



Real Estate Reports

Property:
640 E Nocta St
Ontario, CA 91764
APN: 1048-525-02

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
640 E Nocta St, Ontario, CA 91764

APN: 1048-525-02
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: **640 E NOCTA ST
ONTARIO CA 91764**

Assessor Parcel Number: **1048-525-02**

Census Tract: **0015.01**

Housing Tract Number:

Lot Number: **6**

Legal description: **Lot: 6 Block: 1 District: 07 Abbreviated Description: LOT:6 BLK:1 DIST:07 CITY:ONTARIO
SUBD:EAST SIDE EASTSIDE TRACT LOT 6 BLK 1 City/Muni/Twp: ONTARIO**

Sale Information

Sale Date: **09/08/2017**

Document #: **2017-0371855**

Sale Amount: **\$272,000**

Seller: **BANK OF NEW
YORK MELLON; THE
BANK OF NEW
YORK**

Sale Type:

Cost/SF: **\$223**

Assessment & Tax Information

Assessed Value: **\$187,836**

Land Value: **\$103,340**

Imp. Value: **\$84,496**

Homeowner
Exemption:

% Improvement: **44.98%**

Tax Amount: **\$2,079.48**

Tax Status: **Delinquent: 2017**

Tax Year: **2017**

Tax Rate Area: **4-000**

Tax Account ID:

Property Characteristics

Bedrooms: **2**

Year Built: **1905**

Pool:

Bathrooms: **1**

Square Feet: **1,218 SF**

Lot Size: **5,412 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **5**

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Trinity Redevelopment Inc,
640 E Nocta St, Ontario, CA 91764

APN: 1048-525-02
San Bernardino County

Mortgage Record

Recording Date: **09/27/2017**

Loan Amount: **\$275,000**

TD Due Date:

Interest Rate:

Lender Name: **THOMAS JOSEPH DURANT JR**

Lender Type: **Private Party**

Borrowers Name: **TRINITY REDEVELOPMENT INC**

Vesting:

Document #: **2017-0400198 BK-PG -**

Loan Type: **Unknown Loan Type**

Type of Financing:

Mortgage Record

Recording Date: **09/19/2017**

Loan Amount: **\$275,000**

TD Due Date:

Interest Rate:

Lender Name: **THOMAS JOSEPH DURANT JR**

Lender Type: **Private Party**

Borrowers Name: **TRINITY REDEVELOPMENT INC**

Vesting:

Document #: **2017-0387191 BK-PG -**

Loan Type: **Unknown Loan Type**

Type of Financing:

Prior Transfer

Recording Date: **09/08/2017**

Price: **\$272,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **TRINITY REDEVELOPMENT INC**

Buyer Vesting:

Seller Name: **BANK OF NEW YORK MELLON; THE BANK OF NEW YORK**

Legal description: **Lot: 6 Block: 1 Map Ref: MB14 PG43**

City/Muni/Twp: **ONTARIO**

Document #: **2017-0371855 BK-PG -**

Document Type: **Grant Deed**

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

Interest Rate:

Prior Transfer

Recording Date: **07/12/2017**

Price: **\$280,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **BANK OF NEW YORK MELLON; THE BANK OF NEW YORK**

Document #: **2017-0282616 BK-PG -**

Document Type: **Trustee's Deed (Certificate Of Title)**

Type of Sale: **Full Amount On Deed**

Interest Rate:

Buyer Vesting:
Seller Name: **SALINAS, EFREN**
Legal description: **Lot: 6 Block: 1 Map Ref: MB14 PG43**
City/Muni/Twp: **ONTARIO**

Foreclosure Record

Recording Date: **06/07/2017** Document #: **2017-0232259 BK-PG -**
Document Type: **Notice Of Sale**
Auction Location: **13220 CENTRAL AVE, CHINO**
Auction Date/Time: **07/05/2017 01:00 P.M.**
Min. Bid Amount **\$476,506**
Legal description:

Foreclosure Record

Recording Date: **12/18/2013** Document #: **2013-0541280 BK-PG -**
Document Type: **Notice Of Default** Case Number: **CA-13-604599-JP**
Beneficiary Name:
Trustor Names: **SALINAS, EFREN**
Trustee Name: **QUALITY LOAN SERVICE CORP**
Mailing Address: **2141 5TH AVE, SAN DIEGO, CA 92101-**
Trustee Phone #: **619-645-7711**
TS#: **CA-13-604599-JP** Loan Doc #: **2006-0720380**
Loan Date: **10/23/2006** Loan Amount: **\$308,000**
Contact Name: **BANK OF NEW YORK MELLON**
Attention: **QUALITY LOAN SERVICE CORPORATION**
Mailing Address: **2141 5TH AVE, SAN DIEGO, CA 92101-**
Legal description: **Lot: 6 Block: 1**
Abbreviated Description: **SUBDIVISION LOTS1-4 BLK1037 & LOTS1&4 BLK1010**

Foreclosure Record

Recording Date: **04/24/2013** Document #: **2013-0169091 BK-PG -**
Document Type: **Notice Of Rescission**
Original Foreclosure Document: **2010-0279948**
Legal description:

Foreclosure Record

Recording Date: **11/23/2011** Document #: **2011-0500414 BK-PG -**
Document Type: **Notice Of Sale**
Auction Location: **13180 CENTRAL AVE, CHINO**
Auction Date/Time: **12/13/2011 11:30 A.M.**
Min. Bid Amount **\$383,382**
Legal description:

Mortgage Release

Recording Date: **03/29/2011** Document #: **2011-0126121 BK-PG -**

Loan Amount: **\$19,250**
Original Lender: **FREEDOM HOME MORTGAGE
CORP**
Borrowers Name: **EFREN SALINAS**
Origination Recording Date: **10/23/2006**
Current Lender: **BANK OF AMERICA**

Document Type: **Substitution Of Trustee And Full
Reconveyance**
Origination Doc #: **2006-0720381 BK-PG -**
Effective Date:

Mortgage Release

Recording Date: **03/29/2011**
Loan Amount: **\$308,000**
Original Lender: **FREEDOM HOME MORTGAGE
CORP**
Borrowers Name: **EFREN SALINAS**
Origination Recording Date: **10/23/2006**
Current Lender: **BANK OF AMERICA**

Document #: **2011-0126120 BK-PG -**
Document Type: **Substitution Of Trustee And Full
Reconveyance**
Origination Doc #: **2006-0720380 BK-PG -**
Effective Date:

Foreclosure Record

Recording Date: **10/20/2010**
Document Type: **Notice Of Sale**
Auction Location: **13180 CENTRAL AVE, CHINO**
Auction Date/Time: **11/12/2010 11:30 A.M.**
Min. Bid Amount **\$361,742**
Legal description:

Document #: **2010-0434557 BK-PG -**

Mortgage Assignment

Recording Date: **07/27/2010**
Loan Amount: **\$308,000**
Original Lender: **FREEDOM HOME MORTGAGE
CORP**
Borrowers Name: **EFREN SALINAS**
Origination Recording Date: **10/23/2006**
Assignor Name: **MERS, INC.**

Document #: **2010-0299952 BK-PG -**
Document Type: **Substitution Of Trustee With
Assignment Of Deed Of Trust**
Origination Doc #: **2006-0720380 BK-PG -**
Effective Date:
Assignee Name: **THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS
CWALT, LATERNATIVE LOAN
TRUST 2006-OA19, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-OA19**

Foreclosure Record

Recording Date: **07/13/2010**
Document Type: **Notice Of Default**
Beneficiary Name:
Trustor Names: **SALINAS, EFREN**
Trustee Name: **NOT GIVEN**
Mailing Address: , , -

Document #: **2010-0279948 BK-PG -**
Case Number: **10-0076904**

Trustee Phone #:

TS#: **10-0076904**

Loan Doc #: **2006-0720380**

Loan Date: **10/23/2006**

Loan Amount: **\$308,000**

Contact Name: **BAC HOME LOANS SERVICING LP**

Attention: **FORECLOSURE DEPARTMENT**

Mailing Address: **400 COUNTRYWIDE WAY# SV-35, SIMI VALLEY, CA 93065-**

Legal description:

Mortgage Release

Recording Date: **10/31/2006**

Loan Amount: **\$233,000**

Document #: **2006-0741263 BK-PG -**

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

Original Lender: **AMERICAS WHOLESALE
LENDER**

Origination Doc #: **2005-0267621 BK-PG -**

Borrowers Name: **EFREN SALINAS**

Origination Recording Date: **04/18/2005**

Effective Date:

Current Lender: **MERS, INC.**

Mortgage Record

Recording Date: **10/23/2006**

Loan Amount: **\$19,250**

TD Due Date: **11/01/2021**

Interest Rate:

Lender Name: **FREEDOM HOME MORTGAGE CORP**

Lender Type: **Mortgage Company**

Borrowers Name: **SALINAS, EFREN**

Vesting: **Married Man As His Sole And Separate Property**

Document #: **2006-0720381 BK-PG -**

Loan Type: **Stand Alone Second**

Type of Financing:

Mortgage Record

Recording Date: **10/23/2006**

Loan Amount: **\$308,000**

TD Due Date: **11/01/2036**

Interest Rate: **1.75%**

Lender Name: **FREEDOM HOME MORTGAGE CORP**

Lender Type: **Mortgage Company**

Borrowers Name: **SALINAS, EFREN**

Vesting: **Married Man As His Sole And Separate Property**

Document #: **2006-0720380 BK-PG -**

Loan Type: **Negative Amortization**

Type of Financing: **Fixed To Adjustable**

Fixed Step:

Adjustable Rate Index: **Twelve Month Average**

Rate Change Frequency: **Monthly**

Int Rate not <:

Maximum Interest Rate: **9.95%**

Prepayment Penalty Rider: **No**

Change Index: **3.57%**

First Change Date: **12/01/2006**

Int Rate not >:

Interest Only Period: **Yes**

Prepayment Penalty Term:

Prior Transfer

Recording Date: **10/23/2006**

Price: **N/A**

Document #: **2006-0720379 BK-PG -**

Document Type: **Intra-family Transfer Or
Dissolution**

First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **SALINAS, EFREN**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **SALINAS, ERIKA**
Legal description: **Lot: 6,1&4 Block: 1,1037 Map Ref: MB14 PG43**
Abbreviated Description: **SUBDIVISION LOTS1-4 BLK1010**
City/Muni/Twp: **ONTARIO**

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

Mortgage Record

Recording Date: **03/28/2006**
Loan Amount: **\$21,000**
TD Due Date:
Interest Rate:
Lender Name: **THE ROBERT L & SHIRLEY ZWEIG FAMILY TR**
Lender Type: **Private Party**
Borrowers Name: **MAZE, WILLIAM**
Vesting: **Married Man As His Sole And Separate Property**

Document #: **2006-0206504 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Mortgage Release

Recording Date: **05/20/2005**
Loan Amount: **\$177,000**
Original Lender: **NEW CENTURY MORTGAGE CORP**
Borrowers Name: **EFREN SALINAS**
Origination Recording Date: **06/30/2004**
Current Lender: **NEW CENTURY MORTGAGE CORPORATION**

Document #: **2005-0361885 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **2004-0464532 BK-PG -**
Effective Date:

Mortgage Record

Recording Date: **04/18/2005**
Loan Amount: **\$233,000**
TD Due Date: **05/01/2035**
Interest Rate:
Lender Name: **AMERICAS WHOLESALE LENDER**
Lender Type: **Lending Institution**
Borrowers Name: **SALINAS, EFREN; SALINAS, ERIKA**
Vesting: **Joint Tenants**

Document #: **2005-0267621 BK-PG -**
Loan Type: **Non Purchase Money (Misc)**
Type of Financing:

Prior Transfer

Recording Date: **04/18/2005**
Price: **N/A**
First TD: **\$233,000**
Mortgage Doc #: **2005-0267621**
Lender Name: **AMERICAS WHOLESALE LENDER**
Buyer Name: **SALINAS, EFREN; SALINAS, ERIKA**

Document #: **2005-0267620 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Buyer Vesting: **Joint Tenants**
Seller Name: **SALINAS, ERIKA; SALINAS, EFREN**
Legal description: **Lot: 6 Block: 1 Map Ref: MB14 PG43**
Abbreviated Description: **BEING SUB LOTS1-4 BLK1037 & LOTS1&4 BLK1010**
City/Muni/Twp: **ONTARIO**

Prior Transfer

Recording Date: 04/15/2005	Document #: 20050267620 BK-PG -
Price: N/A	Document Type:
First TD: N/A	Type of Sale:
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name:	
Buyer Vesting:	
Seller Name:	
Legal description: Lot: 6 Block: 1 District: 07	
Abbreviated Description: EASTSIDE TRACT LOT 6 BLK 1	
City/Muni/Twp: ONTARIO	

Mortgage Record

Recording Date: 06/30/2004	Document #: 2004-0464532 BK-PG -
Loan Amount: \$177,000	Loan Type: Unknown Loan Type
TD Due Date: 07/01/2034	Type of Financing:
Interest Rate:	
Lender Name: NEW CENTURY MORTGAGE CORP	
Lender Type: Subprime Lender	
Borrowers Name: SALINAS, EFREN; SALINAS, ERIKA	
Vesting: Joint Tenants	

Mortgage Record

Recording Date: 10/01/2003	Document #: 2003-0744218 BK-PG -
Loan Amount: \$144,000	Loan Type: Unknown Loan Type
TD Due Date: 10/01/2018	Type of Financing: Fixed Rate
Interest Rate:	
Lender Name: ENCORE CREDIT CORP	
Lender Type: Mortgage Company	
Borrowers Name: SALINAS, EFREN; SALINAS, ERIKA	
Vesting: Joint Tenants	

Prior Transfer

Recording Date: 10/01/2003	Document #: 2003-0744217 BK-PG -
Price: N/A	Document Type: Intra-family Transfer Or Dissolution
First TD: \$144,000	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #: 2003-0744218	Interest Rate: 5.95%
Lender Name: ENCORE CREDIT CORP	
Buyer Name: SALINAS, EFREN; SALINAS, ERIKA	
Buyer Vesting: Joint Tenants	

Seller Name: **SALINAS, EFREN; PENA, LUCIANO**
Legal description: **Lot: 6 Block: 1 Map Ref: MB14 PG43**
Abbreviated Description: **BEING SUB LOTS1-4 BLK1037 & LOTS1&4 BLK1010**
City/Muni/Twp: **ONTARIO**

Mortgage Record

Recording Date: **03/22/1999** Document #:
Loan Amount: **\$103,149** Loan Type: **FHA**
TD Due Date: **04/01/2029** Type of Financing:
Interest Rate:
Lender Name: **HILLCREST MORTGAGE**
Lender Type: **Mortgage Company**
Borrowers Name: **SALINAS, EFREN; PENA, LUCIANO**
Vesting: **Joint Tenants**

Mortgage Record

Recording Date: **03/22/1999** Document #: **99-117135 BK-PG -**
Loan Amount: **\$2,700** Loan Type: **Unknown Loan Type**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **REGINA A JOHNSON**
Lender Type: **Private Party**
Borrowers Name: **SALINAS, EFREN; PENA, LUCIANO**
Vesting: **Joint Tenants**

Prior Transfer

Recording Date: **03/22/1999** Document #: **99-115421 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **SALINAS, EFREN**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **SALINAS, ERIKA**
Legal description:
Abbreviated Description: **EAST SIDE TR LOT 6 BLK 1**
City/Muni/Twp: **ONTARIO**

Prior Transfer

Recording Date: **03/22/1999** Document #: **99-115420 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **PENA, LUCIANO**
Buyer Vesting: **Married Man As His Sole And Separate Property**

Seller Name: **PENA, VIRGINIA**
Legal description:
Abbreviated Description: **EAST SIDE TR LOT 6 BLK 1**
City/Muni/Twp: **ONTARIO**

Prior Transfer

Recording Date: **03/22/1999**
Price: **\$105,000**
First TD: **\$103,149**
Mortgage Doc #:
Lender Name: **HILLCREST MORTGAGE**
Buyer Name: **SALINAS, EFREN; PENA, LUCIANO**
Buyer Vesting: **Joint Tenants**
Seller Name: **JOHNSON REGINA A**
Legal description:
Abbreviated Description: **EAST SIDE TR LOT 6 BLK 1**
City/Muni/Twp: **ONTARIO**

Document #: **99-115419 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Full-Computed From Transfer Tax**
Interest Rate:



Comparables

Trinity Redevelopment Inc,
640 E Nocta St, Ontario, CA 91764

APN: 1048-525-02
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		09/08/2017	\$272,000	\$223	1,218	5/2/1	1905	5,412 SF		
1	756 E HOLT BLVD	01/29/2018	\$300,000	\$153	1,952	//		8,100 SF		.21 Mi.
2	527 N ALLYN AVE	01/19/2018	\$307,000	\$160	1,916	6/3/2	1944	7,150 SF		.39 Mi.
3	523 N SULTANA AVE	11/21/2017	\$330,000	\$396	832	6/3/1	1916	3,600 SF		.36 Mi.
4	203 S SULTANA AVE	11/20/2017	\$235,000	\$317	740	4/3/1	1924	6,468 SF		.26 Mi.
5	552 E G ST	11/15/2017	\$424,000	\$310	1,364	7/4/2	1940	7,104 SF		.39 Mi.
6	827 E NOCTA ST	10/30/2017	\$295,000	\$347	849	4/2/1	1914	6,300 SF		.25 Mi.
7	612 E G ST	10/06/2017	\$339,000	\$327	1,036	5/3/1	1944	8,722 SF		.38 Mi.
8	646 E G ST	09/27/2017	\$374,000	\$361	1,036	5/3/1	1944	8,722 SF		.37 Mi.
9	312 E E ST	09/21/2017	\$410,000	\$284	1,440	7/3/2	1910	8,496 SF		.38 Mi.
10	524 LYNN HAVEN ST	09/01/2017	\$348,000	\$283	1,227	5/2/1	1920	6,240 SF		.17 Mi.
11	300 N ALLYN AVE	08/30/2017	\$275,000	\$419	656	3/1/1	1936	4,452 SF		.31 Mi.
12	736 E E ST	08/29/2017	\$395,000	\$303	1,300	4/2/1	1945	8,850 SF		.24 Mi.
13	951 E NOCTA ST	08/22/2017	\$340,000	\$404	840	5/2/1	1922	5,418 SF		.39 Mi.
14	321 N CAMPUS AVE	08/18/2017	\$267,500	\$229	1,168	5/2/1	1928	7,056 SF		.11 Mi.
15	717 E D ST	07/18/2017	\$385,000	\$488	788	5/2/1	1913	8,850 SF		.19 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		09/08/2017	\$272,000	\$223	1,218	5/2/1	1905	5,412 SF		
1	756 E HOLT BLVD ONTARIO, CA 91761-1809	01/29/2018	\$300,000	\$153	1,952	//		8,100 SF		.21 Mi.
APN: 1049-101-10 Document #: 2018-0031698 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:8 Subdivision: HOME VILLA TRACT MapRef: MB 16 PG 99 Abbreviated Description: PORTION LOT8 City/Muni/Twp: ONTARIO										
Buyer Name: PEREZ, JOSUE HERNANDEZ										
Seller Name: GRIFFITH, ROGER A GRIFFITH, SUSAN D										
2	527 N ALLYN AVE ONTARIO, CA 91764-3806	01/19/2018	\$307,000	\$160	1,916	6/3/2	1944	7,150 SF		.39 Mi.
APN: 1048-413-10 Document #: 2018-0020351 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Tract No: 1971 MapRef: MB 29 PG 28 City/Muni/Twp: ONTARIO										
Buyer Name: JCKY PROPERTY INVESTMENT LLC										
Seller Name: DOHERTY, HUGH J DOHERTY, LORETTA V										
3	523 N SULTANA AVE ONTARIO, CA 91764-3745	11/21/2017	\$330,000	\$396	832	6/3/1	1916	3,600 SF		.36 Mi.
APN: 1048-375-05 Document #: 2017-0497895 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Block: 16 MapRef: MB9 PG43 City/Muni/Twp: ONTARIO										
Buyer Name: GUERRERO, ESTEBAN J										
Seller Name: JIMENEZ, MARIA ANTONIA										
4	203 S SULTANA AVE ONTARIO, CA 91761-1629	11/20/2017	\$235,000	\$317	740	4/3/1	1924	6,468 SF		.26 Mi.
APN: 1049-091-09 Document #: 2017-0493920 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Block: 1038 Subdivision: HART & HARDYS SUBDIVISION MapRef: MB18 PG35 City/Muni/Twp: ONTARIO										
Buyer Name: LE, QUOC PHAM										
Seller Name: STRUCTURED CAPITAL INC										
5	552 E G ST ONTARIO, CA 91764-3314	11/15/2017	\$424,000	\$310	1,364	7/4/2	1940	7,104 SF		.39 Mi.
APN: 1048-381-10 Document #: 2017-0486996 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:3 Tract No: 1899 MapRef: MB27 PG19 City/Muni/Twp: ONTARIO										
Buyer Name: CARTER, BRUCE H JOBE CARTER, SHERRY A										
Seller Name: LESH, RICHARD										
6	827 E NOCTA ST ONTARIO, CA 91764-3846	10/30/2017	\$295,000	\$347	849	4/2/1	1914	6,300 SF		.25 Mi.
APN: 1048-505-13 Document #: 2017-0447866 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:15 Block: 2 Subdivision: ALLYNS SUBDIVISION MapRef: MB18 PG46 City/Muni/Twp: ONTARIO										

Buyer Name: QUEZADA, ANA

Seller Name: TADDEI, FRANCISCO A TADDEI, MARIA D

7 612 E G ST **10/06/2017** **\$339,000** **\$327** **1,036** **5/3/1** **1944** **8,722 SF** **.38 Mi.**
ONTARIO, CA 91764-3316

APN: 1048-383-02 Document #: 2017-0413817 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:2 Tract No:2725 MapRef:MB38 PG32 City/Muni/Twp:ONTARIO

Buyer Name: MARROQUIN, EDWIN VINICIO PEREZ MARROQUIN, MONICA

Seller Name: FELIX, ELVA R FELIX, ARMANDO RAPHAEL

8 646 E G ST **09/27/2017** **\$374,000** **\$361** **1,036** **5/3/1** **1944** **8,722 SF** **.37 Mi.**
ONTARIO, CA 91764-3316

APN: 1048-383-09 Document #: 2017-0397902 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:9 Tract No:2725 MapRef:MAP38 PG32 City/Muni/Twp:ONTARIO

Buyer Name: LOERA, ALEX ROMERO, DANA

Seller Name: RAMIREZ, ALBERT RAMIREZ, BENITA

9 312 E E ST **09/21/2017** **\$410,000** **\$284** **1,440** **7/3/2** **1910** **8,496 SF** **.38 Mi.**
ONTARIO, CA 91764-3712

APN: 1048-373-03 Document #: 2017-0390467 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:4 Block:18 MapRef:MB9 PG43 City/Muni/Twp:ONTARIO

Buyer Name: BOSTON, ANDREW M BOSTON, PENNY A

Seller Name: YAN, JENNIFER C F THE JENNIFER CF YAN LIVING TRUST

10 524 LYNN HAVEN ST **09/01/2017** **\$348,000** **\$283** **1,227** **5/2/1** **1920** **6,240 SF** **.17 Mi.**
ONTARIO, CA 91764-4234

APN: 1048-532-06 Document #: 2017-0360997 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:2 Subdivision:EATONS SUBDIVISION MapRef:MB15 PG100 City/Muni/Twp:ONTARIO

Buyer Name: PROPHET, GINA DEANNE

Seller Name: AUSTRIA, VIRGILIO T

11 300 N ALLYN AVE **08/30/2017** **\$275,000** **\$419** **656** **3/1/1** **1936** **4,452 SF** **.31 Mi.**
ONTARIO, CA 91764-3803

APN: 1048-492-55 Document #: 2017-0354413 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:16 Block:3 Tract No:2079 MapRef:MB30 PG27 City/Muni/Twp:ONTARIO

Buyer Name: PILA, FRANCISCO

Seller Name: BARRERA, MARIA BARRERA, ROSARIO

12 736 E E ST **08/29/2017** **\$395,000** **\$303** **1,300** **4/2/1** **1945** **8,850 SF** **.24 Mi.**
ONTARIO, CA 91764-3821

APN: 1048-402-07 Document #: 2017-0353502 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:20 Subdivision:PARKFORD BENCE SUBDIVISION MapRef:MP18 PG41 City/Muni/Twp:ONTARIO

Buyer Name: ALLEN, CHRIS DE MATOS OLIVEIRA, VANESSA FERREIRA

Seller Name: KMC INVESTMENT CORPORATION

13 **951 E NOCTA ST** **08/22/2017** **\$340,000** **\$404** **840** **5/2/1** **1922** **5,418 SF** **.39 Mi.**
ONTARIO, CA 91764-4315

APN: 1048-492-47 Document #: 2017-0342270 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:24 Block:3 Tract No:2079 MapRef:MB30 PG27 City/Muni/Twp:ONTARIO

Buyer Name: DURAN, FERNANDO MENESES, MARIA

Seller Name: RALPH PARTNERS II LLC

14 **321 N CAMPUS AVE** **08/18/2017** **\$267,500** **\$229** **1,168** **5/2/1** **1928** **7,056 SF** **.11 Mi.**
ONTARIO, CA 91764-4205

APN: 1048-534-08 Document #: 2017-0338984 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:24 Subdivision:ANAN BERNARDTS SUBDIVISION #2 MapRef:MP18 PG70 City/Muni/Twp:ONTARIO

Buyer Name: ROYALTY 26 INC

Seller Name: AYALA, MANUEL

15 **717 E D ST** **07/18/2017** **\$385,000** **\$488** **788** **5/2/1** **1913** **8,850 SF** **.19 Mi.**
ONTARIO, CA 91764-3816

APN: 1048-402-23 Document #: 2017-0289883 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:36 Subdivision:PARKFORD BENICE SUBDIVISION MapRef:MB18 PG41 City/Muni/Twp:ONTARIO

Buyer Name: BALVER, SALVADOR

Seller Name: UBEROUS INC

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **2**

Median Lot Size: **7,104 SF**

Median # of Baths: **1**

Median Living Area: **1,036 SF**

Median Year Built: **1926**

Price Range - 2 Yrs: **\$235,000 To \$424,000**

Age Range: **73 Years To 108 Years**

Median Value: **\$339,000**

Median Age: **92 Years**



Assessor Map

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

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

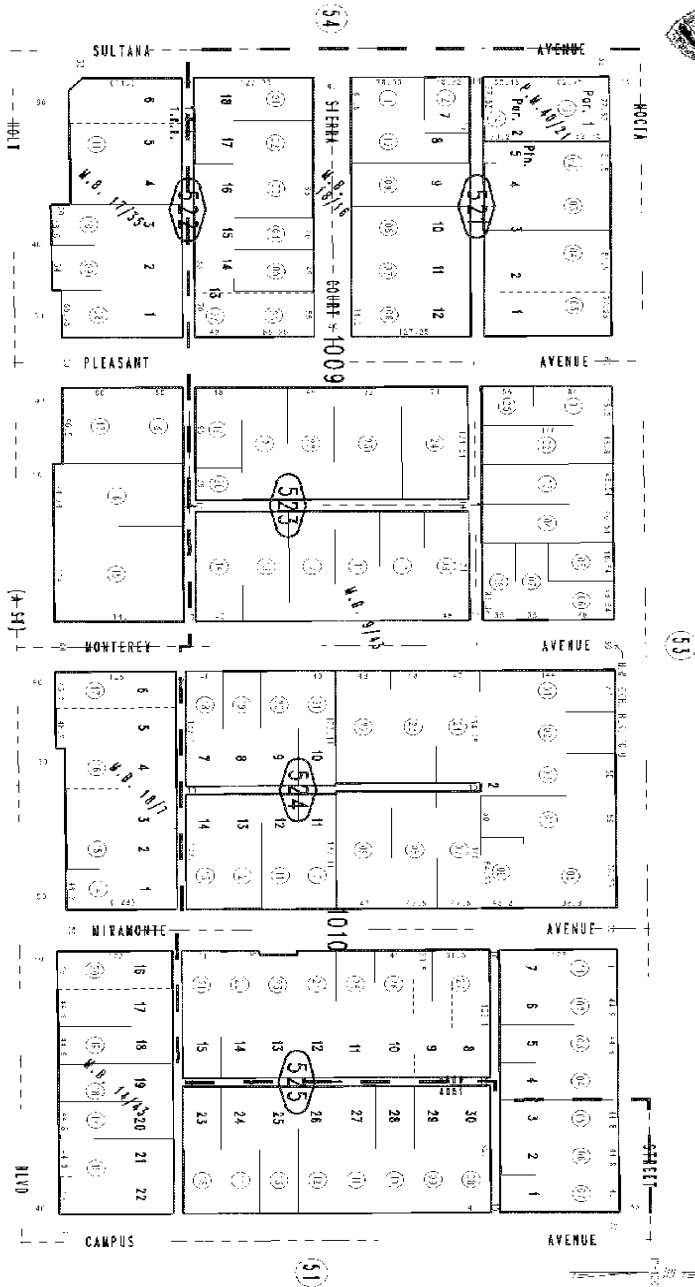


THIS MAP IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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

City of Ontario
Tax Role Area
4000,4051

1048-52



October 2004

Parcel 1049.09
S. 1/4 Sec. 20, T.15, R.7W.
E. 1/2 Sec. 20, T.15, R.7W.
E. 1/4 Sec. 20, T.15, R.7W.
E. 1/2 Sec. 20, T.15, R.7W.
E. 1/4 Sec. 20, T.15, R.7W.

Ptn. S.W. 1/4, Sec. 20
T.15, R.7W.

Assessor's Map
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San Bernardino County

DATE: 10/27/04

