivision:TRACT NO 14127 MapRef:MB 289 PG 11&12 City/Muni/Twp:POMONA										
Buyer Name: FUENTES, SABINO ACEVEDO, NANCY										
Seller Name: MORENO, HECTOR L LOZANO, WENDY										
6	1103 E OLIVE ST POMONA, CA 91766-6447	08/30/2019	\$400,000	\$435	918	/2/1	1947	6,096 SF		.30 Mi.
APN: 8329-011-014 Document #: 19-0889903 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:90 Subdivision:TRACT 14127 MapRef:MB 289 PG 11&12 City/Muni/Twp:POMONA										

Buyer Name: RODRIGUEZ, MIGUEL A RODRIGUEZ, VANESSA

Seller Name: FRANCCEN, NOEMIA NOEMIA FRANCCEN LIVING TRUST

7 2271 ENCINO PL 08/29/2019 \$395,000 \$311 1,270 /3/2 1954 5,940 SF .31 Mi.
POMONA, CA 91766-6247

APN: 8331-007-025 Document #: 19-0879073 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:42 Subdivision:TRACT 18285 MapRef:MB 500 PG 41&42 City/Muni/Twp:POMONA

Buyer Name: AGUILAR, SANDRA LEYVA, TRINIDAD

Seller Name: VENTURA, NEMORIO

8 2187 S RESERVOIR ST 08/06/2019 \$408,000 \$372 1,096 /3/1 1947 6,768 SF .35 Mi.
POMONA, CA 91766-6407

APN: 8329-008-003 Document #: 19-0778434 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:15 Tract No:14127 MapRef:MB 289 PG 11&12 City/Muni/Twp:POMONA

Buyer Name: RIVAS, LUIS JAIMES, MIRIAM

Seller Name: CARDENAS, AURELIO CARDENAS, MARIA DE LA LUZ

9 2310 S SAN ANTONIO AVE 07/31/2019 \$380,000 \$457 831 /2/1 1953 6,060 SF .25 Mi.
POMONA, CA 91766-6312

APN: 8330-007-010 Document #: 19-0756665 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:10 Tract No:17789 MapRef:MB 446 PG 45&46 City/Muni/Twp:POMONA

Buyer Name: ZAMORA, AMADOR ZAMORA, MARTHA

Seller Name: CAMPOS, PERLA SIERRA

10 2270 S PALOMARES ST 06/28/2019 \$280,000 \$267 1,047 /3/2 1955 6,208 SF .40 Mi.
POMONA, CA 91766-6132

APN: 8331-008-030 Document #: 19-0628295 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:47 Tract No:20117 MapRef:MB 527 PG 13&14 City/Muni/Twp:POMONA

Buyer Name: STOCKPILE PROPERTY VENTURES LLC

Seller Name: NELSON, JERRY L

11 2270 S PALOMARES ST 06/28/2019 \$320,000 \$305 1,047 /3/2 1955 6,208 SF .40 Mi.
POMONA, CA 91766-6132

APN: 8331-008-030 Document #: 19-0628298 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:47 Tract No:20117 MapRef:MB 527 PG 13&14 City/Muni/Twp:POMONA

Buyer Name: SALIM, SAMEEL UDDIN, JUNAID

Seller Name: STOCKPILE PROPERTY VENTURES LLC

12 2201 S TOWNE AVE 06/21/2019 \$310,000 \$510 607 /1/1 1948 6,176 SF .18 Mi.
POMONA, CA 91766-6225

APN: 8331-005-006 Document #: 19-0590960 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:6 Subdivision:SILBERBERG TRACT MapRef:MB 25 PG 73 Abbreviated Description:EAST140FT LOT6 City/Muni/Twp:POMONA

Buyer Name: ROBLEDO VILLANUEVA, LUIS

Seller Name: LIGHTHOUSE 5 14 INC

13 2017 TITUS AVE **06/13/2019** **\$380,000** **\$472** **804** **/2/1** **1950** **7,375 SF** **.15 Mi.**
POMONA, CA 91766-5721

APN: 8329-002-038 Document #: 19-0560082 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:7 Tract No:16525 MapRef:MB 380 PG 36&37 City/Muni/Twp:POMONA

Buyer Name: RODRIGUEZ, ARELY SANDOVAL, PAULO

Seller Name: DAMIAN, FAVIANA HERNANDEZ JR, SABINO ANTONIO

14 2053 BRENTWOOD ST **05/24/2019** **\$440,000** **\$327** **1,342** **/3/2** **1979** **12,430 SF** **.29 Mi.**
POMONA, CA 91766-5502

APN: 8329-004-042 Document #: 19-0480299 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:2 Tract No:35891 MapRef:MB 914 PG 54&55 City/Muni/Twp:POMONA

Buyer Name: VIVANCO, MARGARITO VIVANCO, MARIA DEL CARMEN

Seller Name: KHAMVONGSOD, SOUKSADA PHIMPASOUK, SOUKSADA

15 1958 TITUS AVE **05/13/2019** **\$470,000** **\$340** **1,380** **/3/2** **1964** **7,312 SF** **.22 Mi.**
POMONA, CA 91766-5718

APN: 8329-001-049 Document #: 19-0434927 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:15 Tract No:28856 MapRef:MB 717 PG 75&76 City/Muni/Twp:POMONA

Buyer Name: VARGAS, MARIA ELENA

Seller Name: LAU, LAURA

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **6,460 SF**

Median # of Baths: **1**

Median Living Area: **1,091 SF**

Median Year Built: **1953**

Price Range - 2 Yrs: **\$280,000 To \$470,000**

Age Range: **40 Years To 72 Years**

Median Value: **\$400,000**

Median Age: **66 Years**



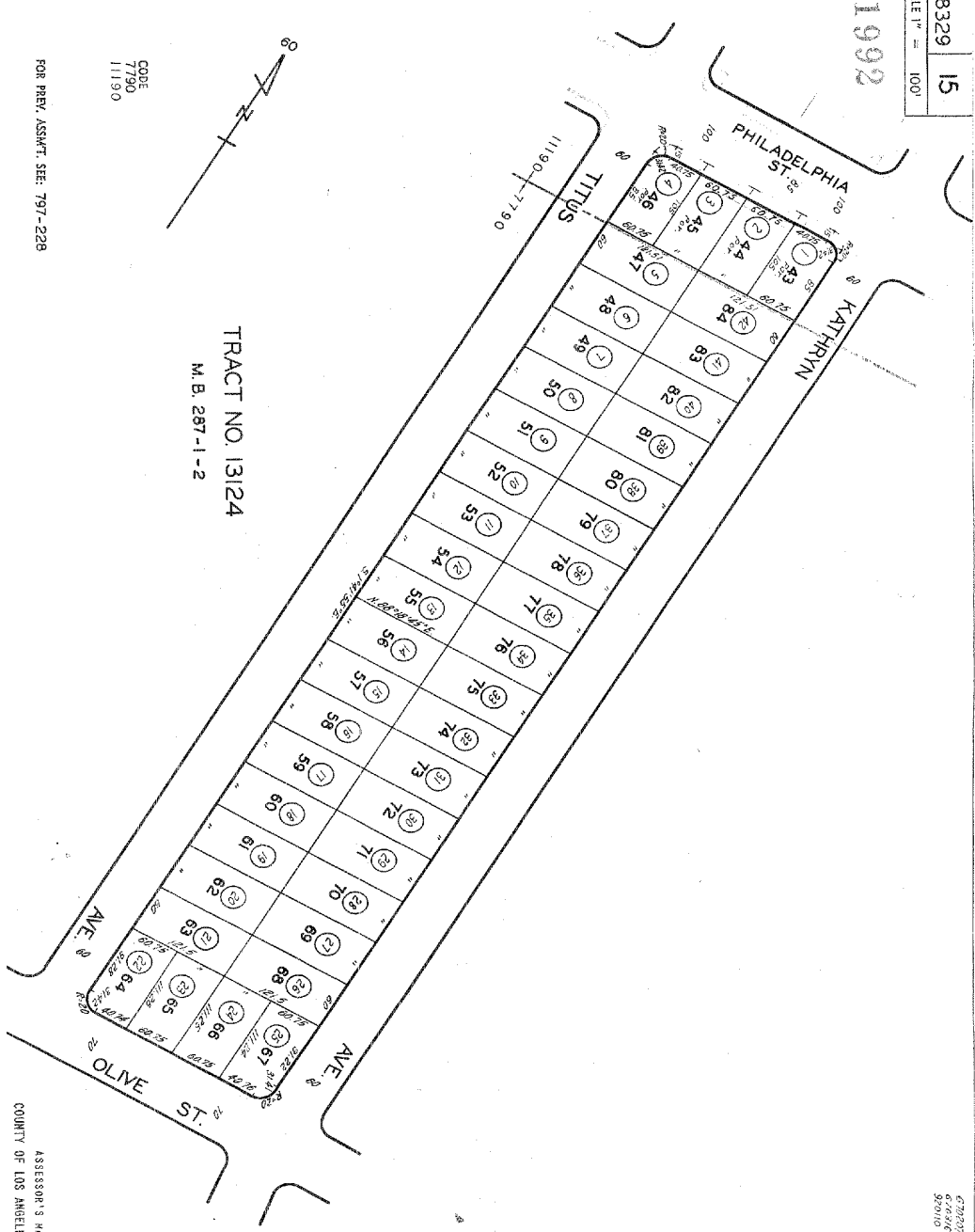
Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

8329 15
SCALE 1" = 100'

992



TRACT NO. 13124
M.B. 287-1-2

CODE
7790
11190

FOR PREV. ASSMT. SEE: 797-228

6730207
6730208
3/2010
REVISED

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Trinity Redevelopment Inc,
2132 Titus Ave, Pomona, CA 91766

APN: 8329-015-006
Los Angeles County

TRINITY REDEVELOPMENT INC,
2132 TITUS AVE
POMONA CA 91766
APN: 8329-015-006
Bedrooms: 3
Square Feet: 1,137 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 7,270 SF
Garage:

SHANAHAN MICHAEL; RIDGEWAY MARTHA
2124 TITUS AVE
POMONA CA 91766
APN: 8329-015-005
Bedrooms: 3
Square Feet: 1,121 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 7,264 SF
Garage:

RUIZ EVARISTO & LUZ M
2146 TITUS AVE
POMONA CA 91766
APN: 8329-015-007
Bedrooms: 3
Square Feet: 1,225 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 7,276 SF
Garage:

VALDEZ NARCIZO; GIL PAULINA G
2154 TITUS AVE
POMONA CA 91766
APN: 8329-015-008
Bedrooms: 4
Square Feet: 1,601 SF
Year Built: 1947

Bathrooms: 2
Lot Size: 7,282 SF
Garage:

LOPEZ LUIS C; MARTINEZ ANTONIO
2133 KATHRYN AVE
POMONA CA 91766
APN: 8329-015-041
Bedrooms: 3
Square Feet: 1,137 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 7,268 SF
Garage:

ROJAS FRANCISCO & LIZETH E
2125 KATHRYN AVE
POMONA CA 91766
APN: 8329-015-042
Bedrooms: 3
Square Feet: 1,137 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 7,262 SF
Garage:

SANCHEZ ALBERTO
2147 KATHRYN AVE
POMONA CA 91766
APN: 8329-015-040
Bedrooms: 3
Square Feet: 1,121 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 7,274 SF
Garage:

CHAN WAI; TONG SHUK Y
908 PHILADELPHIA ST
POMONA CA 91766
APN: 8329-015-004
Bedrooms: 3
Square Feet: 1,121 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 6,188 SF
Garage:

GUZMAN GUSTAVO; GARCIA MARIA L
920 PHILADELPHIA ST
POMONA CA 91766
APN: 8329-015-003
Bedrooms: 3
Square Feet: 1,137 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 6,353 SF
Garage:

CAMPOS EARNEST AND JENNIE TRS; CAMPOS TRUST
932 PHILADELPHIA ST
POMONA CA 91766
APN: 8329-015-002
Bedrooms: 3
Square Feet: 1,617 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 6,387 SF
Garage:

CRUZ JOSE L & ANA
2155 KATHRYN AVE
POMONA CA 91766
APN: 8329-015-039
Bedrooms: 3
Square Feet: 1,137 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 7,281 SF
Garage:

ENCISO RICARDO A & IMELDA
2133 TITUS AVE
POMONA CA 91766
APN: 8329-016-041
Bedrooms: 3
Square Feet: 1,137 SF
Year Built: 1947

Bathrooms: 1
Lot Size: 7,269 SF
Garage:

ORENDAIN OMAR (CO-TR); O ORENDAIN AND B JARA TRUST
2162 TITUS AVE
POMONA CA 91766
APN: 8329-015-009
Bedrooms: 3

Bathrooms: 1

AYALA PAUL B; AYALA ELIZABETH & PAUL A
2125 TITUS AVE
POMONA CA 91766
APN: 8329-016-042
Bedrooms: 3

Bathrooms: 1

Square Feet: 1,121 SF
Year Built: 1947

Lot Size: 7,288 SF
Garage:

Square Feet: 1,137 SF
Year Built: 1947

Lot Size: 7,272 SF
Garage:

ZAVALA RAMIRO; MENDOZA ANA

2147 TITUS AVE

POMONA CA 91766

APN: 8329-016-040

Bedrooms: 3

Square Feet: 1,121 SF

Year Built: 1947

Bathrooms: 1

Lot Size: 7,267 SF

Garage: