



# PROPERTY PROFILE



315 331 IMPERIAL  
CALEXICO, CA 92231

..... PREPARED FOR .....

## Customer Service

4210 Riverwalk Parkway Suite 200  
Riverside, CA 92505



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## Property Information

**Primary Owner :** WONG & ASSOCIATES LP  
**Secondary Owner :** N/A  
**Site Address :** 315 331 IMPERIAL  
 CALEXICO, CA 92231-2605  
**Mailing Address :** 168 E COLE BLVD  
 CALEXICO, CA 92231-9735  
**Assessor Parcel Number :** 058-472-003-000  
**CountyName :** Imperial  
**Tax Account ID :**  
**Phone :** N/A  
**Census Tract :** 0121.01  
**Housing Tract Number :** N/A  
**Lot Number :** 4  
**Page Grid :** -  
**Legal Description :** Lot: 4 ; Block: 52 ; Abbreviated Description: LOT:4 BLK:52 LOTS  
 4 TO 9 INCL BLK 52 TOWNSITE OF CALEXICO

## Property Characteristics

<b>Bedrooms :</b> 0	<b>Year Built :</b> N/A	<b>Square Feet :</b> 0
<b>Bathrooms :</b> 0.0	<b>Garage :</b> N/A	<b>Lot size :</b> 19406 SF
<b>Partial Bath :</b> 0	<b>Fireplace :</b> N/A	<b>Number of Units :</b> 0
<b>Total Rooms :</b> 0	<b>Pool/Spa :</b> N	<b>Use Code :</b> Retail Stores ( Personal Services, Photography, Travel)
<b>Zoning :</b> N/A		

## Sale/Loan Information

<b>Transfer Date :</b>	<b>Document # :</b>
<b>Transfer Value :</b> N/A	<b>Cost/Sq Feet :</b> N/A
<b>First Loan Amt :</b> N/A	<b>Lender :</b>

## Assessment/Tax Information

<b>Assessed Value :</b> \$924,907	<b>Tax Amount :</b> \$11,629.10
<b>Land Value :</b> \$263,836	<b>Tax Status :</b> Current
<b>Improvement Value :</b> \$661,071	<b>Tax Rate Area :</b> 2-001
<b>Percent Improvement :</b> 71 %	<b>Homeowner Exemption :</b> N



### Mortgage Record

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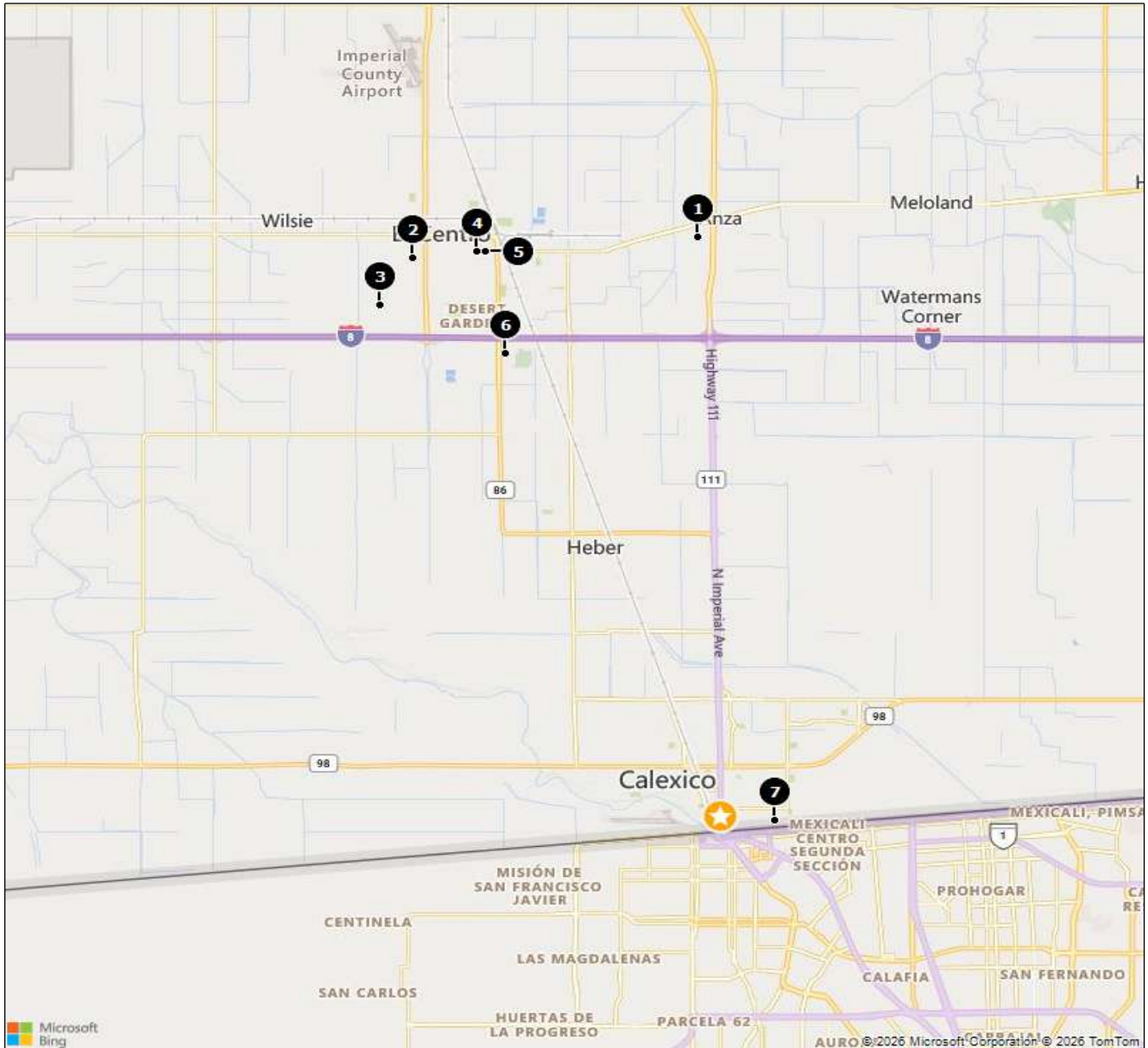
Recording Date:	06/10/2025	Document #:	2025008625
Loan Amount:	\$757,500	Loan Type:	9
TD Due Date:		Type of Financing:	
Lender Name:	NEIGHBORHOOD NATIONAL BANK		
Lender Type:	Bank		
Buyer Vesting:	WONG & ASSOCIATES LP,		
Vesting:			

### Prior Transfer

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Recording Date:	09/28/2011	Document #:	2011-023259
Price:		Document Type:	Quit Claim Deed
First TD:		Type of Sale:	&
Lender Name:			
Buyer Name:	WONG & ASSOCIATES LP,		
Buyer Vesting:			
Sell Name:	WONG & ASSOCIATES,		
City/Muni/Twp:	CALEXICO		
Legal:	LOT:1-9 BLK:52 CITY:CALEXICO SUBD:TOWNSITE OF CALEXICO MAP REF:MB1 PG14		

**315 331 IMPERIAL  
CALEXICO, CA 92231-2605**



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 1963 111 Hwy, El Centro	02/24/2026	\$1,400,000	0	0	0	9.5
2. 1651 W Main St, El Centro	02/06/2026	\$3,300,000	0	0	0	19945
3. 2295 Ross Ave, El Centro	01/23/2026	\$535,000	0	0	0	16361
4. 626 W Main St, El Centro	01/15/2026	\$410,000	0	0	0	3625
5. 536 W Main St, El Centro	10/24/2025	\$124,000	0	0	0	3595
6. 351 Wake Ave, El Centro	01/30/2026	\$6,550,000	0	0	0	4.6
7. 900 E 3rd St, Calexico	10/03/2025	\$180,000	0	0	0	0



**Criteria Selected:**

Searched by Radius: 10 miles  
 Maximum Area: 0 SqFt.  
 Maximum Bathrooms: 99 Minimum Bathrooms: 0  
 Land Use: Same as Subject  
 Date Range: 09/26/2025 to 03/25/2026

**Area Sales Analysis**

	Low	Median	High
<b>Bedrooms:</b>	0	0	0
<b>Baths:</b>	0	0	0
<b>Lot Size:</b>	0	3,595	19,945
<b>Living Area (SqFt):</b>	0	0	0
<b>Sale Price:</b>	\$124,000	\$535,000	\$6,550,000
<b>Year Built:</b>	0	0	0
<b>Age:</b>	2026	2026	2026

**Subject Property**

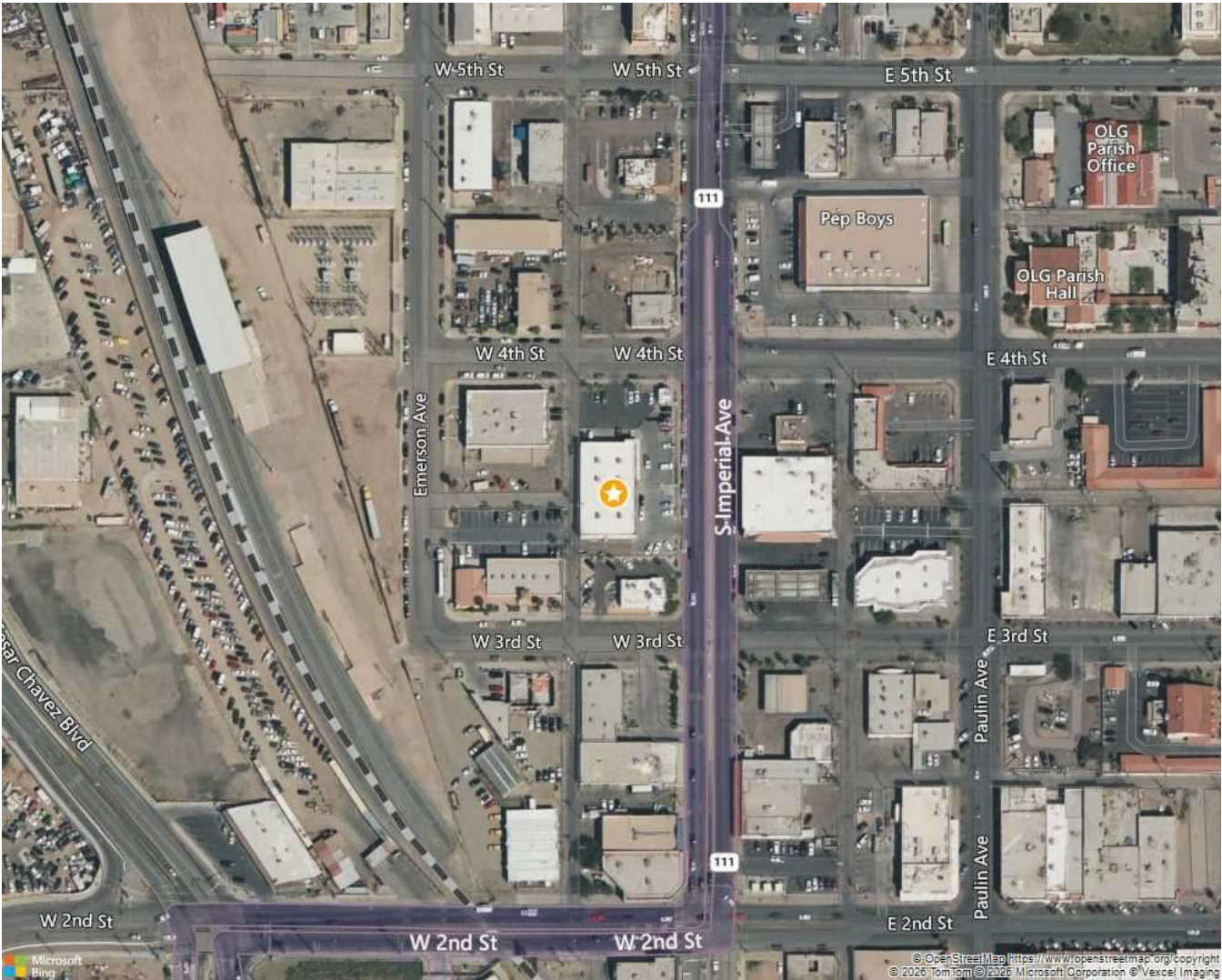
**Sale Date:** N/A    **Year Built:** N/A    **Price:** N/A    **Pool:** N  
**Lot Size:** 19,406 SF    **Square Feet:** N/A    **\$/SF:** N/A    **BR/Bth:** 0/0.0

**Comparable Sales Data**

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
1	1963 111 HWY EL CENTRO, CA 92243	02/24/2026	\$1,400,000	\$2,500,000	\$0	0	0	0	9.5 SF	N/A
	<b>Owner:</b> DESERT PETROLEUM 2 LLC		<b>Seller:</b> ARES TRANSPORT GROUP							
	<b>APN:</b> 044-470-020-		<b>Document #:</b> 2026002636							
	<b>Legal:</b> Tract No:40 Land Lot:31&34 Sec/Twnship/Range:S34T15SR14E SBM City/Muni/Twp:UNINCORPORATED									
	<b>Land Use:</b> Retail Stores ( Personal Services, Photography, Located approximately 8.83 miles from subject property.									
2	1651 W MAIN ST EL CENTRO, CA 92243	02/06/2026	\$3,300,000	\$0	\$0	0	0	0	19,945 SF	N/A
	<b>Owner:</b> GALA GROUP LLC		<b>Seller:</b> V NATARAJAN REVOCABLE TRUST, V							
	<b>APN:</b> 052-070-085-		<b>Document #:</b> 2026001802							
	<b>Legal:</b> Lot:12 Subdivision:PARCEL MAP NO 052-070-39 Map Ref:MB 12 PG 44City/Muni/Twp:EL CENTRO									
	<b>Land Use:</b> Retail Stores ( Personal Services, Photography, Located approximately 9.53 miles from subject property.									
3	2295 ROSS AVE EL CENTRO, CA 92243	01/23/2026	\$535,000	\$428,000	\$0	0	0	0	16,361 SF	N/A
	<b>Owner:</b> SUN 2295 LLC		<b>Seller:</b> QUESADA FAMILLY TRUST, JESUS E							
	<b>APN:</b> 052-453-073-		<b>Document #:</b> 2026001091							
	<b>Legal:</b> Lot:1 Subdivision:PARCEL MAP NO 52-453-62 Map Ref:MB 12 PG 93City/Muni/Twp:EL CENTRO									
	<b>Land Use:</b> Retail Stores ( Personal Services, Photography, Located approximately 9.13 miles from subject property.									
4	626 W MAIN ST EL CENTRO, CA 92243	01/15/2026	\$410,000	\$0	\$0	0	0	0	3,625 SF	N/A
	<b>Owner:</b> E1 CENTRO INVESTMENT LLC		<b>Seller:</b> EQUITY TRUST COMPANY, HEMENDRA							
	<b>APN:</b> 053-103-010-		<b>Document #:</b> 2026000714							
	<b>Legal:</b> Lot:28 Block:20 Subdivision:TOWNSITE OF EL CENTRO Map Ref:MAP 953City/Muni/Twp:EL CENTRO									
	<b>Land Use:</b> Retail Stores ( Personal Services, Photography, Located approximately 9.25 miles from subject property.									

## Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Si:	Pool
5	536 W MAIN ST EL CENTRO, CA 92243	10/24/2025	\$124,000	\$0	\$0	0	0	0	3,595 SF	N/A
	<b>Owner:</b> RAFAEL BUSTAMANTE LAUE									
	<b>APN:</b> 053-111-038-									
	<b>Legal:</b> Lot:39 Block:19 Subdivision:TOWNSITE OF EL CENTRO Map Ref:MB 1 PG 19City/Muni/Twp:EL CENTRO									
	<b>Land Use:</b> Retail Stores ( Personal Services, Photography,									Located approximately 9.21 miles from subject property.
6	351 WAKE AVE EL CENTRO, CA 92243	01/30/2026	\$6,550,000	\$0	\$0	0	0	0	4.6 SF	N/A
	<b>Owner:</b> GOODWILL INDUSTRIES OF SAN DIEGO									
	<b>APN:</b> 054-050-030-									
	<b>Legal:</b> Subdivision:TRACT 104 Map Ref:MB 1713 PG 799City/Muni/Twp:EL CENTRO									
	<b>Land Use:</b> Retail Stores ( Personal Services, Photography,									Located approximately 7.66 miles from subject property.
7	900 E 3RD ST CALEXICO, CA 92231	10/03/2025	\$180,000	\$0	\$0	0	0	0	0 SF	N/A
	<b>Owner:</b> ROSALVA M GARCIA TRUST, ROSALVA M									
	<b>APN:</b> 058-551-028-									
	<b>Legal:</b> Lot:1 Block:4 Subdivision:HUGHES SUBDIVISION Map Ref:MAP 133City/Muni/Twp:CALEXICO									
	<b>Land Use:</b> Retail Stores ( Personal Services, Photography,									Located approximately 0.76 miles from subject property.



**315 331 IMPERIAL  
CALEXICO, CA 92231-2605**

