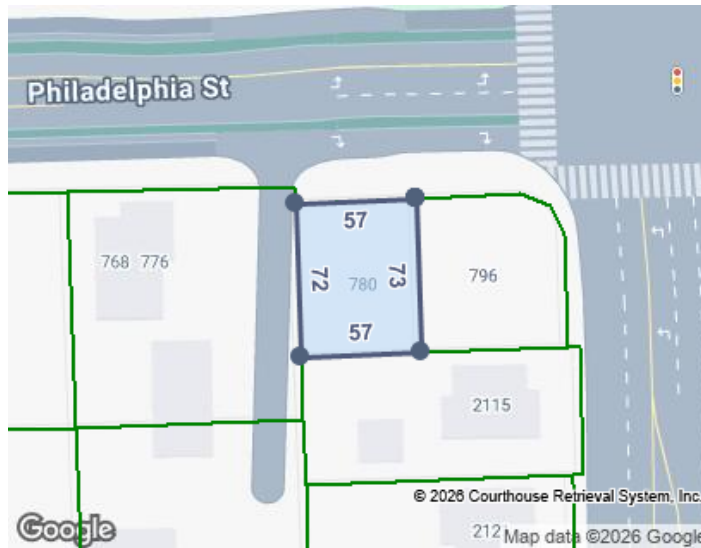




Ron Saenz
Broker
(619) 585-0545
Rasaenz1@yahoo.com

Wednesday, April 08, 2026



LOCATION

Property Address	796 Philadelphia St Pomona, CA 91766	
Subdivision		
Carrier Route	C043	
County	Los Angeles County, CA	
Map Code	641A5	

GENERAL PARCEL INFORMATION

APN/Tax ID	8331-005-023
Alt. APN	
Account Number	
Tax Area	7-790
2020 Census Trct/Blk	4029.02/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Commercial Vacant Land
Improvement Type	
Square Feet	
# of Buildings	0

CURRENT OWNER

Name	Quiroz Maria A Maria A Quiroz Revocable Living Trust
Mailing Address	6 Wild West Cir Phillips Ranch, CA 91766-4813
Owner Occupied	No
Owner Right Vesting	Revocable Living Trust

SCHOOL ZONE INFORMATION

Philadelphia Elementary School	0.2 mi
Primary Middle: Pre K to 6	Distance
Simons Middle School	0.5 mi
Middle: 6 to 8	Distance
Garey High School	0.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/26/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/1/2024	3/28/2024	\$450,000	Quiroz Maria A	Dowling Richard W	Grant Deed	2	2024-0199001
3/27/2023	4/10/2023	\$91,000	Bowling Richard	Quality Express Construction Inc	Grant Deed		2023-0225103
9/28/2007	10/19/2007	\$24,000	Quality Express Construction Inc	A Abandon LLC	Public Action		2007-2383869

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$222,360.00	\$129,540.00 (139.6%)	\$92,820.00	-\$20,798.00 (-18.3%)	\$113,618.00
Assessed Improvements					
Total Assessment	\$222,360.00	\$129,540.00 (139.6%)	\$92,820.00	-\$20,798.00 (-18.3%)	\$113,618.00
Exempt Reason					
% Improved					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$2,878.28
2023			\$1,444.16
2022			\$1,418.19
2021			\$1,386.26
2020			\$1,383.90
2019			\$1,418.72
2018			\$1,313.29
2017			\$1,294.59
2016			\$1,242.01
2015			\$1,233.04
2014			\$1,224.78
2013			\$1,213.66

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial Vacant Land	Lot Dimensions	
Block/Lot	/10	Lot Square Feet	4,131
Latitude/Longitude	34.033270°/-117.741015°	Acreage	0.1

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	POC1	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot	/10	Tax Area	7-790
Tract Number			
Description	Silberberg Tract W 60 Ft Of E 140 Ft Of S 75 Ft Of N 90 Ft Of Lot 10		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060149-06037C1750F	09/26/2008

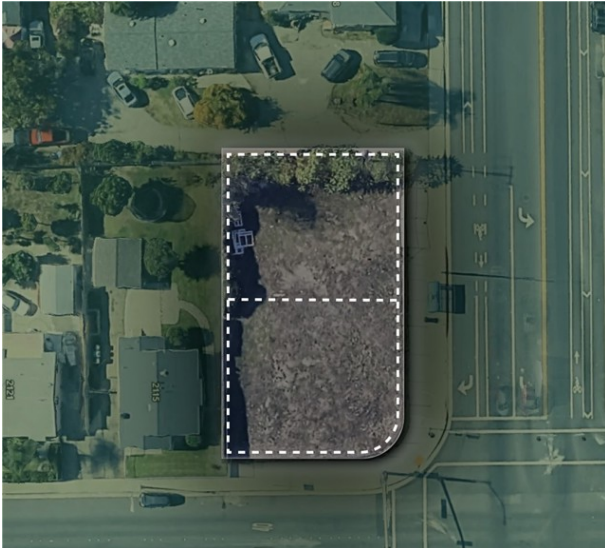
LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
TR25118793	Expired	12/16/2025	05/30/2025	\$265,000			Tess Marquez	Century 21 Masters		
PW23190778	Sold	03/28/2024	10/12/2023	\$225,000	03/28/2024	\$225,000	Richard Dowling	Community Brokers	Tess Marquez	Century 21 Masters
PW16762764	Expired	12/31/2017	12/13/2016	\$149,690			John Kim	Realty One Group West		



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Friday, April 10, 2026



LOCATION

Property Address	796 Philadelphia St Pomona, CA 91766	
Subdivision	Silberberg Tract	
Carrier Route	C043	
County	Los Angeles County, CA	
Map Code	641A5	

GENERAL PARCEL INFORMATION

APN/Tax ID	8331-005-025
Alt. APN	
Account Number	
Tax Area	7-790
2020 Census Trct/Blk	4029.02/2
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Commercial Vacant Land
Improvement Type	
Square Feet	
# of Buildings	0

CURRENT OWNER

Name	Quiroz Maria A Maria A Quiroz Revocable Living Trust
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SCHOOL ZONE INFORMATION

Philadelphia Elementary School	0.2 mi
Primary Middle: Pre K to 6	Distance
Simons Middle School	0.5 mi
Middle: 6 to 8	Distance
Garey High School	0.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/31/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/1/2024	3/28/2024	\$450,000	Quiroz Maria A	Dowling Richard W	Grant Deed	2	2024-0199001
3/23/2023	4/10/2023	\$109,000	Dowling Richard	Lunar Landing LLC	Grant Deed		2023-0225105
3/27/2023	4/10/2023		Dowling Richard	Dowling Katherine L	Intrafamily Transfer & Dissolution		2023-0225104

Property Report for 796 PHILADELPHIA ST, cont.

3/27/2023	4/10/2023		Dowling Richard	Dowling Katherine L	Intrafamily Transfer & Dissolution	2023-0225102
3/11/2021	6/11/2021		Lunar Landing LLC	Leipzig Adam	Quit Claim Deed	2021-0930771
3/11/2021	6/11/2021		Lunar Landing LLC	Leipzig Matt	Quit Claim Deed	2021-0930770
3/11/2021	6/11/2021		Leipzig Matt & Leipzig Adam	Leipzig Matt & Leipzig Adam	Intrafamily Transfer & Dissolution	2021-0930769
3/11/2021	6/11/2021		Leipzig Matt & Leipzig Adam	Leipzig Lily	Affidavit Death Of Trustee/Successor Trustee	2021-0930768
10/2/2008	7/13/2009		Leipzig Lily	The Alfred D & Lily Leipzig Family Livin	Affidavit Death Of Trustee/Successor Trustee	2009-1048811
7/13/2009			Leipzig Lily & Leipzig Family Trust		Interspousal Trans	
8/5/2003	8/7/2003	\$85,623	Alfred D & Lily Leipzig Family Living Tr	Derosa James	Trustees Deed	2003-2275338
2/3/1997	4/17/1997	\$44,500	A Abandon LLC	De Rosa James & Derosa Ninon	Grant Deed	1997-0576594

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Assessed Land	\$236,640.00	\$125,460.00 (112.8%)	\$111,180.00	\$19,628.00 (21.4%)	\$91,552.00
Assessed Improvements					
Total Assessment	\$236,640.00	\$125,460.00 (112.8%)	\$111,180.00	\$19,628.00 (21.4%)	\$91,552.00
Exempt Reason					
% Improved					

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$3,071.49
2023			\$1,205.09
2022			\$1,182.96
2021			\$1,156.48
2020			\$1,154.86
2019			\$1,182.46
2018			\$1,087.23
2017			\$1,072.70
2016			\$1,030.39
2015			\$1,023.40
2014			\$1,017.43
2013			\$1,007.87

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial Vacant Land	Lot Dimensions	
Block/Lot	/10	Lot Square Feet	4,948
Latitude/Longitude	34.033274°/-117.740809°	Acreage	0.11

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	POC1	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Silberberg Tract	Plat Book/Page	
Block/Lot	/10	Tax Area	7-790
Tract Number			
Description	Silberberg Tr N 90 Ft Of E 80 Ft Ex Of Sts Of Lot 10		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060149-06037C1750F	09/26/2008

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
TR25118773	Expired	12/16/2025	05/30/2025	\$334,000			Tess Marquez	Century 21 Masters		
PW23190766	Sold	03/28/2024	10/12/2023	\$225,000	03/28/2024	\$225,000	Richard Dowling	Community Brokers	Tess Marquez	Century 21 Masters