



## Real Estate Reports

**Property:**  
**826 W Bonnie Brae Ct**  
**Ontario, CA 91762**  
**APN: 1008-491-08-0000**

Data deemed reliable, but not guaranteed.  
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## Property Details

Trinity Redevelopment Inc,  
826 W Bonnie Brae Ct, Ontario, CA 91762

APN: 1008-491-08-0000  
San Bernardino County

### Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

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

Site Address: **826 W BONNIE BRAE CT  
ONTARIO CA 91762**

Assessor Parcel Number: **1008-491-08-0000**

Census Tract: **0011.04**

Housing Tract Number: **5155**

Lot Number: **22**

Legal description: **Lot: 22 District: 07 Tract No: 5155 Abbreviated Description: LOT:22 DIST:07 CITY:ONTARIO  
TR#:5155 TRACT 5155 LOT 22 City/Muni/Twp: ONTARIO**

### Sale Information

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

Document #: **2019-0443284**

Sale Amount: **\$419,000**

Seller: **THE SALVATION  
ARMY**

Sale Type:

Cost/SF: **\$208**

### Assessment & Tax Information

Assessed Value: **\$81,310**

Land Value: **\$12,884**

Imp. Value: **\$68,426**

Homeowner  
Exemption:

% Improvement: **84.15%**

Tax Amount: **\$21.74**

Tax Status: **Current**

Tax Year: **2019**

Tax Rate Area: **4-000**

Tax Account ID:

### Property Characteristics

Bedrooms: **3**

Year Built: **1959**

Pool:

Bathrooms: **2**

Square Feet: **2,009 SF**

Lot Size: **8,970 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **6**

Garage: **Attached 2**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **I**

Owner  
Exclusions:

Use Code: **Single Family Residential**

Zoning:



## Transaction History

Trinity Redevelopment Inc,  
826 W Bonnie Brae Ct, Ontario, CA 91762

APN: 1008-491-08-0000  
San Bernardino County

### Prior Transfer

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

Price: **\$419,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **TRINITY REDEVELOPMENT INC**

Buyer Vesting:

Seller Name: **THE SALVATION ARMY**

Legal description: **Lot: 22 Map Ref: MB 73 PG 71&72**

City/Muni/Twp: **ONTARIO**

Document #: **2019-0443284 BK-PG -**

Document Type: **Grant Deed**

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

Interest Rate:

### Prior Transfer

Recording Date: **06/16/1975**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name:

Buyer Vesting:

Seller Name:

Legal description: **Lot: 22 District: 07 Tract No: 5155**

Abbreviated Description: **TRACT 5155 LOT 22**

City/Muni/Twp: **ONTARIO**

Document #: **149 BK-PG -**

Document Type:

Type of Sale:

Interest Rate:



## Comparables

Trinity Redevelopment Inc,  
826 W Bonnie Brae Ct, Ontario, CA 91762

APN: 1008-491-08-000  
San Bernardino County

### Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		<b>11/27/2019</b>	<b>\$419,000</b>	<b>\$209</b>	<b>2,009</b>	<b>6/3/2</b>	<b>1959</b>	<b>8,970 SF</b>		
1	655 W 6TH ST	11/22/2019	\$435,000	\$396	1,098	5/2/1	1952	7,656 SF		.25 Mi.
2	609 W 6TH ST	10/30/2019	\$473,000	\$312	1,516	5/2/1	1952	7,656 SF		.32 Mi.
3	746 W 4TH ST	10/28/2019	\$510,000	\$308	1,652	7/4/2	1972	8,152 SF		.32 Mi.
4	625 W YALE ST	10/09/2019	\$500,000	\$316	1,580	5/4/2	1951	7,681 SF	Pool/Spa	.30 Mi.
5	615 W YALE ST	10/09/2019	\$430,000	\$391	1,098	5/2/1	1951	7,681 SF		.32 Mi.
6	1362 N CHAFFEY CT	10/04/2019	\$455,000	\$423	1,075	5/3/1	1952	12,600 SF		.31 Mi.
7	1550 N BEVERLY CT	09/17/2019	\$469,000	\$304	1,541	6/3/2	1959	11,900 SF		.40 Mi.
8	587 ARMSLEY SQ	08/29/2019	\$575,000	\$176	3,252	8/4/2	1963	13,100 SF	Yes	.35 Mi.
9	761 W HAWTHORNE ST	08/23/2019	\$510,000	\$258	1,971	6/3/2	1959	9,514 SF		.05 Mi.
10	1369 N CHAFFEY CT	08/13/2019	\$435,000	\$400	1,085	5/3/1	1952	6,800 SF		.34 Mi.
11	856 W HARVARD PL	08/05/2019	\$445,000	\$365	1,218	5/2/1	1953	7,392 SF		.26 Mi.
12	602 W 6TH ST	08/02/2019	\$570,000	\$253	2,247	5/3/2	1962	12,672 SF		.34 Mi.
13	826 W ROSEWOOD CT	07/24/2019	\$435,000	\$279	1,554	6/2/1	1950	7,581 SF		.38 Mi.
14	847 W LA DENEY DR	07/19/2019	\$525,000	\$335	1,565	6/3/2	1962	11,070 SF	Yes	.11 Mi.
15	863 W BONNIE BRAE CT	07/18/2019	\$390,000	\$278	1,398	7/4/2	1956	8,100 SF	Pool/Spa	.11 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		11/27/2019	\$419,000	\$209	2,009	6/3/2	1959	8,970 SF		
1	655 W 6TH ST ONTARIO, CA 91762-1311	11/22/2019	\$435,000	\$396	1,098	5/2/1	1952	7,656 SF		.25 Mi.
APN: 1047-311-39-0000 Document #: 2019-0433935 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:46 Subdivision:TRACT 3850 MapRef:MB 51 PG 16&17 City/Muni/Twp:ONTARIO										
Buyer Name: SCHOENING, RYAN THOMAS										
Seller Name: HOFFMAN, JESSICA R										
2	609 W 6TH ST ONTARIO, CA 91762-1311	10/30/2019	\$473,000	\$312	1,516	5/2/1	1952	7,656 SF		.32 Mi.
APN: 1047-311-47-0000 Document #: 2019-0391253 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:38 Subdivision:TRACT 3850 MapRef:MB 51 PG 16&17 City/Muni/Twp:ONTARIO										
Buyer Name: JACKSON, KORTNIE										
Seller Name: REICH, LINDA J GONZALES, RACHEL A										
3	746 W 4TH ST ONTARIO, CA 91762-1805	10/28/2019	\$510,000	\$308	1,652	7/4/2	1972	8,152 SF		.32 Mi.
APN: 1047-594-54-0000 Document #: 2019-0387702 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:8 Subdivision:TRACT NO 8347 MapRef:MB 111 PG 47&48 City/Muni/Twp:ONTARIO										
Buyer Name: MIRANDA, RAMON SEGURA MARTINEZ, TERESA MIRANDA										
Seller Name: JONANNSEN, IRENE										
4	625 W YALE ST ONTARIO, CA 91762-1918	10/09/2019	\$500,000	\$316	1,580	5/4/2	1951	7,681 SF	Pool/Spa	.30 Mi.
APN: 1047-571-20-0000 Document #: 2019-0363651 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:17 Subdivision:TRACT 3688 MapRef:MB 49 PG 14&15 City/Muni/Twp:ONTARIO										
Buyer Name: REYNOLDS, JASON										
Seller Name: KIZZAR, KATHRYN PHILLIPS, CHAD										
5	615 W YALE ST ONTARIO, CA 91762-1918	10/09/2019	\$430,000	\$391	1,098	5/2/1	1951	7,681 SF		.32 Mi.
APN: 1047-571-22-0000 Document #: 2019-0365087 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:15 Subdivision:TRACT NO 3688 MapRef:MB 49 PG 14&15 City/Muni/Twp:ONTARIO										
Buyer Name: PORRAS, GABRIELA CHAVIRA, COREY										
Seller Name: DAVIDSMEIER, JULIANA M										
6	1362 N CHAFFEY CT ONTARIO, CA 91762-1642	10/04/2019	\$455,000	\$423	1,075	5/3/1	1952	12,600 SF		.31 Mi.
APN: 1047-321-27-0000 Document #: 2019-0358966 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:22 Subdivision:TRACT NO 3807 MapRef:MB 49 PG 64&65 City/Muni/Twp:ONTARIO										

Buyer Name: JOVEL, ZAHIRA N LOPEZ, JOSE L

Seller Name: RODRIGUEZ, JUAN MIGUEL RODRIGUEZ, GLORIA ASUNCION

**7 1550 N BEVERLY CT** **09/17/2019** **\$469,000** **\$304** **1,541** **6/3/2** **1959** **11,900 SF** **.40 Mi.**  
**ONTARIO, CA 91762-1316**

APN: 1047-281-36-0000 Document #: 2019-0333559 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:2 Subdivision:TRACT NUMBER 5631 MapRef:MB 68 PG 96 City/Muni/Twp:ONTARIO

Buyer Name: SILVA, JAMES SILVA, JENNY

Seller Name: ROBERTSON, RITA GALEN LEE & WILMA JULETTIA MAXWELL 2006

**8 587 ARMSLEY SQ** **08/29/2019** **\$575,000** **\$176** **3,252** **8/4/2** **1963** **13,100 SF** **Yes** **.35 Mi.**  
**ONTARIO, CA 91762-1610**

APN: 1047-311-66-0000 Document #: 2019-0307945 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:11 Tract No:5632 MapRef:MB 80 PG 79&80 City/Muni/Twp:ONTARIO

Buyer Name: LLAMAS, MIGUEL A LLAMAS, NANETTE

Seller Name: MACRILL III, JOHN R THE ESTATE OF JOHN R MACRILL JR

**9 761 W HAWTHORNE ST** **08/23/2019** **\$510,000** **\$258** **1,971** **6/3/2** **1959** **9,514 SF** **.05 Mi.**  
**ONTARIO, CA 91762-1510**

APN: 1008-491-34-0000 Document #: 2019-0291086 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:36 Tract No:5155 MapRef:MB 73 PG 71&72 City/Muni/Twp:ONTARIO

Buyer Name: ARIAS, FROILAN ARIAS, PASTORA

Seller Name: OCCLESHAW JR, DONALD R OCCLESHAW, JENNIFER P

**10 1369 N CHAFFEY CT** **08/13/2019** **\$435,000** **\$400** **1,085** **5/3/1** **1952** **6,800 SF** **.34 Mi.**  
**ONTARIO, CA 91762-1641**

APN: 1047-322-06-0000 Document #: 2019-0276790 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:11 Tract No:3807 MapRef:MB 49 PG 64&65 City/Muni/Twp:ONTARIO

Buyer Name: ROMERO, LOUIE ROMERO, AUTUMN

Seller Name: KNESS, MELISSA KNESS, JASON

**11 856 W HARVARD PL** **08/05/2019** **\$445,000** **\$365** **1,218** **5/2/1** **1953** **7,392 SF** **.26 Mi.**  
**ONTARIO, CA 91762-1821**

APN: 1008-512-10-0000 Document #: 2019-0265167 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:13 Tract No:4074 MapRef:MB 52 PG 93&94 City/Muni/Twp:ONTARIO

Buyer Name: LEMUS, DUGLAS O HENRIQUEZ, LUCIA V

Seller Name: ARRIOLA, JAIME A

**12 602 W 6TH ST** **08/02/2019** **\$570,000** **\$253** **2,247** **5/3/2** **1962** **12,672 SF** **.34 Mi.**  
**ONTARIO, CA 91762-1312**

APN: 1047-281-30-0000 Document #: 2019-0263923 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:8 Tract No:5631 MapRef:MB 68 PG 96 City/Muni/Twp:ONTARIO

Buyer Name: HALT, DANIEL J HOLT, DONNA M

Seller Name: STEPHENSON, SCOT B STEPHENSON, MARIA A

13 **826 W ROSEWOOD CT** **07/24/2019** **\$435,000** **\$279** **1,554** **6/2/1** **1950** **7,581 SF** **.38 Mi.**  
**ONTARIO, CA 91762-1833**

APN: 1010-161-14-0000 Document #: 2019-0248820 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:8 Tract No:3507 MapRef:MB 46 PG 73&74 City/Muni/Twp:ONTARIO

Buyer Name: KRAMER, JONATHAN M KRAMER, KELLY

Seller Name: LANG JR, JACK L ALBERTS LANG, JENNIFER

14 **847 W LA DENEY DR** **07/19/2019** **\$525,000** **\$335** **1,565** **6/3/2** **1962** **11,070 SF** **Yes** **.11 Mi.**  
**ONTARIO, CA 91762-1221**

APN: 1008-482-16-0000 Document #: 2019-0243523 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:738 Subdivision:ONTARIO COLONY LANDS MapRef:MB 11 PG 6 Abbreviated Description:WEST2 LOT738 City/Muni/Twp:ONTARIO

Buyer Name: MENDOZA, VICTOR MENDOZA, DAVID

Seller Name: WILSON, DAVID R WILSON, CHARLENE L

15 **863 W BONNIE BRAE CT** **07/18/2019** **\$390,000** **\$278** **1,398** **7/4/2** **1956** **8,100 SF** **Pool/Spa** **.11 Mi.**  
**ONTARIO, CA 91762-1502**

APN: 1008-492-17-0000 Document #: 2019-0241594 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Tract No:5154 MapRef:MB 64 PG 1&2 City/Muni/Twp:ONTARIO

Buyer Name: CASTRO, RAYMOND CASTRO, SHIRLEY M

Seller Name: QUINN, CECILIA QUINN, CECILIA E

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **8,100 SF**

Median # of Baths: **2**

Median Living Area: **1,541 SF**

Median Year Built: **1953**

Price Range - 2 Yrs: **\$390,000 To \$575,000**

Age Range: **47 Years To 69 Years**

Median Value: **\$469,000**

Median Age: **66 Years**



# Assessor Map

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

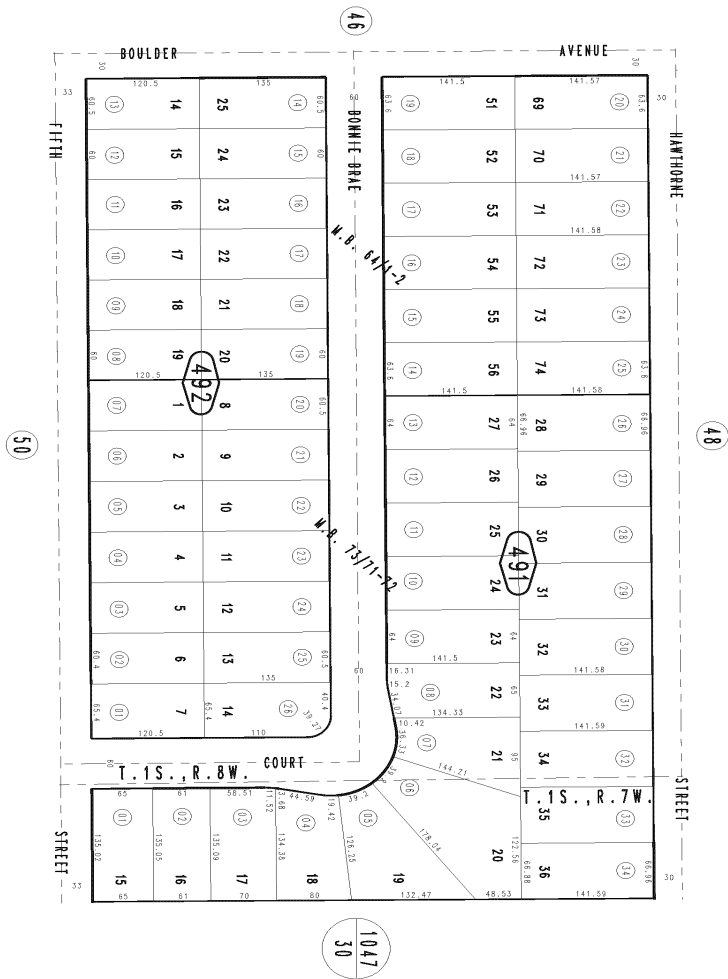
THIS MAP IS FOR THE PURPOSE  
 OF AD VALOREM TAXATION ONLY.



Ptn. Tract No. 5154, M.B. 64/1-2

City of Ontario  
 Tax Rate Area  
 4000

1008 - 49



October 2004

Tract No. 5155, M.B. 73/71-72

Ptn. S.E.1/4, Sec.13  
 T.1S.,R.8W.

Assessor's Map  
 Book 1008 Page 49  
 San Bernardino County

REVISED





Trinity Redevelopment Inc,  
826 W Bonnie Brae Ct, Ontario, CA 91762

APN: 1008-491-08-0000  
San Bernardino County

TRINITY REDEVELOPMENT INC,  
826 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-491-08-0000

Bedrooms: 3

Square Feet: 2,009 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 8,970 SF

Garage: A

RAMIREZ ROBERT Z JR & TAMMY  
830 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-491-09-0000

Bedrooms: 5

Square Feet: 2,068 SF

Year Built: 1959

Bathrooms: 3

Lot Size: 9,088 SF

Garage: A

NEMETH, CHRISTOPHER A  
822 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-491-07-0000

Bedrooms: 4

Square Feet: 1,911 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 9,869 SF

Garage: A

VOILES HAROLD P TRUST (8/9/02)  
834 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-491-10-0000

Bedrooms: 3

Square Feet: 2,172 SF

Year Built: 1959

Bathrooms: 3

Lot Size: 9,088 SF

Garage: A

GONZALEZ JUAN C; OCHOA JOSE L  
809 W HAWTHORNE ST  
ONTARIO CA 91762

APN: 1008-491-31-0000

Bedrooms: 3

Square Feet: 2,187 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 9,514 SF

Garage: A

HATTON ARTHUR J TR & DELIGHT D TR  
817 W HAWTHORNE ST  
ONTARIO CA 91762

APN: 1008-491-30-0000

Bedrooms: 3

Square Feet: 1,529 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 9,514 SF

Garage: A

MUNOZ PATRICK A JR; MOJARRO ROSALINDA  
818 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-491-06-0000

Bedrooms: 3

Square Feet: 1,571 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 16,174 SF

Garage: A

DALLAS ALVA M  
803 W HAWTHORNE ST  
ONTARIO CA 91762

APN: 1008-491-32-0000

Bedrooms: 3

Square Feet: 1,529 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 9,514 SF

Garage: A

SOTO NATY JR  
823 W HAWTHORNE ST  
ONTARIO CA 91762

APN: 1008-491-29-0000

Bedrooms: 3

Square Feet: 2,123 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 9,514 SF

Garage: A

DOMINGUEZ, TYLER BLUE  
840 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-491-11-0000

Bedrooms: 3

Square Feet: 1,571 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 9,088 SF

Garage: A

HORSTMAYER CHARLES B JR & TARA E  
809 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-492-26-0000

Bedrooms: 4

Square Feet: 1,620 SF

Year Built: 1959

Bathrooms: 2

Lot Size: 8,775 SF

Garage: A

BIAS FAMILY TRUST (12/7/99) (TRUST A)  
817 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-492-25-0000

Bedrooms: 3

Square Feet: 1,378 SF

Year Built: 1958

Bathrooms: 2

Lot Size: 8,235 SF

Garage: A

ALAIMO JOSEPH & MARIE A  
767 W HAWTHORNE ST  
ONTARIO CA 91762

APN: 1008-491-33-0000

Bedrooms: 3

Bathrooms: 2

KESSLER JOHN & DOLORES A  
816 W BONNIE BRAE CT  
ONTARIO CA 91762

APN: 1008-491-05-0000

Bedrooms: 3

Bathrooms: 2

Square Feet: 1,946 SF  
Year Built: 1959

Lot Size: 9,514 SF  
Garage: A

Square Feet: 1,529 SF  
Year Built: 1959

Lot Size: 13,072 SF  
Garage: A

LEE, FAN YUK; FAN YUK LEE FAMILY TRUST,  
**823 W BONNIE BRAE CT**  
**ONTARIO CA 91762**

APN: 1008-492-24-0000

Bedrooms: 3

Square Feet: 2,171 SF  
Year Built: 1958

Bathrooms: 2

Lot Size: 8,235 SF  
Garage: A