



Real Estate Reports

Property:
216 W H St
Ontario, CA 91762
APN: 1048-262-42-0000

Data deemed reliable, but not guaranteed.
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Property Details

Mompjian, Sossy; The Mompjian Family Trust,
216 W H St, Ontario, CA 91762

APN: 1048-262-42-0000
San Bernardino County

Owner Information

Primary Owner: **MOMPJIAN, SOSSY; THE
MOMPJIAN FAMILY TRUST,**

Secondary Owner:

Mail Address: **216 W H ST
ONTARIO CA 91762**

Site Address: **216 W H ST
ONTARIO CA 91762**

Assessor Parcel Number: **1048-262-42-0000**

Census Tract: **0011.03**

Housing Tract Number: **14972**

Lot Number: **5**

Legal description: **Lot: 5 District: 07 Tract No: 14972 Abbreviated Description: LOT:5 DIST:07 CITY:ONTARIO
TR#:14972 TRACT 14972 LOT 5 BOOK 247 PAGE 59 City/Muni/Twp: ONTARIO**

Sale Information

Sale Date: **11/22/2019**

Document #: **2019-0434732**

Sale Amount: **\$649,000**

Seller: **TRINITY
REDEVELOPMENT**

Sale Type:

Cost/SF: **\$265**

Assessment & Tax Information

Assessed Value: **\$259,996**

Land Value: **\$84,323**

Imp. Value: **\$175,673**

Homeowner H
Exemption:

% Improvement: **67.57%**

Tax Amount: **\$2,902.20**

Tax Status: **Current**

Tax Year: **2019**

Tax Rate Area: **4-000**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1903**

Pool:

Bathrooms: **3**

Square Feet: **2,440 SF**

Lot Size: **11,718 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **2**

Total Rooms: **6**

Garage: **Detached 2**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Mompjian, Sossy; The Mompjian Family Trust,
216 W H St, Ontario, CA 91762

APN: 1048-262-42-0000
San Bernardino County

Prior Transfer

Recording Date: **11/22/2019**
Price: **\$649,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **MOMPJIAN, SOSSY; THE MOMPJIAN FAMILY TRUST**
Buyer Vesting: **Family Trust**
Seller Name: **TRINITY REDEVELOPMENT**
Legal description: **Lot: 5 Map Ref: MB 247 PG 59-61**
City/Muni/Twp: **ONTARIO**

Document #: **2019-0434732 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Mortgage Record

Recording Date: **06/18/2019**
Loan Amount: **\$41,000**
TD Due Date:
Interest Rate:
Lender Name: **MOR FINANCIAL SERVICES INC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Document #: **2019-0199536 BK-PG -**
Loan Type: **Building Or Construction Loan**
Type of Financing:

Mortgage Record

Recording Date: **06/18/2019**
Loan Amount: **\$364,000**
TD Due Date:
Interest Rate:
Lender Name: **MOR FINANCIAL SERVICES INC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Document #: **2019-0199535 BK-PG -**
Loan Type: **Building Or Construction Loan**
Type of Financing:

Prior Transfer

Recording Date: **06/18/2019**
Price: **\$340,000**
First TD: **\$364,000**
Mortgage Doc #: **2019-0199535**
Lender Name: **MOR FINANCIAL SERVICES INC**
Buyer Name: **TRINITY REDEVELOPMENT INC**

Document #: **2019-0199534 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Buyer Vesting:
Seller Name: **KOUROSMEHR, AUDRA NICOLE; THE LORRIE L SAVAGE 2017 TRUST**
Legal description: **Lot: 5 Tract No: 14972 Map Ref: MB 247 PG 59-61**
City/Muni/Twp: **ONTARIO**

Foreclosure Record

Recording Date: **01/03/2019** Document #: **2019-0002381 BK-PG -**
Document Type: **Notice Of Sale**
Auction Location: **351 NORTH ARROWHEAD AVENUE, SAN BERNARDINO**
Auction Date/Time: **02/07/2019 12:00 P.M.**
Min. Bid Amount
Legal description:

Foreclosure Record

Recording Date: **08/23/2018** Document #: **2018-0309187 BK-PG -**
Document Type: **Notice Of Default** Case Number: **00000007719560**
Beneficiary Name:
Trustor Names: **SAVAGE, LORRIE L**
Trustee Name: **BARRETT DAFFIN FRAPPIER TREDER & WEISS L**
Mailing Address: **4004 BELT LINE RD# 100, ADDISON, TX 75001-4320**
Trustee Phone #: **866-795-1852**
TS#: **00000007719560** Loan Doc #: **2007-0131867**
Loan Date: **03/01/2007** Loan Amount: **\$420,000**
Contact Name: **OCWEN LOAN SERVICING LLC**
Attention: **BARRETT DAFFIN FRAPPIER TREDER & WEISS L**
Mailing Address: **4004 BELT LINE RD# 100, ADDISON, TX 75001-4320**
Legal description:

Mortgage Assignment

Recording Date: **07/31/2018** Document #: **2018-0277809 BK-PG -**
Loan Amount: **\$420,000** Document Type: **Assignment Of Mortgage**
Original Lender: **AMERICAN HOME MORTGAGE ACCEPTANCE INC** Origination Doc #: **2007-0131867 BK-PG -**
Borrowers Name: **LORRIE L SAVAGE**
Origination Recording Date: **03/01/2007** Effective Date: **07/26/2018**
Assignor Name: **AMERICAN HOME MORTGAGE ACCEPTANCE, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** Assignee Name: **AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-1; DEUTSCHE BANK NATIONAL TRUST COMPANY**

Prior Transfer

Recording Date: **08/24/2017** Document #: **2017-0345661 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or Dissolution**
First TD: **N/A** Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **SAVAGE, LORRIE L; THE LORRIE L SAVAGE 2017 TRUST**

Buyer Vesting: **Trust**
Seller Name: **SAVAGE, LORRIE L**
Legal description: **Lot: 5 Tract No: 14972 Map Ref: MB247 PG59-61**
City/Muni/Twp: **ONTARIO**

Mortgage Release

Recording Date: **04/13/2007** Document #: **2007-0228547 BK-PG -**
Loan Amount: **\$100,000** Document Type: **Substitution Of Trustee And Full Reconveyance**
Original Lender: **BROOKSAMERICA MORTGAGE CORP** Origination Doc #: **2006-0337245 BK-PG -**
Borrowers Name: **LORRIE L SAVAGE**
Origination Recording Date: **05/17/2006** Effective Date:
Current Lender: **MERS AS NOMINEE FOR BROOKSAMERICA MORTGAGE CORPORATION**

Mortgage Release

Recording Date: **03/12/2007** Document #: **2007-0156057 BK-PG -**
Loan Amount: **\$280,000** Document Type: **Release Of Mortgage**
Original Lender: **BANK OF AMERICA NA** Origination Doc #: **2005-0537146 BK-PG -**
Borrowers Name: **LORRIE L SAVAGE**
Origination Recording Date: **07/26/2005** Effective Date:
Current Lender: **PRLAP, INC., AS TRUSTEE**

Mortgage Record

Recording Date: **03/01/2007** Document #: **2007-0131867 BK-PG -**
Loan Amount: **\$420,000** Loan Type: **Unknown Loan Type**
TD Due Date: **03/01/2047** Type of Financing: **Fixed To Adjustable**
Interest Rate: **1.00%**
Lender Name: **AMERICAN HOME MORTGAGE ACCEPTANCE INC**
Lender Type: **Mortgage Company**
Borrowers Name: **SAVAGE, LORRIE L**
Vesting:
Fixed Step:
Adjustable Rate Index: **Twelve Month Average** Change Index: **3.2%**
Rate Change Frequency: **Monthly** First Change Date: **04/01/2007**
Int Rate not <:
Maximum Interest Rate: **9.95%** Interest Only Period:
Prepayment Penalty Rider: **Yes** Prepayment Penalty Term: **36 Months**

Mortgage Record

Recording Date: **05/17/2006** Document #: **2006-0337245 BK-PG -**
Loan Amount: **\$100,000** Loan Type: **Credit Line**
TD Due Date: **05/05/2021** Type of Financing:
Interest Rate:
Lender Name: **BROOKSAMERICA MORTGAGE CORP**
Lender Type: **Mortgage Company**
Borrowers Name: **SAVAGE, LORRIE L**
Vesting:

Mortgage Release

Recording Date: **08/12/2005**
Loan Amount: **\$231,200**
Original Lender: **NEW CENTURY MORTGAGE CORP**
Borrowers Name: **LORRIE L SAVAGE**
Origination Recording Date: **05/08/2003**
Current Lender: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE APPLICABLE AGREEMENT, WITHOUT RECOURSE AS TRUSTEE**

Document #: **2005-0594593 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **2003-0305001 BK-PG -**
Effective Date:

Mortgage Record

Recording Date: **07/26/2005**
Loan Amount: **\$280,000**
TD Due Date: **08/01/2035**
Interest Rate:
Lender Name: **BANK OF AMERICA NA**
Lender Type: **Bank**
Borrowers Name: **SAVAGE, LORRIE L**
Vesting:

Document #: **2005-0537146 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Mortgage Record

Recording Date: **05/08/2003**
Loan Amount: **\$231,200**
TD Due Date: **05/01/2033**
Interest Rate: **6.95%**
Lender Name: **NEW CENTURY MORTGAGE CORP**
Lender Type: **Mortgage Company**
Borrowers Name: **SAVAGE, LORRIE L**
Vesting:

Document #: **2003-0305001 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing: **Fixed To Adjustable**

Fixed Step:
Adjustable Rate Index: **Libor**
Rate Change Frequency: **Semi-Annual**
Int Rate not <:
Maximum Interest Rate:
Prepayment Penalty Rider: **Yes**

Change Index: **6.25%**
First Change Date:
Int Rate not >:
Interest Only Period:
Prepayment Penalty Term:

Mortgage Record

Recording Date: **03/23/2001**
Loan Amount: **\$187,000**
TD Due Date: **04/01/2031**
Interest Rate: **8.25%**
Lender Name: **FREMONT INVESTMENT & LOAN**
Lender Type: **Lending Institution**
Borrowers Name: **SAVAGE, LORRIE L**
Vesting:

Document #: **20010105626 BK-PG -**
Loan Type:
Type of Financing: **Fixed To Adjustable**

Fixed Step:

Adjustable Rate Index: **Libor**
Rate Change Frequency: **Semi-Annual**
Int Rate not <:
Maximum Interest Rate:
Prepayment Penalty Rider: **No**

Change Index: **5.82%**
First Change Date:
Int Rate not >:
Interest Only Period:
Prepayment Penalty Term:

Prior Transfer

Recording Date: **03/23/2001**
Price: **N/A**

Document #: **20010105625 BK-PG -**
Document Type: **Intra-family Transfer Or
Dissolution**

First TD: **\$187,000**
Mortgage Doc #: **20010105626**

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

Lender Name: **FREMONT INVESTMENT & LOAN**
Buyer Name: **SAVAGE, LORRIE L**

Buyer Vesting:

Seller Name: **SAVAGE, LORRIE L; SAVAGE, LORI LYNN**

Fixed Step:

Adjustable Rate Index: **Libor**
Rate Change Frequency: **Semi-Annual**
Int Rate not <:
Maximum Interest Rate:
Prepayment Penalty Rider: **No**

Change Index: **5.82%**
First Change Date:
Int Rate not >:
Interest Only Period:
Prepayment Penalty Term:

Legal description: **Lot: 5 Tract No: 14972 Map Ref: MB247 PG59-61**
City/Muni/Twp: **ONTARIO**

Prior Transfer

Recording Date: **01/08/2001**
Price: **N/A**
First TD: **N/A**

Document #: **20010007854 BK-PG -**
Document Type: **Quit Claim Deed**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Mortgage Doc #:

Lender Name:

Buyer Name: **SAVAGE, LORI LYNN**

Buyer Vesting:

Seller Name: **DELGADILLO, EMET; DELGADILLO, LOIS**

Legal description: **Lot: 5 Tract No: 14972 Map Ref: MB247 PG59-61**
City/Muni/Twp: **ONTARIO**

Mortgage Record

Recording Date: **01/28/1999**
Loan Amount: **\$166,500**
TD Due Date: **02/01/2029**
Interest Rate:
Lender Name: **SECURED BANKERS MTG COMPANY**
Lender Type: **Mortgage Company**
Borrowers Name: **DELGADILLO, EMET; DELGADILLO, LOIS**
Vesting: **Joint Tenants**

Document #:
Loan Type:
Type of Financing:

Prior Transfer

Recording Date: **01/28/1999**

Price: **\$185,000**

First TD: **\$166,500**

Mortgage Doc #:

Lender Name: **SECURED BANKERS MTG COMPANY**

Buyer Name: **DELGADILLO, EMET; DELGADILLO, LOIS**

Buyer Vesting: **Joint Tenants**

Seller Name: **WHALEN, CLAUDIA A**

Legal description:

Abbreviated Description: **TRACT 14972 LOT 5**

City/Muni/Twp: **ONTARIO**

Document #: **99-033656 BK-PG -**

Document Type: **Grant Deed**

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

Interest Rate:

Prior Transfer

Recording Date: **04/09/1996**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **WHALEN, CLAUDIA A**

Buyer Vesting:

Seller Name: **OSSIPOVA, CLAUDIA A**

Legal description: **Lot: 5 Tract No: 14972 Map Ref: MB247 PG59-61**

City/Muni/Twp: **ONTARIO**

Document #: **96-122106 BK-PG -**

Document Type: **Quit Claim Deed**

Type of Sale:

Interest Rate:



Comparables

Mompjian, Sossy; The Mompjian Family Trust,
216 W H St, Ontario, CA 91762

APN: 1048-262-42-0000
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		11/22/2019	\$649,000	\$266	2,440	6/3/3	1903	11,718 SF		
1	611 N FERN AVE	12/03/2019	\$365,000	\$362	1,008	5/2/1	1918	3,300 SF		.23 Mi.
2	519 N PLUM ST	11/25/2019	\$292,000	\$477	612	4/1/1	1915	2,880 SF		.37 Mi.
3	1037 N LAUREL AVE	11/18/2019	\$420,000	\$398	1,054	5/2/1	1923	4,851 SF		.31 Mi.
4	631 W I ST	10/24/2019	\$435,000	\$369	1,177	5/2/1	1947	7,920 SF		.37 Mi.
5	315 W I ST	10/09/2019	\$446,000	\$343	1,297	6/2/1	1945	9,310 SF		.11 Mi.
6	131 E ROSEWOOD CT	09/30/2019	\$467,500	\$309	1,510	6/3/2	1926	7,920 SF		.37 Mi.
7	424 E I ST	08/30/2019	\$420,000	\$397	1,056	6/3/2	1923	7,072 SF		.39 Mi.
8	549 W I ST	08/30/2019	\$440,000	\$287	1,528	8/3/1	1946	7,920 SF		.27 Mi.
9	631 W G ST	08/22/2019	\$420,000	\$333	1,261	4/2/2	1960	6,519 SF		.39 Mi.
10	825 N EUCLID AVE	08/21/2019	\$640,000	\$233	2,739	7/4/2	1912	14,175 SF		.09 Mi.
11	421 N FERN AVE	08/09/2019	\$280,000	\$357	784	4/2/1	1933	3,100 SF		.36 Mi.
12	421 N FERN AVE	08/08/2019	\$245,000	\$312	784	4/2/1	1933	3,100 SF		.36 Mi.
13	201 E H ST	07/18/2019	\$445,000	\$275	1,614	7/4/1	1909	8,840 SF		.21 Mi.
14	519 N PLUM ST	07/12/2019	\$178,000	\$290	612	4/1/1	1915	2,880 SF		.37 Mi.
15	918 N LAUREL AVE	07/09/2019	\$395,000	\$400	986	5/2/1	1923	7,693 SF		.14 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		11/22/2019	\$649,000	\$266	2,440	6/3/3	1903	11,718 SF		
1	611 N FERN AVE ONTARIO, CA 91762-3211	12/03/2019	\$365,000	\$362	1,008	5/2/1	1918	3,300 SF		.23 Mi.
APN: 1048-341-09-0000 Document #: 2019-0447739 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: City/Muni/Twp:ONTARIO										
Buyer Name: SANDOVAL, LORENA SHANTE ESTRADA, ROSALINA										
Seller Name: MENDEZ, ARMANDO AGUAYO, NATALIE										
2	519 N PLUM ST ONTARIO, CA 91764-3739	11/25/2019	\$292,000	\$477	612	4/1/1	1915	2,880 SF		.37 Mi.
APN: 1048-365-08-0000 Document #: 2019-0438324 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Block:14 MapRef:MB 9 PG 43 Abbreviated Description:SOUTH60FT LOT1 City/Muni/Twp:ONTARIO										
Buyer Name: AVALOS, SUSIE C										
Seller Name: J Q REALTY & INVESTMENTS CORPORATION										
3	1037 N LAUREL AVE ONTARIO, CA 91762-1912	11/18/2019	\$420,000	\$398	1,054	5/2/1	1923	4,851 SF		.31 Mi.
APN: 1048-051-08-0000 Document #: 2019-0426241 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:20 Subdivision:TRACT 1889 MapRef:MB 27 PG 54 City/Muni/Twp:ONTARIO										
Buyer Name: CASTILLO, ANGEL DAVID CASTILLO, MARIA IZABEL										
Seller Name: LINK 1 LLC										
4	631 W I ST ONTARIO, CA 91762-2311	10/24/2019	\$435,000	\$369	1,177	5/2/1	1947	7,920 SF		.37 Mi.
APN: 1048-291-06-0000 Document #: 2019-0383586 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:10 Subdivision:TRACT NO 2643 MapRef:MB 37 PG 51 City/Muni/Twp:ONTARIO										
Buyer Name: CHASPURI, ALFONSIUS AKSIANI, RATNA										
Seller Name: FINCHER, VERONICA S FINCHER, MATTHEW										
5	315 W I ST ONTARIO, CA 91762-2305	10/09/2019	\$446,000	\$343	1,297	6/2/1	1945	9,310 SF		.11 Mi.
APN: 1048-261-08-0000 Document #: 2019-0364878 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Block:884 MapRef:MB 21 PG 32 Abbreviated Description:EAST67.49FT W197.49FT N133.5FT LOT1 City/Muni/Twp:ONTARIO										
Buyer Name: WELBORN, ZEB W DELATORRE, CYNTHIA G										
Seller Name: MEDINA, JOSE										
6	131 E ROSEWOOD CT ONTARIO, CA 91764-2730	09/30/2019	\$467,500	\$309	1,510	6/3/2	1926	7,920 SF		.37 Mi.
APN: 1048-061-15-0000 Document #: 2019-0350623 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:8&9 Subdivision:BELL AND GIMBY S SUBDIVISION MapRef:MB 24 PG 32 Abbreviated Description:EAST25FT LOT8&W35FT LOT9 City/Muni/Twp:ONTARIO										

Buyer Name: TELLECHEA JR, JESUS ONESIMO

Seller Name: CAMPOS, MARIO CAMPOS, COLLEEN M

7 424 E I ST **08/30/2019** **\$420,000** **\$397** **1,056** **6/3/2** **1923** **7,072 SF** **.39 Mi.**
ONTARIO, CA 91764-3208

APN: 1048-251-22-0000 Document #: 2019-0309463 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Block:881 MapRef:MB 9 PG 43 Abbreviated Description:PORTION LOT1 City/Muni/Twp:ONTARIO

Buyer Name: PINEDO, MAURILIO D LOPEZ, MARYCARMEN

Seller Name: SIMPSON, ELVIS SIMPSON, JENNIFER

8 549 W I ST **08/30/2019** **\$440,000** **\$287** **1,528** **8/3/1** **1946** **7,920 SF** **.27 Mi.**
ONTARIO, CA 91762-2309

APN: 1048-291-14-0000 Document #: 2019-0309549 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:3 Tract No:2643 MapRef:MB 37 PG 51 City/Muni/Twp:ONTARIO

Buyer Name: HOOVER, FRANK D HOOVER, FRANK D

Seller Name: SHIH, CHIN LI

9 631 W G ST **08/22/2019** **\$420,000** **\$333** **1,261** **4/2/2** **1960** **6,519 SF** **.39 Mi.**
ONTARIO, CA 91762-3127

APN: 1048-321-09-0000 Document #: 2019-0290892 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Block:940 MapRef:MB 9 PG 43 Abbreviated Description:WEST60FT N134FT LOT1 City/Muni/Twp:ONTARIO

Buyer Name: CUELLAR, MIGUEL A BUENTIEMPO CUELLAR, IRENE

Seller Name: CABALLERO, SANTIAGO A

10 825 N EUCLID AVE **08/21/2019** **\$640,000** **\$233** **2,739** **7/4/2** **1912** **14,175 SF** **.09 Mi.**
ONTARIO, CA 91762-2713

APN: 1048-262-32-0000 Document #: 2019-0288090 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Subdivision:PARCEL MAP 3048 MapRef:MB 27 PG 67 City/Muni/Twp:ONTARIO

Buyer Name: 825 EUCLID AVE LLC

Seller Name: ADAMYK, RAY ADAMYK, MICHELLE JUMPER

11 421 N FERN AVE **08/09/2019** **\$280,000** **\$357** **784** **4/2/1** **1933** **3,100 SF** **.36 Mi.**
ONTARIO, CA 91762-3431

APN: 1048-343-07-0000 Document #: 2019-0271025 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Block:24 MapRef:MB 9 PG 43 City/Muni/Twp:ONTARIO

Buyer Name: GRAND STATE INVESTMENST LLC

Seller Name: SBR EMPIRE LLC

12 421 N FERN AVE **08/08/2019** **\$245,000** **\$312** **784** **4/2/1** **1933** **3,100 SF** **.36 Mi.**
ONTARIO, CA 91762-3431

APN: 1048-343-07-0000 Document #: 2019-0270252 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Block:24 MapRef:MB 9 PG 43 City/Muni/Twp:ONTARIO

Buyer Name: SBR EMPIRE LLC

Seller Name: KASHUBA, VIDA

13 201 E H ST **07/18/2019** **\$445,000** **\$275** **1,614** **7/4/1** **1909** **8,840 SF** **.21 Mi.**
ONTARIO, CA 91764-3229

APN: 1048-252-35-0000 Document #: 2019-0240395 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:16 Subdivision: AGRADA PLACE MapRef: MB 17 PG 96 City/Muni/Twp: ONTARIO

Buyer Name: DE LA O, NICOLE ASHLEY

Seller Name: BRAYTON, KENNETH KENNETH G BRAYTON TRUST

14 519 N PLUM ST **07/12/2019** **\$178,000** **\$290** **612** **4/1/1** **1915** **2,880 SF** **.37 Mi.**
ONTARIO, CA 91764-3739

APN: 1048-365-08-0000 Document #: 2019-0233482 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Block:14 MapRef: MB 9 PG 43 Abbreviated Description: SOUTH60FT LOT1 City/Muni/Twp: ONTARIO

Buyer Name: JQ REALTY & INVESTMENTS CORPORATION

Seller Name: RAMIREZ, INEZ

15 918 N LAUREL AVE **07/09/2019** **\$395,000** **\$400** **986** **5/2/1** **1923** **7,693 SF** **.14 Mi.**
ONTARIO, CA 91762-2314

APN: 1048-043-21-0000 Document #: 2019-0226343 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:3 Block:848 Subdivision: ONTARIO COLONY LANDS MapRef: MB 9 PG 43 Abbreviated Description: PORTION LOT3 City/Muni/Twp: ONTARIO

Buyer Name: MERRITT, CHRISTOPHER W ZOEST, CHRISTINA VAN

Seller Name: GARCIA, EVELIN I ARTIGA, EVELIN

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **2**

Median Lot Size: **7,072 SF**

Median # of Baths: **1**

Median Living Area: **1,056 SF**

Median Year Built: **1923**

Price Range - 2 Yrs: **\$178,000 To \$640,000**

Age Range: **59 Years To 110 Years**

Median Value: **\$420,000**

Median Age: **96 Years**



Assessor Map

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

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

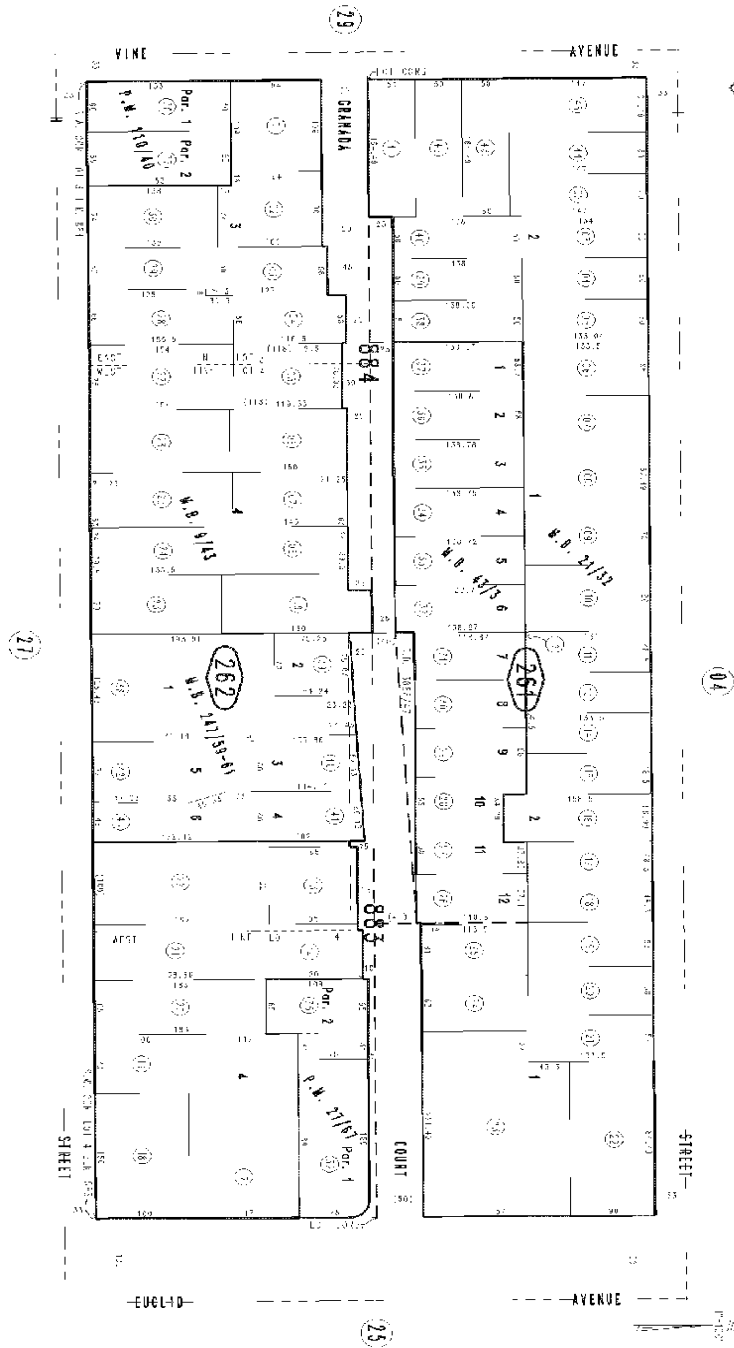


THE TOWN OF ONTARIO
1100 BAY STREET, SUITE 100
WINDSOR, ONTARIO N9A 5G5

Ptn. Town of Ontario
M.B. 9/43

City of Ontario
Tax Rate Area
4000

1048 - 26



October 2004

1000 Bay Street, Suite 100, Windsor, ON
2nd Floor, Bay Street, Suite 100, Windsor, ON
1000 Bay Street, Suite 100, Windsor, ON
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Assessor's Map
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San Bernardino County



Mompjian, Sossy; The Mompjian Family Trust,
216 W H St, Ontario, CA 91762

APN: 1048-262-42-0000
San Bernardino County

MOMPJIAN, SOSSY; THE MOMPJIAN FAMILY TRUST,
216 W H ST
ONTARIO CA 91762
APN: 1048-262-42-0000
Bedrooms: 3
Square Feet: 2,440 SF
Year Built: 1903
Bathrooms: 3
Lot Size: 11,718 SF
Garage: D

SHAW RICKY LEE & MALINA
214 W H ST
ONTARIO CA 91762
APN: 1048-262-43-0000
Bedrooms: 4
Square Feet: 1,602 SF
Year Built: 1904
Bathrooms: 2
Lot Size: 8,856 SF
Garage: D

REED MARK A & EDNA B
204 W H ST
ONTARIO CA 91762
APN: 1048-262-22-0000
Bedrooms: 4
Square Feet: 1,449 SF
Year Built: 1905
Bathrooms: 2
Lot Size: 18,800 SF
Garage: D

PRIETO MAURO M
219 W GRANADA CT
ONTARIO CA 91762
APN: 1048-262-40-0000
Bedrooms: 2
Square Feet: 1,086 SF
Year Built: 1955
Bathrooms: 2
Lot Size: 6,720 SF
Garage: A

VILLEGAS, OSCAR
215 W GRANADA CT
ONTARIO CA 91762
APN: 1048-262-41-0000
Bedrooms: 3
Square Feet: 1,564 SF
Year Built: 1993
Bathrooms: 2
Lot Size: 7,200 SF
Garage: A

ARREOLA ROBERT J & MARCIA A
235 W GRANADA CT
ONTARIO CA 91762
APN: 1048-262-39-0000
Bedrooms: 3
Square Feet: 1,731 SF
Year Built: 1993
Bathrooms: 2
Lot Size: 6,150 SF
Garage: A

ROWLANDS FRANCIS R TR & FRANCES R TR
304 W H ST
ONTARIO CA 91762
APN: 1048-262-23-0000
Bedrooms: 4
Square Feet: 1,519 SF
Year Built: 1913
Bathrooms: 1
Lot Size: 9,240 SF
Garage: D

CRUGER SUSAN L TRUST (6/10/11)
207 W GRANADA CT
ONTARIO CA 91762
APN: 1048-262-13-0000
Bedrooms: 3
Square Feet: 1,797 SF
Year Built: 1952
Bathrooms: 2
Lot Size: 9,200 SF
Garage: A

ROMERO DANIEL
308 W H ST
ONTARIO CA 91762
APN: 1048-262-24-0000
Bedrooms: 3
Square Feet: 1,331 SF
Year Built: 1912
Bathrooms: 1
Lot Size: 9,145 SF
Garage: D

CONTRERAS CHRISTINE
131 W GRANADA CT
ONTARIO CA 91762
APN: 1048-262-14-0000
Bedrooms: 3
Square Feet: 1,679 SF
Year Built: 1957
Bathrooms: 2
Lot Size: 8,060 SF
Garage: D

SMITH RONALD NEIL
313 W GRANADA CT
ONTARIO CA 91762
APN: 1048-262-08-0000
Bedrooms: 2
Square Feet: 960 SF
Year Built: 1951
Bathrooms: 1
Lot Size: 7,139 SF
Garage: D

BARBA TERESA
214 W GRANADA CT
ONTARIO CA 91762
APN: 1048-261-28-0000
Bedrooms: 3
Square Feet: 1,272 SF
Year Built: 1949
Bathrooms: 1
Lot Size: 6,696 SF
Garage: D

WASHBURN ZOE A
222 W GRANADA CT
ONTARIO CA 91762
APN: 1048-261-29-0000
Bedrooms: 3
Bathrooms: 2

RAAB ANDREW & ANDREANA
314 W H ST
ONTARIO CA 91762
APN: 1048-262-25-0000
Bedrooms: 4
Bathrooms: 1

Square Feet: 1,402 SF
Year Built: 1948

Lot Size: 6,844 SF
Garage: D

Square Feet: 1,033 SF
Year Built: 1990

Lot Size: 9,728 SF
Garage: D

GODINEZ ARTURO III & LILA
226 W GRANADA CT
ONTARIO CA 91762
APN: 1048-261-30-0000
Bedrooms: 2
Square Feet: 1,169 SF
Year Built: 1950

Bathrooms: 1
Lot Size: 6,844 SF
Garage: D