



Real Estate Reports

Property:
661 Clintwood Ave
La Puente, CA 91744
APN: 8203-012-023

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
661 Clintwood Ave, La Puente, CA 91744

APN: 8203-012-023
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: **661 CLINTWOOD AVE
LA PUENTE CA 91744**

Assessor Parcel Number: **8203-012-023**

Census Tract: **4071.01**

Housing Tract Number: **21728**

Lot Number: **60**

Legal description: **Lot: 60 Tract No: 21728 Abbreviated Description: LOT:60 TR#:21728 TRACT # 21728 LOT 60**

Sale Information

Sale Date: **10/28/2019**

Document #: **19-1153443**

Sale Amount: **\$380,000**

Seller: **PALAS, RICHARD
ANTHONY; MARY
DELLA PALAS
REVOCABLE LIVING
TRUST**

Sale Type:

Cost/SF: **\$386**

Assessment & Tax Information

Assessed Value: **\$44,340**

Land Value: **\$18,652**

Imp. Value: **\$25,688**

Homeowner H
Exemption:

% Improvement: **57.93%**

Tax Amount: **\$987.88**

Tax Status: **Current**

Tax Year: **2019**

Tax Rate Area: **4-385**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1956**

Pool:

Bathrooms: **2**

Square Feet: **984 SF**

Lot Size: **6,175 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: **LPR1YY**



Transaction History

Trinity Redevelopment Inc,
661 Clintwood Ave, La Puente, CA 91744

APN: 8203-012-023
Los Angeles County

Mortgage Record

Recording Date: **10/28/2019** Document #: **19-1153444 BK-PG -**
Loan Amount: **\$38,500** Loan Type: **Commercial Loan**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **DURANTE ENTERPRISES INC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Prior Transfer

Recording Date: **10/28/2019** Document #: **19-1153443 BK-PG -**
Price: **\$380,000** Document Type: **Grant Deed**
First TD: **\$38,500** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: **19-1153444** Interest Rate:
Lender Name: **DURANTE ENTERPRISES INC**
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **PALAS, RICHARD ANTHONY; MARY DELLA PALAS REVOCABLE LIVING TRUST**
Legal description: **Lot: 60 Tract No: 21728 Map Ref: MB 599 PG 32&33**
City/Muni/Twp: **LA PUENTE**

Prior Transfer

Recording Date: **02/08/2018** Document #: **18-0134577 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: **PALAS, MARY DELIA; THE MARY DELIA PALAS REVOCABLE LIVING TR**
Buyer Vesting: **Revocable Living Trust**
Seller Name: **PALAS, MARY D**
Legal description: **Lot: 60 Tract No: 21728 Map Ref: MB 599 PG 32&33**
City/Muni/Twp: **LA PUENTE**

Prior Transfer

Recording Date: **02/08/2018** Document #: **18-0134576 BK-PG -**
Price: **N/A** Document Type: **Affidavit Of Death Of Joint
Tenant**

First TD: **N/A**

Type of Sale: **Price As "0", "None", "No
Consideration"**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **PALAS, MARY DELIA**

Buyer Vesting:

Seller Name: **PALAS, ARISTEO**

Legal description: **Lot: 60 Tract No: 21728 Map Ref: MB 599 PG 32&33**

City/Muni/Twp: **LA PUENTE**



Comparables

Trinity Redevelopment Inc,
661 Clintwood Ave, La Puente, CA 91744

APN: 8203-012-023
Los Angeles County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		10/28/2019	\$380,000	\$386	984	/3/2	1956	6,175 SF		
1	645 CLINTWOOD AVE	12/02/2019	\$551,000	\$415	1,326	/3/2	1956	6,168 SF		.03 Mi.
2	14585 FLANNER ST	11/19/2019	\$450,000	\$409	1,098	/3/2	1957	6,494 SF		.25 Mi.
3	14419 HOMEWARD ST	11/06/2019	\$500,000	\$320	1,561	/4/2	1957	6,025 SF	Yes	.17 Mi.
4	14622 BECKNER ST	11/04/2019	\$500,000	\$437	1,143	/4/2	1955	6,017 SF	Yes	.29 Mi.
5	432 TONOPAH AVE	10/29/2019	\$490,000	\$390	1,254	/3/2	1956	6,197 SF		.27 Mi.
6	617 RADWAY AVE	09/20/2019	\$540,000	\$336	1,604	/3/2	1957	6,031 SF		.21 Mi.
7	721 BROADMOOR AVE	09/20/2019	\$480,000	\$399	1,202	/3/2	1959	6,304 SF		.25 Mi.
8	14612 ECTOR ST	09/04/2019	\$520,000	\$264	1,968	/4/3	1959	5,994 SF		.15 Mi.
9	502 RADWAY AVE	08/28/2019	\$480,000	\$398	1,204	/4/2	1955	5,976 SF		.32 Mi.
10	508 RADWAY AVE	08/27/2019	\$325,000	\$284	1,143	/4/2	1955	5,982 SF		.31 Mi.
11	618 SANDIA AVE	08/20/2019	\$562,500	\$312	1,798	/4/3	1956	6,151 SF		.32 Mi.
12	514 CABANA AVE	08/02/2019	\$510,000	\$291	1,750	/3/2	1956	6,549 SF		.21 Mi.
13	903 CONLON AVE	08/01/2019	\$490,000	\$296	1,654	/3/2	1957	6,773 SF		.35 Mi.
14	768 EVANWOOD AVE	07/08/2019	\$470,000	\$420	1,118	/3/2	1960	5,961 SF		.35 Mi.
15	645 CLINTWOOD AVE	06/18/2019	\$363,000	\$273	1,326	/3/2	1956	6,168 SF		.03 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		10/28/2019	\$380,000	\$386	984	/3/2	1956	6,175 SF		
1	645 CLINTWOOD AVE LA PUENTE, CA 91744-2420	12/02/2019	\$551,000	\$415	1,326	/3/2	1956	6,168 SF		.03 Mi.
APN: 8203-012-026 Document #: 19-1317140 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:63 Tract No:21728 MapRef:MB 599 PG 32&33 City/Muni/Twp:LA PUENTE										
Buyer Name: CHAVEZ, NORMA CHAVEZ, CHRISTIAN										
Seller Name: LEAFWOOD PROPERTIES INC										
2	14585 FLANNER ST LA PUENTE, CA 91744-2429	11/19/2019	\$450,000	\$409	1,098	/3/2	1957	6,494 SF		.25 Mi.
APN: 8203-001-004 Document #: 19-1263507 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Tract No:21319 MapRef:MB 623 PG 11-13 City/Muni/Twp:LA PUENTE										
Buyer Name: ESTRADA, GERARDO										
Seller Name: LOPEZ, JAMILETT										
3	14419 HOMEWARD ST LA PUENTE, CA 91744-2436	11/06/2019	\$500,000	\$320	1,561	/4/2	1957	6,025 SF	Yes	.17 Mi.
APN: 8203-005-023 Document #: 19-1200343 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:47 Subdivision:TRACT NO 22550 MapRef:MB 613 PG 74-76 City/Muni/Twp:LA PUENTE										
Buyer Name: WU, YI H CHEN, XIULING										
Seller Name: MEI, JINGYING HOU, SUTING										
4	14622 BECKNER ST LA PUENTE, CA 91744-3610	11/04/2019	\$500,000	\$437	1,143	/4/2	1955	6,017 SF	Yes	.29 Mi.
APN: 8210-003-014 Document #: 19-1189725 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Subdivision:TRACT NO 19585 MapRef:MB 547 PG 21&22 City/Muni/Twp:LA PUENTE										
Buyer Name: VILLARREAL, VICTOR VILLARREAL, MARGARITA										
Seller Name: GARCIA, LIBERTY ORTIZ ORTIZ, LIBERTY										
5	432 TONOPAH AVE LA PUENTE, CA 91744-3455	10/29/2019	\$490,000	\$390	1,254	/3/2	1956	6,197 SF		.27 Mi.
APN: 8203-025-002 Document #: 19-1159759 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:11 Subdivision:TRACT NO 21230 MapRef:MB 593 PG 25-27 City/Muni/Twp:LA PUENTE										
Buyer Name: TRAN, VINH LY XIN, KIU A										
Seller Name: RODRIGUEZ, RAFAEL RODRIGUEZ, BERTHA										
6	617 RADWAY AVE LA PUENTE, CA 91744-2538	09/20/2019	\$540,000	\$336	1,604	/3/2	1957	6,031 SF		.21 Mi.
APN: 8212-001-003 Document #: 19-0985786 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:64 Subdivision:TRACT NO 20691 MapRef:MB 588 PG 95-97 City/Muni/Twp:UNINCORPORATED										

Buyer Name: RODRIGUEZ, AILYN RELOX RODRIGUEZ, ATHEA DENISE RELOX

Seller Name: SAPPHIRE REALTY LLC

7	721 BROADMOOR AVE LA PUENTE, CA 91744-2554	09/20/2019	\$480,000	\$399	1,202	/3/2	1959	6,304 SF	.25 Mi.
APN: 8212-005-035 Document #: 19-0982396 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:16 Subdivision:TRACT NO 20912 MapRef:MB 640 PG 3&4 City/Muni/Twp:UNINCORPORATED									
Buyer Name: ZHANG, SHIRAN									
Seller Name: MARASIGAN, BEN C ESGUERRA, CORA Y									
8	14612 ECTOR ST LA PUENTE, CA 91744-2512	09/04/2019	\$520,000	\$264	1,968	/4/3	1959	5,994 SF	.15 Mi.
APN: 8212-004-030 Document #: 19-0903063 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:66 Subdivision:TRACT 20912 MapRef:MB 640 PG 3&4 City/Muni/Twp:UNINCORPORATED									
Buyer Name: VIDALES JR, PEDRO									
Seller Name: LOPEZ, ALBERTO ESTATE OF MARIA EUGENIA SOLANO ORTEGA									
9	502 RADWAY AVE LA PUENTE, CA 91744-3636	08/28/2019	\$480,000	\$398	1,204	/4/2	1955	5,976 SF	.32 Mi.
APN: 8210-006-005 Document #: 19-0874616 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:52 Subdivision:TRACT 19585 MapRef:MB 547 PG 21&22 City/Muni/Twp:LA PUENTE									
Buyer Name: GUTIERREZ, OCTAVIO VALLADARES, CARMEN									
Seller Name: GONZALEZ, LUIZ ARANA, PEDRO HERMOSILLO									
10	508 RADWAY AVE LA PUENTE, CA 91744-3636	08/27/2019	\$325,000	\$284	1,143	/4/2	1955	5,982 SF	.31 Mi.
APN: 8210-006-006 Document #: 19-0864809 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:53 Tract No:19585 MapRef:MB 547 PG 21&22 City/Muni/Twp:LA PUENTE									
Buyer Name: CERVANTES, JEHU Y CERVANTES, GRACIELA									
Seller Name: BARAJAS, GUILLERMO BARAJAS, ADELINA									
11	618 SANDIA AVE LA PUENTE, CA 91746-2119	08/20/2019	\$562,500	\$312	1,798	/4/3	1956	6,151 SF	.32 Mi.
APN: 8202-009-019 Document #: 19-0833901 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:124 Tract No:20008 MapRef:MB 585 PG 15-23 City/Muni/Twp:LA PUENTE									
Buyer Name: MO, PEGGY PEI CHEN, JOHN PENG									
Seller Name: ELITE PREMIER INVESTMENTS INC									
12	514 CABANA AVE LA PUENTE, CA 91744-3414	08/02/2019	\$510,000	\$291	1,750	/3/2	1956	6,549 SF	.21 Mi.
APN: 8203-019-025 Document #: 19-0771730 Document Type:Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot:73 Tract No:21230 MapRef:MB 593 PG 25-27 City/Muni/Twp:LA PUENTE									

Buyer Name: GONZALEZ, GUSTAVO GONZALEZ, ELENA R

Seller Name: LOPEZ, JORGE MARTIN, AMY

13 903 CONLON AVE **08/01/2019** **\$490,000** **\$296** **1,654** **/3/2** **1957** **6,773 SF** **.35 Mi.**
LA PUENTE, CA 91744-1708

APN: 8466-034-009 Document #: 19-0765126 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:62 Tract No:23619 MapRef:MB 616 PG 51&52 City/Muni/Twp:LA PUENTE

Buyer Name: SANCHEZ, SALVADOR SANCHEZ, SANDRA

Seller Name: JIMENEZ JR, ANTONIO

14 768 EVANWOOD AVE **07/08/2019** **\$470,000** **\$420** **1,118** **/3/2** **1960** **5,961 SF** **.35 Mi.**
LA PUENTE, CA 91744-2519

APN: 8212-026-007 Document #: 19-0653004 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:67 Tract No:25293 MapRef:MB 655 PG 48&49 City/Muni/Twp:LA PUENTE

Buyer Name: ZAZUETA, ALEJANDRO JESUS AGUSTIN, VERONICA

Seller Name: SOUZA, SHIRLEY JEAN

15 645 CLINTWOOD AVE **06/18/2019** **\$363,000** **\$273** **1,326** **/3/2** **1956** **6,168 SF** **.03 Mi.**
LA PUENTE, CA 91744-2420

APN: 8203-012-026 Document #: 19-0577844 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:63 Tract No:21728 MapRef:MB 599 PG 32&33 City/Muni/Twp:LA PUENTA

Buyer Name: SBR EMPIRE LLC

Seller Name: MILLER, ROBIN P MILLER, JOHN J

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **6,151 SF**

Median # of Baths: **2**

Median Living Area: **1,326 SF**

Median Year Built: **1956**

Price Range - 2 Yrs: **\$325,000 To \$562,500**

Age Range: **59 Years To 64 Years**

Median Value: **\$490,000**

Median Age: **63 Years**

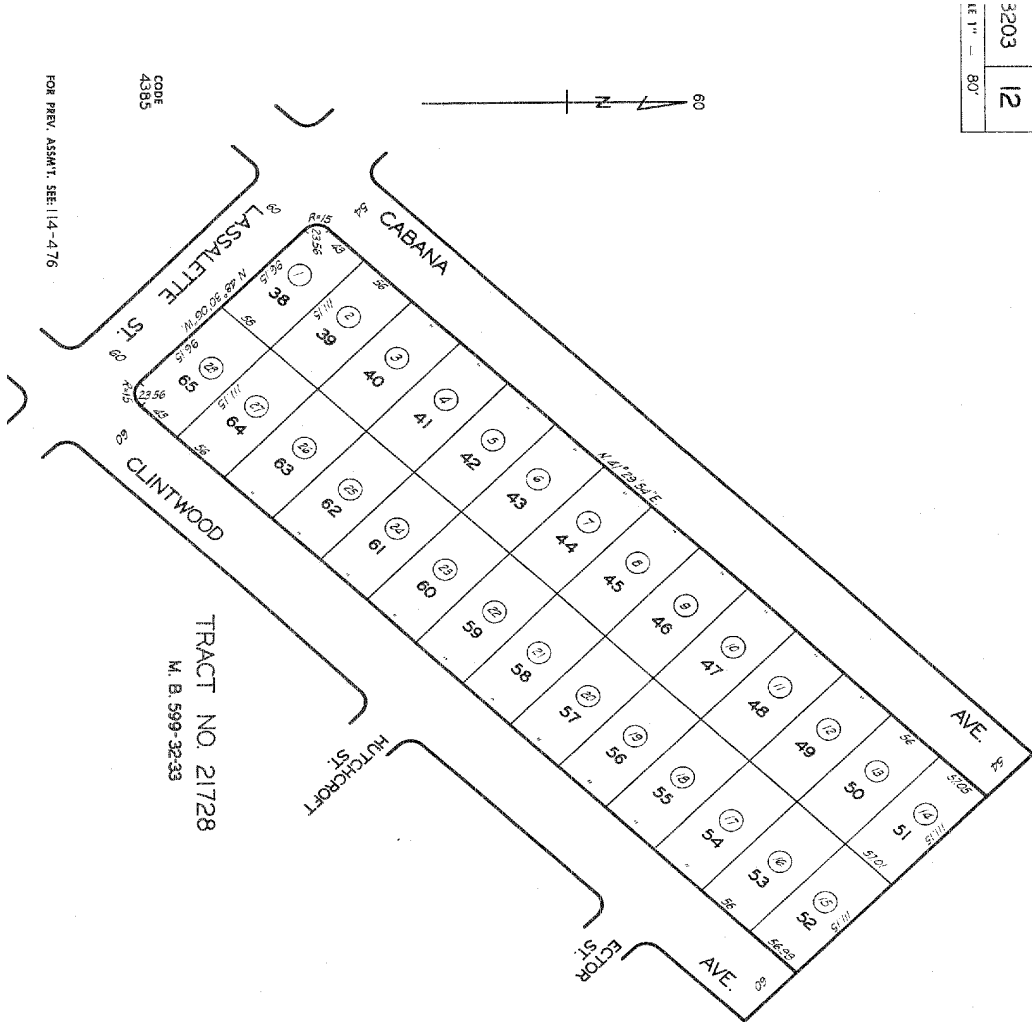


Assessor Map

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

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

3203	12
LET 1" = 80'	



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REVISED
8/14/03



Trinity Redevelopment Inc,
661 Clintwood Ave, La Puente, CA 91744

APN: 8203-012-023
Los Angeles County

TRINITY REDEVELOPMENT INC,
661 CLINTWOOD AVE
LA PUENTE CA 91744

APN: 8203-012-023
Bedrooms: 3
Square Feet: 984 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,175 SF
Garage:

WU PEISHAN
657 CLINTWOOD AVE
LA PUENTE CA 91744

APN: 8203-012-024
Bedrooms: 4
Square Feet: 1,390 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,169 SF
Garage:

ARIAS JUAN M & ADA M
667 CLINTWOOD AVE
LA PUENTE CA 91744

APN: 8203-012-022
Bedrooms: 3
Square Feet: 1,006 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,199 SF
Garage:

ZUNIGA, ROSALVA
660 CABANA AVE
LA PUENTE CA 91744

APN: 8203-012-006
Bedrooms: 3
Square Feet: 1,331 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,270 SF
Garage:

BAEZ RODOLFO & NORMA; BAEZ RODOLFO JR
651 CLINTWOOD AVE
LA PUENTE CA 91744

APN: 8203-012-025
Bedrooms: 3
Square Feet: 991 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,189 SF
Garage:

TRAUTZ RAYNOR AND MARVEL TRS; TRAUTZ FAMILY TRUST
703 CLINTWOOD AVE
LA PUENTE CA 91744

APN: 8203-012-021
Bedrooms: 3
Square Feet: 1,417 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,219 SF
Garage:

RICKER LEWIS E & SOLEDAD M
656 CABANA AVE
LA PUENTE CA 91744

APN: 8203-012-005
Bedrooms: 4
Square Feet: 1,404 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,278 SF
Garage:

FRANCO ERNIE; LUNA ARMANDINA M
666 CABANA AVE
LA PUENTE CA 91744

APN: 8203-012-007
Bedrooms: 3
Square Feet: 1,495 SF
Year Built: 1956
Bathrooms: 3
Lot Size: 6,249 SF
Garage:

VAZQUEZ JOSE L
650 CABANA AVE
LA PUENTE CA 91744

APN: 8203-012-004
Bedrooms: 3
Square Feet: 1,684 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,293 SF
Garage:

CABRERA MARIO E & HILDA E
702 CABANA AVE
LA PUENTE CA 91744

APN: 8203-012-008
Bedrooms: 3
Square Feet: 1,006 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,283 SF
Garage:

CHAVEZ, NORMA; CHAVEZ, CHRISTIAN
645 CLINTWOOD AVE
LA PUENTE CA 91744

APN: 8203-012-026
Bedrooms: 3
Square Feet: 1,326 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,168 SF
Garage:

VALADEZ JOSE & EDITH
709 CLINTWOOD AVE
LA PUENTE CA 91744

APN: 8203-012-020
Bedrooms: 3
Square Feet: 1,415 SF
Year Built: 1956
Bathrooms: 2
Lot Size: 6,199 SF
Garage:

HERRERA MONIQUE; MONIQUE HERRERA TRUST
14534 HUTCHCROFT ST
LA PUENTE CA 91744

APN: 8203-010-022
Bedrooms: 3
Bathrooms: 2

CERVERA JAIME & BLANCA
656 CLINTWOOD AVE
LA PUENTE CA 91744

APN: 8203-010-021
Bedrooms: 3
Bathrooms: 2

Square Feet: 1,341 SF
Year Built: 1956

Lot Size: 6,442 SF
Garage:

Square Feet: 1,569 SF
Year Built: 1956

Lot Size: 7,630 SF
Garage:

RAMIREZ FELIPE & GUILLERMINA

644 CABANA AVE

LA PUENTE CA 91744

APN: 8203-012-003

Bedrooms: 4

Square Feet: 1,520 SF

Year Built: 1956

Bathrooms: 3

Lot Size: 6,293 SF

Garage: