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PROPERTY PROFILE

Date: 06/08/2025
Property: 4155 ELROVIA AVE, EL MONTE, CA
91732-2125
APN: 8569-004-031
County: LOS ANGELES

Subject Property Location

Property Address 4155 ELROVIA AVE
City, State & Zip EL MONTE, CA 91732-2125
County LOS ANGELES COUNTY
Mailing Address 13103 BLUE GUM DR, RANCHO CUCAMONGA, CA 91739-1749
Census Tract 4324.02
Thomas Bros Pg-Grid

Report Date: 06/08/2025
Order ID: R185423334

Property Use Single Family Residential
Parcel Number 8569-004-031
Latitude 34.080369
Longitude -118.021254

Legal Description Details Lot Number: 7 Tract No: 11476 Brief Description: TRACT NO 11476 LOT COM N 22 19' E 96.51 FT FROM SW COR OF LOT 7 TH S 76 04'25 E TO SE LINE OF SD LOT TH NE THEREON TO A PT S

Current Ownership Information **Source of Ownership data: Recorder Information*

Primary Owner Name(s)	PRESTIGE EQUITY INVESTMENTS INC,	Sale Price	\$500,000
		Sale Date	
Vesting		Recording Date	05/30/2024
		Recorder Doc #	24-0352758
		Book/Page	

Latest Full Sale Information

Primary Owner Name(s)	PRESTIGE EQUITY INVESTMENTS INC,	Sale Price	\$500,000
		Sale Date	04/15/2024
Vesting		Recording Date	05/30/2024
		Recorder Doc #	24-0352758
		Book/Page	

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	2	Year Built	1941	Living Area (SF)	1,134
	Bathrooms/Partial	1	Garage/No. of Cars		Price (\$/SF)	\$441/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	5,538/.13
	Construction Type	Wood	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	Floor/Wall
	Foundation Type		Style		A/C	
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	EMR3*

Assessment & Taxes

	Assessment Year	2024	Tax Year	2024	Tax Exemption	California State Homeowner's Exemption
	Total Assessed Value	\$124,906	Tax Amount	\$2,042.81	Tax Rate Area	3-621
	Land Value	\$29,263	Tax Account ID			
	Improvement Value	\$95,643	Tax Status	Delinquent		
	Improvement Ratio	76.57%	Delinquent Tax Year	2024		
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	06/28/2024	DURANT ENTERPRISES INC	\$572,500	NO

Loan Officer Insights

No details available

Subject Property Location

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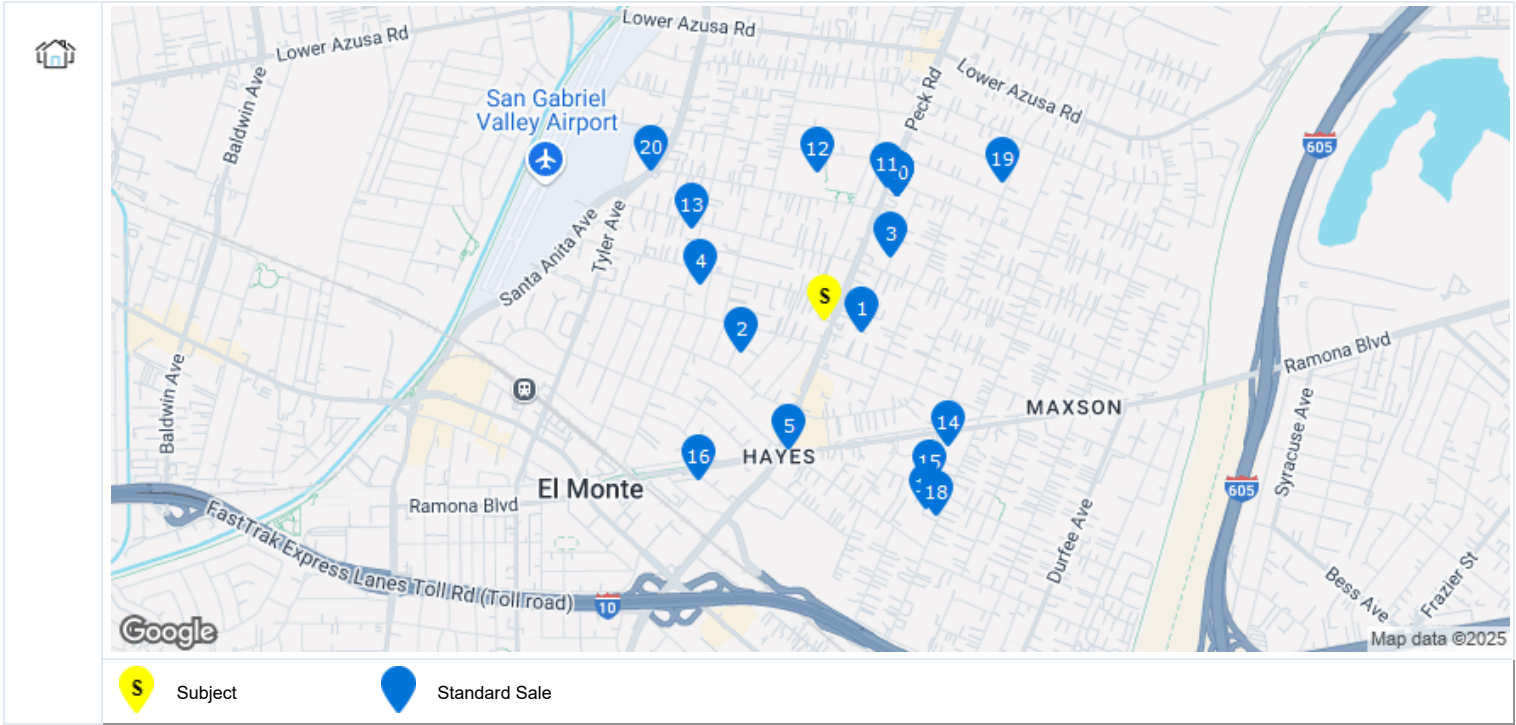
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Area Sales Analysis

Total Area Sales/ Count	\$18,386,000/ 20	Median # of Baths	1	Median Lot Size (SF/AC)	10,146 / .23
Price Range - 2 years	\$270,000 - \$5,775,000	Median # of Bedrooms	2	Median Year Built	1972
Age Range	26 - 100	Median Living Area (SF)	1,126	Median Value	\$654,500
Median Age	53	Median Price (\$/SF)	\$472/SF		

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	05/30/2024	\$500,000	\$441	1,134	0	2	1	1941	5,538/.13		
1		4156 PECK RD APT D	04/03/2025	\$550,000	\$455	1,209	0	2	3	1980	30,151/.69		0.12
2		4006 CEDAR AVE	03/07/2025	\$670,000	\$813	824	0	1	1	1941	7,641/.18		0.26
3		4336 PECK RD	02/14/2025	\$985,000	\$713	1,381	0	2	1	1940	14,553/.33		0.27
4		4165 CYPRESS AVE	12/18/2024	\$934,000	\$487	1,917	0	3	2	1947	9,836/.23		0.37
5		11547 MEDINA CT	04/25/2025	\$325,000	\$320	1,015	0	2	1	1925	8,110/.19		0.39
6		4501 PECK RD APT 13	02/06/2025	\$372,500	\$473	788	0	1	1	1981	127,195/2.92		0.42
7		4501 PECK RD APT 4	01/17/2025	\$330,000	\$460	717	0	1	1	1981	127,195/2.92		0.42
8		4501 PECK RD APT 49	01/24/2025	\$270,000	\$377	717	0	1	1	1981	127,195/2.92		0.42
9		4501 PECK RD APT 45	05/08/2025	\$320,000	\$446	717	0	1	1	1981	127,195/2.92		0.42
10		4501 PECK RD APT 10	01/02/2025	\$356,500	\$497	717	0	1	1	1981	127,195/2.92		0.42
11		4450 ELROVIA AVE	01/22/2025	\$600,000	\$456	1,315	0	3	2	1951	10,456/.24		0.42
12		11326 EMERY ST	04/10/2025	\$1,020,000	\$572	1,782	0	4	2	1948	9,807/.23		0.43
13		11125 LAMBERT AVE	02/20/2025	\$575,000	\$653	880	0	2	1	1930	6,438/.15		0.47
14		11843 RAMONA BLVD	04/22/2025	\$639,000	\$437	1,463	0	3	3	1987	1,605/.04		0.51
15		11835 DEANA ST	12/31/2024	\$5,775,000	\$272	21,201	0	2	2	1963	40,663/.93	Yes	0.57
16		11320 IRIS LN	04/30/2025	\$755,000	\$502	1,505	0	3	3	1996	2,885/.07		0.59
17		11858 DEANA ST	04/09/2025	\$744,000	\$439	1,696	0	3	2	1999	2,555/.06		0.62
18		11920 DEANA ST	02/26/2025	\$715,000	\$471	1,519	0	3	2	1987	2,257/.05		0.65
19		11744 MULHALL ST	04/18/2025	\$950,000	\$910	1,044	0	3	1	1939	15,707/.36		0.65
20		4410 TYLER AVE	04/25/2025	\$1,500,000	\$1,767	849	0	2	1	1959	9,440/.22		0.66



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Mailing Address 13103 BLUE GUM DR, RANCHO CUCAMONGA, CA 91739-1749

Report Date: 06/08/2025
 Order ID: R185423336

Property Use Single Family Residential
Parcel Number 8569-004-031

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/28/2024	Mortgage	Unknown Loan Type	\$572,500	24-0424900	PRESTIGE EQUITY INVESTMENTS INC	
2	05/30/2024	Deed	Grant Deed	\$500,000	24-0352758	PRESTIGE EQUITY INVESTMENTS INC	AYON, NORMA; ESTATE OF VICTORIA V ALVAREZ; ALVAREZ, VICTORIA V
3	09/23/2022	Foreclosure	Notice of Rescission		22-0930574		
4	05/04/2022	Pre-Foreclosure	Notice of Sale		22-0483383	ALVAREZ, VICTORIA V	
5	01/28/2022	Pre-Foreclosure	Notice of Default	\$230,000	22-0114724	ALVAREZ, VICTORIA V	
6	12/20/2021	Assignment	Assignment of Mortgage	\$230,000	21-1882167	ALVAREZ, VICTORIA V	
7	05/11/2021	Deed	Intra-family Transfer or Dissolution		21-0748646	ALVAREZ, VICTORIA V	TELLO, VICTOR A
8	09/26/2007	Deed	Intra-family Transfer or Dissolution		07-2218331	ALVAREZ, VICTORIA V; TELLO, VICTOR H	ALVAREZ, VICTORIA V
9	06/12/2007	Release	Substitution of Trustee and Full Reconveyance	\$210,000	07-1420490	VICTORIA V ALVAREZ	
10	04/24/2007	Mortgage	Unknown Loan Type	\$230,000	07-0980727	ALVAREZ, VICTORIA V	
11	05/09/2006	Release	Release of Mortgage	\$60,000	06-1024052	VICTORIA V ALVAREZ	
12	04/17/2006	Mortgage	Negative Amortization	\$210,000	06-0831531	ALVAREZ, VICTORIA V	
13	06/27/2005	Release	Release of Mortgage	\$24,800	05-1507195	VICTORIA V ALVAREZ	
14	07/26/2004	Mortgage	Credit Line (Revolving)	\$60,000	04-1899038	ALVAREZ, VICTORIA V	
15	05/04/2000	Mortgage	Credit Line (Revolving)	\$50,000	00-0679530	ALVAREZ, VICTORIA V	
16	01/21/1999	Mortgage	Credit Line (Revolving)	\$24,800	99-0089911	ALVAREZ, VICTORIA V	
17	05/03/1985	Deed					

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage							
	Transaction ID	1	Recorder Doc Number	24-0424900	Recorder Book/Page		
	Mortgage Date	05/29/2024	Document Type	Mortgage	Rate Change Freq		
	Loan Amount	\$572,500	Document Description	Unknown Loan Type	1st Periodic Floor Rate		
	Loan Type	Unknown Loan Type	Recording Date	06/28/2024	1st Periodic Cap Rate		
	Origination Lender Name	DURANT ENTERPRISES INC	Origination Interest Rate		Lifetime Cap Rate		
	Origination Lender Type	Other	First Rate Change Date		Change Index		
	Type Financing		Maturity Date		IO Period		
	Borrower 1	PRESTIGE EQUITY INVESTMENTS INC	Balloon Rider		Prepayment Penalty Rider		
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term		
	Additional Borrowers		Adj Rate Rider		Adj Rate Index		
	Vesting						

Transaction Details (cont.) (2)

Transfer						
	Transaction ID	2	Recorder Doc Number	24-0352758	Partial Interest Transferred	
	Sale Date	04/15/2024	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$500,000	Document Description	Grant Deed	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/30/2024	Property Use	Single Family Residential
	Buyer 1	PRESTIGE EQUITY INVESTMENTS INC	Buyer 1 Entity	Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	13103 BLUE GUM DR, RANCHO CUCAMONGA, CA 91739-1749
	Seller 1	AYON, NORMA	Seller 1 Entity	Administrator	Seller Mailing Address	
	Seller 2	ESTATE OF VICTORIA V ALVAREZ	Seller 2 Entity	Estate	Legal City/ Muni/ Township	EL MONTE
	Legal Recorder's Map Ref	MB 208 PG 17	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract			PORTION LOT7 / / 11476		Title Company Name
Foreclosure Cancellation						
	Transaction ID	3	Recorder Doc Number	22-0930574	Original Loan Amount	
	TS/Case #		Document Type	Foreclosure	Origination Document #	
	Trustor(s) Name		Document Description	Notice of Rescission	Origination Recording Date	
	Trustee / Contact Name		Recording Date	09/23/2022	Foreclosure Cancellation Date	09/21/2022
	Mailing Address		Phone Number		Publish Date	
Foreclosure Sale Scheduled						
	Transaction ID	4	Recorder Doc Number	22-0483383	Original Loan Amount	
	TS/Case #	21002511-1 CA	Document Type	Pre-Foreclosure	Origination Document #	7-0980727
	Trustor(s) Name	ALVAREZ, VICTORIA V	Document Description	Notice of Sale	Origination Recording Date	04/24/2007
	Trustee / Contact Name		Recording Date	05/04/2022	Unpaid Balance	
	Mailing Address		Auction Place of Sale	13111 SYCAMORE DRIVE, NORWALK	Contract Date	05/02/2022
	Phone Number	714-848-7920	Auction Date	06/02/2022	Publish Date	
Foreclosure 1st Legal Action						
	Transaction ID	5	Recorder Doc Number	22-0114724	Original Loan Amount	\$230,000
	TS/Case #	21002511-1 CA	Document Type	Pre-Foreclosure	Origination Document #	7-0980727
	Trustor(s) Name	ALVAREZ, VICTORIA V	Document Description	Notice of Default	Origination Recording Date	04/24/2007
	Trustee / Contact Name	ZBS LAW LLP	Recording Date	01/28/2022	Beneficiary Name	LOANCARE LLC
	Mailing Address	30 CORPORATE PARK # 450, IRVINE, CA 92606	Foreclosure 1st Legal Date		Delinquent Amount	\$19,811
	Phone Number	714-848-7920	Publish Date		Delinquent Amount As of	01/25/2022
Mortgage Assignment						
	Transaction ID	6	Recorder Doc Number	21-1882167	Original Loan Amount	\$230,000
	Effective Date	11/15/2021	Document Type	Assignment	Origination Doc #	07-0980727
	Borrower(s) Name	ALVAREZ,VICTORIA V	Document Description	Assignment of Mortgage	Origination Recording Date	04/24/2007
			Recording Date	12/20/2021	Original Lender	PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC
	Assignor Name	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS");PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.			Assignee Name	LOANCARE, LLC

Transaction Details (cont.) (3)

Transfer						
	Transaction ID	7	Recorder Doc Number	21-0748646	Partial Interest Transferred	
	Transfer Date	12/03/2020	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/11/2021	Property Use	
	Buyer 1	ALVEREZ, VICTORIA V	Buyer 1 Entity	Unmarried Woman	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	4155 ELROVIA AVE, EL MONTE, CA 91732-2125
	Seller 1	TELLO, VICTOR A	Seller 1 Entity	Single man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	EL MONTE
	Legal Recorder's Map Ref	MB 208 PG 17	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			PORTION LOT7/ / / 11476		Title Company Name	NONE AVAILABLE
Transfer						
	Transaction ID	8	Recorder Doc Number	07-2218331	Partial Interest Transferred	
	Transfer Date	09/18/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	09/26/2007	Property Use	
	Buyer 1	ALVAREZ, VICTORIA V	Buyer 1 Entity	Single woman	Buyer Vesting	Joint Tenants
	Buyer 2	TELLO, VICTOR H	Buyer 2 Entity	Single man	Buyer Mailing Address	4155 ELROVIA AVE, EL MONTE, CA 91732-2125
	Seller 1	ALVAREZ, VICTORIA V	Seller 1 Entity	Single woman	Seller Mailing Address	4155 ELROVIA AVE, EL MONTE, CA 91732-2125
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	EL MONTE
	Legal Recorder's Map Ref	MB208 PG17	Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract			/ / / 11476		Title Company Name	NONE AVAILABLE
Mortgage Release						
	Transaction ID	9	Recorder Doc Number	07-1420490	Loan Amount	\$210,000
	Effective Date		Document Type	Release	Origination Doc #	06-0831531
	Borrower(s) Name	VICTORIA V ALVAREZ	Document Description	Substitution of Trustee and Full Reconveyance	Origination Recording Date	04/17/2006
	Current Lender	MERS, INC.	Recording Date	06/12/2007	Original Lender	MEGA CAPITAL FUNDING INC
Mortgage						
	Transaction ID	10	Recorder Doc Number	07-0980727	Recorder Book/Page	
	Mortgage Date	04/18/2007	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$230,000	Document Description	Unknown Loan Type	1st Periodic Floor Rate	
	Loan Type	Unknown Loan Type	Recording Date	04/24/2007	1st Periodic Cap Rate	
	Origination Lender Name	PARAMOUNT RESIDENTIAL MORTGAGE GROUP	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	
	Type Financing		Maturity Date	05/01/2037	IO Period	
	Borrower 1	ALVAREZ, VICTORIA V	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Mortgage Release						
	Transaction ID	11	Recorder Doc Number	06-1024052	Loan Amount	\$60,000
	Effective Date		Document Type	Release	Origination Doc #	04-1899038
	Borrower(s) Name	VICTORIA V ALVAREZ	Document Description	Release of Mortgage	Origination Recording Date	07/26/2004
	Current Lender	PRLAP INC AS SUCCESSOR BY MERGER WITH PRLAP INC, AS TRUSTEE	Recording Date	05/09/2006	Original Lender	BANK OF AMERICA NA

Transaction Details (cont.) (4)

Mortgage						
	Transaction ID	12	Recorder Doc Number	06-0831531	Recorder Book/Page	
	Mortgage Date	04/05/2006	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$210,000	Document Description	Negative Amortization	1st Periodic Floor Rate	
	Loan Type	Negative Amortization	Recording Date	04/17/2006	1st Periodic Cap Rate	
	Origination Lender Name	MEGA CAPITAL FUNDING INC	Origination Interest Rate	1.90%	Lifetime Cap Rate	
	Origination Lender Type	Mortgage company	First Rate Change Date		Change Index	2.90%
	Type Financing	Adjustable Rate	Maturity Date	05/01/2036	IO Period	
	Borrower 1	ALVAREZ, VICTORIA V	Balloon Rider		Prepayment Penalty Rider	Y
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider	Y	Adj Rate Index	12MTA
	Vesting					
Mortgage Release						
	Transaction ID	13	Recorder Doc Number	05-1507195	Loan Amount	\$24,800
	Effective Date		Document Type	Release	Origination Doc #	99-0089911
	Borrower(s) Name	VICTORIA V ALVAREZ	Document Description	Release of Mortgage	Origination Recording Date	01/21/1999
	Current Lender	CALIFORNIA RECONVEYANCE COMPANY AS TRUSTEE	Recording Date	06/27/2005	Original Lender	WASHINGTON MUTUAL BANK FA
Mortgage						
	Transaction ID	14	Recorder Doc Number	04-1899038	Recorder Book/Page	
	Mortgage Date	07/15/2004	Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$60,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	07/26/2004	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	ALVAREZ, VICTORIA V	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Mortgage						
	Transaction ID	15	Recorder Doc Number	00-0679530	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$50,000	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	05/04/2000	1st Periodic Cap Rate	
	Origination Lender Name	BANK OF AMERICA NA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	ALVAREZ, VICTORIA V	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transaction Details (cont.) (5)

Mortgage						
	Transaction ID	16	Recorder Doc Number	99-0089911	Recorder Book/Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	Monthly
	Loan Amount	\$24,800	Document Description	Credit Line (Revolving)	1st Periodic Floor Rate	
	Loan Type	Credit Line (Revolving)	Recording Date	01/21/1999	1st Periodic Cap Rate	
	Origination Lender Name	WASHINGTON MUTUAL BANK FA	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Bank	First Rate Change Date		Change Index	
	Type Financing	Variable	Maturity Date		IO Period	
	Borrower 1	ALVAREZ, VICTORIA V	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting						
Transfer						
	Transaction ID	17	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	05/03/1985	Property Use	Single Family Residential
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		TRACT NO 11476 LOT COM N 22 19' E 96.51 FT FROM SW COR OF LOT 7 TH S 76 04'25 E TO SE LINE OF SD LOT TH NE THEREON TO A PT S / / / 11476		Title Company Name	

Subject Property Location

Property Address 4155 ELROVIA AVE
City, State & Zip EL MONTE, CA 91732-2125
County LOS ANGELES COUNTY
Mailing Address 13103 BLUE GUM DR, RANCHO CUCAMONGA, CA 91739-1749
Owner Name PRESTIGE EQUITY INVESTMENTS INC,

Report Date: 06/08/2025

Order ID: R185423337

Property Use
Parcel Number

Single Family Residential
8569-004-031



S Subject

Subject Property Location

Property Address 4155 ELROVIA AVE
City, State & Zip EL MONTE, CA 91732-2125
County LOS ANGELES COUNTY
Mailing Address 13103 BLUE GUM DR, RANCHO CUCAMONGA, CA 91739-1749

Report Date: 06/08/2025
 Order ID: R185423338

Property Use Single Family Residential
Parcel Number 8569-004-031

Subject Property

Address	4155 ELROVIA AVE, EL MONTE, CA 91732			APN	8569-004-031
Owner	PRESTIGE EQUITY INVESTMENTS INC,			Lot Size (SF/AC)	5,538/.13
Bedrooms	2	Year Built	1941	Living Area (SF)	1,134
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #1

Address	11516 BASYE ST, EL MONTE, CA 91732			APN	8569-004-030
Owner	CHAR SUET C & SAMSON W			Lot Size (SF/AC)	4,600/.11
Bedrooms	2	Year Built	1948	Living Area (SF)	948
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	4145 ELROVIA AVE, EL MONTE, CA 91732			APN	8569-004-032
Owner	RAMIREZ, ARMINDA; ARMINDA RAMIREZ 2023 TRUST,			Lot Size (SF/AC)	5,852/.13
Bedrooms	2	Year Built	1923	Living Area (SF)	1,444
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	4156 ELROVIA AVE, EL MONTE, CA 91732			APN	8569-004-028
Owner	LEWIS, ROBERT ALDEN; LEWIS, ROSEANN BELINDA			Lot Size (SF/AC)	5,507/.13
Bedrooms	3	Year Built	1946	Living Area (SF)	1,262
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	4144 ELROVIA AVE, EL MONTE, CA 91732			APN	8569-004-027
Owner	LIANG, KUI; KUI LIANG LIVING TRUST,			Lot Size (SF/AC)	5,529/.13
Bedrooms	2	Year Built	1952	Living Area (SF)	884
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	11528 BASYE ST, EL MONTE, CA 91732			APN	8569-004-029
Owner	CARDENAS LUIS			Lot Size (SF/AC)	4,541/.1
Bedrooms	2	Year Built	1946	Living Area (SF)	964
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #6

Address	4137 ELROVIA AVE, EL MONTE, CA 91732			APN	8569-004-038
Owner	BOERSMA WAYNE; SPRAIN JUDY			Lot Size (SF/AC)	10,121/.23
Bedrooms	3	Year Built	1957	Living Area (SF)	1,305
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #7

Address	11513 BASYE ST, EL MONTE, CA 91732			APN	8569-002-027
Owner	ZHANG HAO & SIWEI			Lot Size (SF/AC)	6,653/.15
Bedrooms	4	Year Built	1970	Living Area (SF)	1,818
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #8

Address	11519 BASYE ST, EL MONTE, CA 91732			APN	8569-002-020
Owner	LOPEZ JESUS M & EVALIA; LOPEZ JACQUELINE			Lot Size (SF/AC)	8,779/.2
Bedrooms	2	Year Built	1948	Living Area (SF)	794
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #9					
Address	11529 BASYE ST, EL MONTE, CA 91732			APN	8569-002-006
Owner	LOWRY JEFFREY R & LAURIE A			Lot Size (SF/AC)	7,835/.18
Bedrooms	2	Year Built	1948	Living Area (SF)	851
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #10					
Address	11501 BASYE ST, EL MONTE, CA 91732			APN	8569-002-010
Owner	MERCADO, DIONISIO; MERCADO, ARCELIA			Lot Size (SF/AC)	6,251/.14
Bedrooms	3	Year Built	1951	Living Area (SF)	1,101
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #11					
Address	4151 PECK RD, EL MONTE, CA 91732			APN	8569-004-024
Owner	SUNRISE HEALTH MANAGEMENT LLC,			Lot Size (SF/AC)	12,915/.3
Bedrooms	3	Year Built	1938	Living Area (SF)	948
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #12					
Address	11535 BASYE ST, EL MONTE, CA 91732			APN	8569-002-005
Owner	GRANDE ISAI L; RUVALCABA SOFIA G			Lot Size (SF/AC)	5,147/.12
Bedrooms	2	Year Built	1947	Living Area (SF)	807
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #13					
Address	4157 PECK RD, EL MONTE, CA 91732			APN	8569-004-023
Owner	SUNRISE HEALTH MANAGEMENT LLC,			Lot Size (SF/AC)	12,592/.29
Bedrooms	1	Year Built	1939	Living Area (SF)	904
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #14					
Address	11436 BASYE ST, EL MONTE, CA 91732			APN	8569-004-055
Owner	ZHANG YIPING; YIPING ZHANG TRUST			Lot Size (SF/AC)	10,040/.23
Bedrooms	4	Year Built	1939	Living Area (SF)	1,758
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

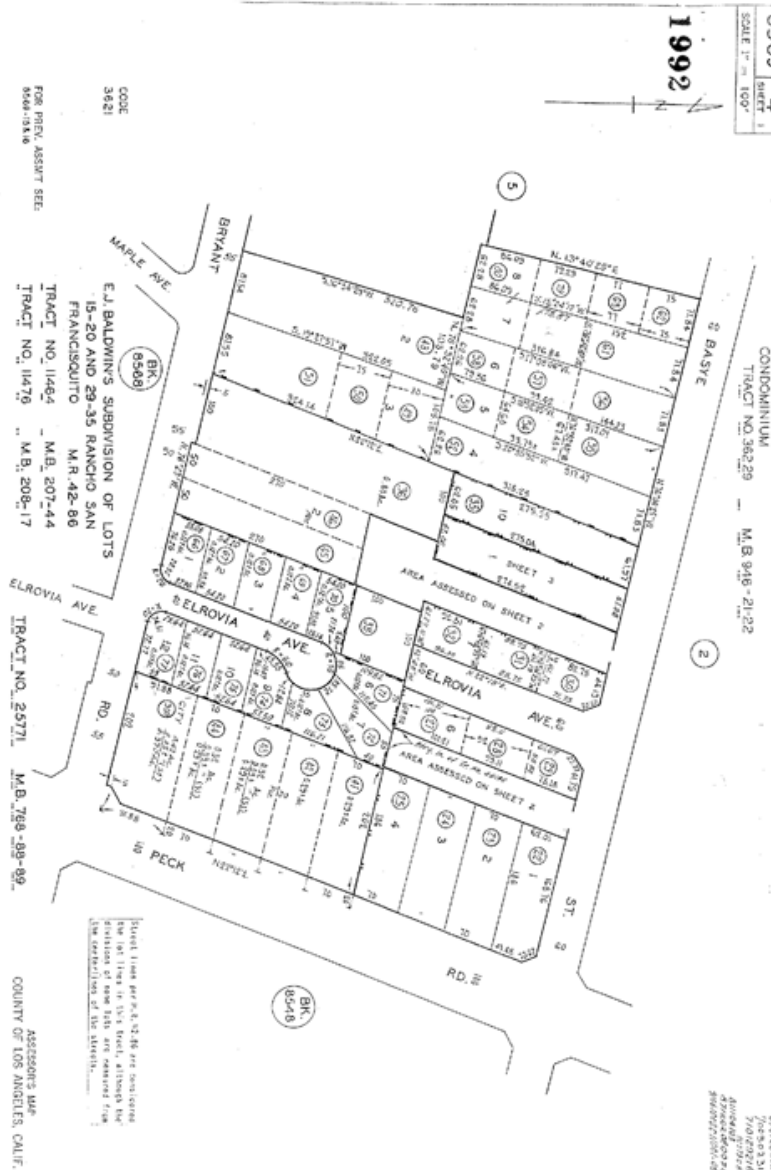
Nearby Neighbor #15					
Address	11447 BASYE ST, EL MONTE, CA 91732			APN	8569-002-031
Owner	WANG JAMES; JAMES WANG TRUST			Lot Size (SF/AC)	5,988/.14
Bedrooms	3	Year Built	1986	Living Area (SF)	1,158
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Subject Property Location

Property Address 4155 ELROVIA AVE
City, State & Zip EL MONTE, CA 91732-2125
County LOS ANGELES COUNTY

Report Date: 06/08/2025
Order ID: R185423339

Parcel Number 8569-004-031



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