

DOWNTOWN POMONA OWNERS ASSOCIATION

ANNUAL REPORT

FOR THE

CITY OF POMONA

July 1, 2026 to June 30, 2027

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This Annual Report is herein submitted to the mayor and City Council members of the City of Pomona to summarize the work accomplished in the year July 1st 2025 through June 30, 2026 and to set forth proposed improvements, expenses, budgets, assessments and activities for the fiscal year July 1st, 2026, through June 30th, 2027. This report and budget were approved by the DPOA|DPD board of directors on June 25th, 2026.

OVERVIEW

The Downtown Pomona PBID (Property Business Improvement District) continued to provide enhanced services beyond those provided by the City of Pomona through security, maintenance, marketing, advocacy, and community engagement. During the 21st year of the PBID and the 7th year of the expanded PBID boundaries, the district experienced continued growth as a destination for arts, culture, entertainment, and small business development. Significant accomplishments included expanded public safety technology, support of major community events, continued district maintenance improvements, growth of the Downtown Arts Colony, implementation of the Downtown Pomona District rebrand initiative (DPD), and ongoing advocacy for infrastructure improvements benefiting property owners, businesses, residents, and visitors.

SECURITY

The Downtown Pomona District, as the governing body of the PBID, remains fully committed to maintaining a safe, secure, and welcoming environment for residents, businesses, and visitors. Recognizing the importance of proactive crime prevention and rapid response, the DPD has undertaken a comprehensive reevaluation and enhancement of its security program over the past year.

Currently, the PBID operates 112 security cameras strategically positioned throughout the district. Many of these systems had been due for significant upgrades due to aging hardware. Advances in technology have allowed for more cost-effective and efficient replacements not only of cameras but also associated equipment such as radios, transmitters, computer chips, and hard drives, ensuring the system remains robust and reliable.

In partnership with the Pomona Police Department, the DPD has implemented full ability for law enforcement to access the district's security camera network through the police recommended provider, FUSUS. Additionally, Pomona PD has direct access to the four Flock cameras installed by the DPD, which expands surveillance coverage.

Since June 1, 2024, an upgraded private security contract has been in place, which includes a dedicated security vehicle, extended daytime patrol hours, and enhanced officer overlap during shift changes. Security personnel utilize mobile tablets to stay continuously connected to the camera system and to each other, facilitating faster communication and coordinated response.

Security patrols operate on rotating patterns by car, foot, and bike to maximize visibility and presence throughout the district. These measures support a stronger, more consistent 24/7 monitoring effort that contributes significantly to public safety and community confidence.

For those needing assistance in Downtown Pomona, the DPOA maintains a dedicated hotline at 888-720-0007. Calls are promptly routed to either private security or Pomona police dispatch based on availability, ensuring timely and effective response to any concerns or incidents.

MAINTENANCE

The Downtown Pomona District maintenance team continues to be one of the most vital pillars of district operations. Their dedication and work ethic are visible daily in the cleanliness, safety, and overall presentation of the area. Far beyond basic upkeep, this team is an essential part of creating a welcoming and event-ready environment that reflects the pride and identity of Downtown Pomona.

The crew performs daily cleaning of sidewalks, alleys, and public spaces, maintains over 165 trash receptacles and services all common-use surfaces including benches, planters, bike racks, signage, and 22 pet waste stations. Scheduled power washing of sidewalks and alleys ensures that the district remains fresh, walkable, and inviting for residents, businesses, and visitors. They also operate a power sweeper for parking lots managed by the VPD, further extending their reach across the district.

In addition to their regular duties, the maintenance team plays a critical role in event operations. They implement the full setup and breakdown of all major events, and ensure streets and plazas are clean, accessible, and visually presentable for the thousands of guests who attend. Whether it's the Holiday Parade, Art Walks, or Trick or Treat, their presence is key to the smooth execution of each event.

Their maintenance staff's collaboration with the marketing team is another example of their value beyond the expected. When banners and signage are produced for special events, awareness campaigns, or cultural celebrations and local High School & College Graduates, it is the maintenance team that installs and ensures they are properly displayed throughout the district. During celebratory months, such as Hispanic Heritage Month, Pride Month, and Lunar New Year, the crew works to enhance the district with themed decor, helping to create a vibrant and inclusive atmosphere.

The maintenance program has also embraced new technology, implementing a digital work order system that allows for real-time tracking, scheduling, reporting, and storing of all maintenance tasks. This system not only improves accountability but also ensures a data-driven approach to managing the district's physical condition.

The DPD|PBID is proud to have a maintenance team that is responsive, reliable, and deeply committed to the quality of Downtown Pomona. Their work goes well beyond what is seen

at first glance; they are hands-on contributors to the experience, reputation, and continued revitalization of our community.

MARKETING

The Downtown Pomona District continued to strengthen its reputation as one of Southern California's most vibrant arts, culture, entertainment, and small business destinations. The Downtown Arts Colony remains the heart of the district, home to a diverse collection of galleries, artist studios, creative workspaces, music venues, theaters, restaurants, breweries, and independently owned businesses that contribute to the unique character and economic vitality of Downtown Pomona.

Through monthly Second Saturday ArtWalk events and year-round programming, Downtown Pomona welcomed thousands of visitors from across the region while providing opportunities for local artists, entrepreneurs, performers, and small businesses to showcase their work. The district continues to serve as a hub for creativity, community engagement, and cultural expression.

Throughout the year, DPD supported and promoted numerous community events and activations, including the Second Saturday ArtWalk, Lunar New Year Festival, Dia de Los Muertos celebrations, Trick-or-Treat in Downtown, Farmers Market programming, Walk the Beat, the Antique Street Faire, St. Patrick's Day Bar Crawl, Cinco de Mayo Bar Crawl, and the Women's Awards Celebration, which highlighted and honored women-owned businesses, female entrepreneurs, and community leaders making a positive impact throughout Downtown Pomona.

One of the district's most significant annual events, the Downtown Pomona Holiday Parade, attracted approximately 26,000 attendees, making it one of the largest community celebrations in the region. The event generated substantial economic activity for local businesses while bringing families, residents, and visitors together to celebrate the holiday season.

Downtown Pomona also continued to attract commercial, television, film, and music industry productions, further establishing the district as a premier creative destination. Productions featuring internationally recognized artists Katy Perry and Kendrick Lamar selected Downtown Pomona as a filming location, bringing additional visibility, economic activity, and national exposure to the district. These opportunities continue to showcase Downtown Pomona's historic architecture, unique streetscapes, and thriving creative community while reinforcing its reputation as a destination for arts, culture, entertainment, and business development.

ADVOCACY & CITY COLLABORATION

Throughout Fiscal Year 2025-2026, the Downtown Pomona District-PBID was actively engaged in advocating for the needs and priorities of Downtown property owners, businesses, residents, and visitors. Through regular Board meetings, committee discussions, stakeholder engagement, and coordination with City departments, the DPD worked to identify and address issues impacting the overall success, safety, and vitality of Downtown Pomona.

Public safety remained the highest priority throughout the year. The DPD continued working closely with the Pomona Police Department, private security providers, and City leadership to support crime prevention efforts, strengthen security resources, improve communication, and address quality-of-life concerns affecting the downtown community. The organization also continued investing in public safety technology and supporting collaborative efforts designed to enhance emergency response and crime deterrence.

The DPD also advocated for infrastructure improvements throughout the district, including the restoration and maintenance of pedestrian lighting, improvements to public parking facilities, replacement of deteriorated wayfinding signage, and long-term solutions to recurring issues caused by copper wire theft. Additional discussions focused on improving accessibility, mobility, and visitor experience throughout Downtown.

Economic development and business support remained a central focus of the organization's advocacy efforts. The DPD worked to strengthen communication between Downtown stakeholders and City departments, encourage investment in vacant and underutilized properties, support business attraction and retention efforts, and promote Downtown Pomona as a regional destination for arts, entertainment, dining, culture, and community events.

Throughout the year, the DPD collaborated with City staff on event planning, permitting, public space management, and community activation efforts. The organization advocated for more efficient permitting processes, increased coordination among departments, and policies that support economic activity while maintaining public safety and accessibility.

The DPD also continued advocating for improvements that support the long-term success of Downtown events and public gatherings, including enhanced public restroom access, permanent electrical infrastructure for event production, improved lighting, and other amenities that improve the visitor experience while reducing operational challenges for event organizers.

In addition, the DPD continued to provide services beyond those funded through PBID assessments, including enhanced beautification efforts, large-scale graffiti removal, emergency cleanup response, additional pressure washing, and supplemental maintenance activities. These efforts reflect the organization's ongoing commitment to

continuously supporting a clean, safe, welcoming, and economically vibrant Downtown Pomona.

The DPOA remains committed to working collaboratively with the City of Pomona and community partners to address these priorities and ensure the continued growth and success of Downtown Pomona as the cultural, entertainment, business, and community center of the City.

BOARD OF DIRECTORS

The current Board of Directors and officers are listed on the table below. Each year, one-third of the board members are up for reelection, ensuring ongoing community representation and accountability. Officers are elected annually at the June board meeting.

Designated board members actively participate in the monthly Marketing and Operations Committee meetings, focusing on key district initiatives. The Executive Board meets monthly to guide overall strategy and decision-making.

All meetings are open to the public unless adjourned into closed session for specific matters, reflecting the PBID's commitment to transparency and community involvement.

BOARD MEMBERS

Board Member	Type	Position
Vacant	Property	Treasurer
Vacant	Property	
Loewenstein, Cary	Property	
Swodeck, Joshua	Property	
Rivera, Martha	Property	President
Tessier, Cathy	Property	
Tessier, Ed	Property	
Wong, Eddie	Property	
Shields, Rob	Property	Secretary
Manriquez, Justin	Merchant	
Franco, Daniela	Merchant	
Robles, Monique	Merchant	
Vazquez, Manny	VPD	
Preciado, Victor	City Council	

KEY PERSONNEL

Director – Yajaira Heidi Ortega

Maintenance Supervisor – Augusto Vivanco

Accounting – Norma Haddad, CPA, Value Resources

DPD MEETING SCHEDULE

119 W 2nd Street, Pomona CA 91766

(Meetings held at the DPD office unless otherwise noted)

Board of Directors: 4th Thursday of the month at 5:00 PM

Joint Operations Committee: 2nd Thursday of the month at 4:00 PM

Marketing Committee: 2nd Thursday of the month at 5:00 PM

DPOA Annual Meeting each August: TBD

Holiday Parade Committee and other ad hoc committee meetings: TBD

PLANS AND PROJECTS

In organizing Downtown Pomona documents, the annual increase of the PBID parcel charge is limited to 2% per year. Given the general increase in costs of goods and services (and staff), the total overall income was able to meet this challenge. Additionally, DPOA has been able to increase financial support from other community and business sources to meet the challenge of increased costs.

SECURITY

The 2026/2027 security budget was stabilized despite a proposed 6% contract increase while ensuring funds for completing the camera replacement, repairs, and upgrades, adding additional private security patrol hours, and other security enhancements. The Pomona Police Department has full camera access to record and use details for identifying and locating vandals and criminals for prevention and arrest. Funds for additional security patrols during large events will be a cost absorbed by the funds allocated to that event. DPD staff will communicate with both Pomona Police Department and private security frequently to continue to do everything possible to create and advocate for a safe and friendly atmosphere for residents, businesses, and visitors.

MAINTENANCE

For the 2026/2027 fiscal year, the DPD maintenance budget has stabilized, reflecting the use of new control programs, staff re-organization, and shifting to new vendors, all to meet the growing needs of the district and the organization's continued commitment to delivering high-quality service to the Downtown Pomona community.

To improve operational efficiency, DPD has implemented a digital hours-worked entry system that tracks how staff time is spent across various tasks. This data-driven approach allows the team to evaluate performance, assess task prioritization, and adjust scheduling to better align labor hours with district needs.

Beginning in July, an additional tracking program will be introduced to monitor all maintenance tasks, projects, repairs, and associated costs. This new system will capture before-and-after documentation for larger jobs and track equipment usage, enabling staff to better forecast repair needs and extend the lifespan of materials and infrastructure used daily in Downtown Pomona. These tools will not only enhance the team's ability to manage

day-to-day maintenance but also support long-term sustainability and resource planning across the PBID.

The DPD also manages several key contracts with the City of Pomona to supplement city services. One major contract covers the regular emptying and servicing of over 165 public trash cans throughout downtown. The maintenance crew also actively monitors all trash enclosures and reports to administrative staff for follow-up. Another contract includes the cleaning and preservation of the historic fountains on 2nd Street, while DPD continues scheduled maintenance, additional repairs still pending from the City will fully restore functionality. In partnership with the Pomona VPD Commission, DPD is contracted to sweep VPD-managed parking lots using a dedicated power sweeper, owned by the DPD. Outside of these formal agreements, DPD also operates a graffiti film installation and removal program, offering business and property owners protective window film replacement at actual cost. Due to a rise in material costs and increased requests for the program, the budget for this program has been adjusted accordingly.

Together, these efforts reflect DPD's proactive and professional approach to keeping Downtown Pomona clean, functional, and welcoming. By leveraging technology, strengthening city partnerships, and investing in the longevity of the district's assets, the DPD continues to raise the standard for public maintenance within the PBID.

MARKETING

The marketing team was instrumental in the prior year in soliciting sponsorships for various events. As sponsorships are not an anticipated known amount, sponsorship income estimates are not entered as a known income. Individual events will absorb the costs of additional social digital output required for that particular event. In most cases increased event costs will be covered by sponsorship income, thus providing additional funds for marketing efforts. Marketing has taken a lead in digital media advertising and increasing attendance at downtown events.

Staff reviews all programs, procedures and methods to determine the least costly methods to use, yet to maintain effective marketing. Marketing also continues to provide print materials, banners, local guides, and event directories. This year's marketing plans focus on the official launch of the Downtown Pomona District brand, including a refreshed logo, updated website, and new signage throughout the area.

We are enhancing digital visibility with interactive event directories, SEO-driven content, and a stronger social media presence featuring business highlights, reels, and paid ads. Pedestrian engagement will be improved through creative street markings, QR-coded walking tours, and sidewalk decals that guide visitors to key destinations. We are expanding our digital engagement efforts by exploring new mobile-friendly tools and platforms designed to strengthen connections between local businesses, residents, and visitors while improving access to community information and resources. Partnerships with

local artists, businesses, and schools will help drive engagement while performance will be tracked monthly through digital metrics, social growth, and event attendance.

ADMINISTRATIVE OFFICE

The proposed budget for the Administrative Office is \$160,578. Actual total administrative staff cost of “\$163, 231” is equally allocated to administration as well as each of the other three budget categories “admin allocation”. Staff costs are divided equally for each of the four main categories in the budget. This past fiscal year has been led by a new Director, bringing a tremendous positive impact to the DPD-PBID community. Under new leadership, a full review of office procedures was completed with a focus on improving technology, organization, and overall efficiency. A computer technician contractor is currently supporting the office by maintaining updated systems and equipment, providing ongoing maintenance, and offering immediate support for any technical issues staff may face.

The office was reconfigured to increase efficiency and to accommodate the large computer screens that monitor the cameras. Some equipment was replaced, and staff hours were reorganized. Office staff is working closely with maintenance, security, and marketing to monitor finances and work product. It is the duty of office staff to schedule and monitor maintenance, coordinate and schedule social media direction, coordinate closely with Pomona Police Department and private security at all times, schedule and manage all meetings, be available to respond to the needs of PBID property owners, businesses & residents, and meet & greet the public when needed. The office is open four days a week; the fifth day is reserved for internal meetings, project reviews, financial reviews, and planning. The Director will continue to engage with the City of Pomona’s departments to determine how the DPD can best serve the PBID.

In summary:

1. The DPD remains committed to supporting downtown property owners and merchants through responsive service, advocacy, and direct collaboration.
2. Strengthening public safety remains a top priority, with continued partnership between the Pomona Police Department and DPD’s upgraded private security to ensure a safer, more welcoming district.
3. The DPD will grow its dynamic event calendar, further activate public spaces and encouraging business through curated, high-impact programming.
4. Through strategic initiatives and community engagement, the DPD will continue to lead efforts that foster economic growth and cultural vibrancy in Downtown Pomona.
5. The DPD team will maintain a hands-on, proactive approach to daily operations, always seeking ways to improve services and elevate the PBID experience.

DPD|DPOA BUDGET

The PBID is funded primarily through assessments. An additional portion of its income comes from service contracts and service programs. Another source of income is from sponsorships and donations for various activities and events and has enabled the PBID to expand its events and programs to attract more people to the Downtown area. The budget is reviewed monthly, and expenses are monitored to determine if any elements of the budget need to be adjusted. The budget pays for marketing, security, maintenance, and administration, including costs for all supplies, equipment, services, and staff.

Any surplus of funds at the end of the current fiscal year 2026/2027 will be rolled over to the 2027/2028 fiscal year. We expect the rollover amount at the end of the 2026/2027 fiscal year to be approximately **\$10,000.00. \$20,000.00 is** being held in reserves.

In the proposed budget for 2026/2027, the DPD|DPOA does not include as income the delinquent assessment funds due to the PBID, pursuant to a list provided by the City of Pomona, based on the summary by Willdan Financial Services on February 4th, 2026, is \$70,493.00. End of year delinquencies will be received over time and are included with funds received throughout the year. The collected delinquencies are not designated or labeled as such. The delinquency total varies from year to year.

In past years, a small portion of some of the delinquent funds have been received by DPD|DPOA, but amounts cannot be estimated.

ASSESSMENTS

The PBID uses common parcel-based factors to assess special benefit in a commercial retail/residential/business district which are parcel size, St. frontage, and building size. St. frontage has been determined to provide approximately 43% of the total assessment, land area approximately 19 percent of the total assessment and building area approximately 38% of the total assessment. Annual assessments are as follows:

PARCEL TYPE	PARCEL SIZE (PER SQ FT)	PARCEL FRONTAGE (PER FEET)	BUILDING SIZE (PER SQ FT)
Commercial	\$0.071104	\$19.665499	\$0.221696
Parks	\$0.056883	\$15.732399	\$9.177357
Private Tax-Exempt	\$0.003555	\$0.983275	\$0.011085

The benefits that will be provided to the properties within the district are listed in the Budget Summary below. The amount and percentage of these assessment funds to be distributed for each program are listed next to each program. These services will only be applied to properties that are assessed within the boundaries of the district.

DPD|DPOA JULY 1, 2026, TO JUNE 30, 2027
BUDGET SUMMARY

SERVICES PROVIDED	AMOUNT	PERCENTAGE
SECURITY	\$587,594.00	40.3%
MAINTENANCE	\$426,633.00	29.3%
MARKETING	\$281,897.00	19.3%
ADMINISTRATION	\$160,578.00	11.1%

Budget Overview: 7/1/2026-6/30/2027

NET BALANCE	AMOUNT
TOTAL DPOA INCOME	\$ 1,456,702.00
TOTAL DPOA EXPENSES	\$ 1,456,702.00
NET BALANCE	\$0.00

INCOME SOURCES	AMOUNT	CATEGORY TOTAL	SOURCE TOTAL	TOTAL
PBID ASSESSEMENT FUNDS	\$ 1,149,963.00			
Assessment Delinquent Prior Years due to DPOA	\$ 70,493.00			
(Delinquent assessments not included in overall budget)				
TOTAL PBID ASSESSEMENT INCOME		\$ 1,149,963.00		
City Contracts				
Public Works Fountain Contract	\$ 7,000.00			
Public Works Trash Contract	\$ 30,000.00			
VPD Lot Sweeping Income	\$ 118,800.00			
TOTAL CITY CONTRACTS INCOME		\$ 155,800.00		
DPOA GENERATED INCOME & GENERAL SPONSORSHIP				
Events & General Sponsorships				
Christmas Parade Sponsorships	\$ 25,000.00			
Christmas Parade Entry Fees & Vendors	\$ 17,500.00			
Día de Los Muertos Sponsorships	\$ 7,500.00			
Lunar New Year Sponsorships	\$ 8,000.00			
Event Sponsorships	\$ 5,000.00			
Farmers Market 2nd Saturday Income	\$ 60,000.00			
TOTAL EVENT INCOME		\$ 123,000.00		
MAINTENANCE & MISC INCOME				
Fox Pressure Washing	\$ 9,000.00			
Graffiti Film Income	\$ 6,500.00			
Movie/Commercial filming fees	\$ 2,000.00			
Pressure Washing Income	\$ 5,000.00			
TOTAL MAINTENANCE & MISC INCOME		\$ 22,500.00		
MISC INCOME				
Interest Income	\$ 5.00			
Misc Undesignated Income	\$ 5,434.00			
TOTAL MISC INCOME		\$ 5,439.00		
TOTAL PBID ASSESSEMENT INCOME			\$ 1,149,963.00	
TOTAL DPOA GENERATED INCOME			\$ 306,739.00	
BALANCE ROLL OVER FROM 25-26 FUNDS ON HAND	\$ 10,000.00			
CASH RESERVES	\$ 20,000.00			
TOTAL DPOA INCOME				\$ 1,456,702.00

EXPENSE SOURCES	AMOUNT	CATEGORY TOTAL	DEPARTMENT TOTAL	TOTAL
ADMINISTRATION EXPENSES				
Accounting, Financial Consulting and Tax Prep				
Accounting, Financial Consulting and Tax Prep	\$ 18,500.00			
Total Accounting, Tax Prep & Consulting		\$ 18,500.00		
Administration Overhead, Compensation & Benefits				
Administration Admin Allocation	25% of \$163,231.00 = \$40,807	\$ 40,807.00		
Payroll Services		\$ 7,000.00		
Staff Compensation & Benefits - I		\$ 137,362.00		
Payroll Taxes - Admin		\$ 9,669.00		
Health Insurance		\$ 9,000.00		
Total Staff Compensation & Benefits & Costs		\$ 40,807.00		
Human Resources & Legal				
Dues, Subscriptions, License	\$ 500.00			
Human Resources	\$ 250.00			
Legal	\$ 7,000.00			
Total Human Resources & Legal		\$ 7,750.00		
Insurance				
Business Auto Insurance (see maintenance category)	\$ -			
Business Owners Policy				
Contents: Liability & Property	\$ 1,804.00			
Commercial Inland Marine				
Contents: Equipment, Fine Arts, Misc.	\$ 4,745.00			
Non-Profit D&O	\$ 10,672.00			
Total Insurance		\$ 17,221.00		
Office Expenses				
Business Meetings & Meals	\$ 2,500.00			
Computer & IT	\$ 26,000.00			
Office Alarm	\$ 1,200.00			
Office Supplies & Misc admin	\$ 6,000.00			
Postage & Delivery	\$ 600.00			
Total Office Expenses		\$ 36,300.00		
Administration Other				
Rent	\$ 35,000.00			
Telephone Fax-Office	\$ 5,000.00			
Total Administration Other		\$ 40,000.00		
TOTAL ADMINISTRATION EXPENSES			\$ 160,578.00	

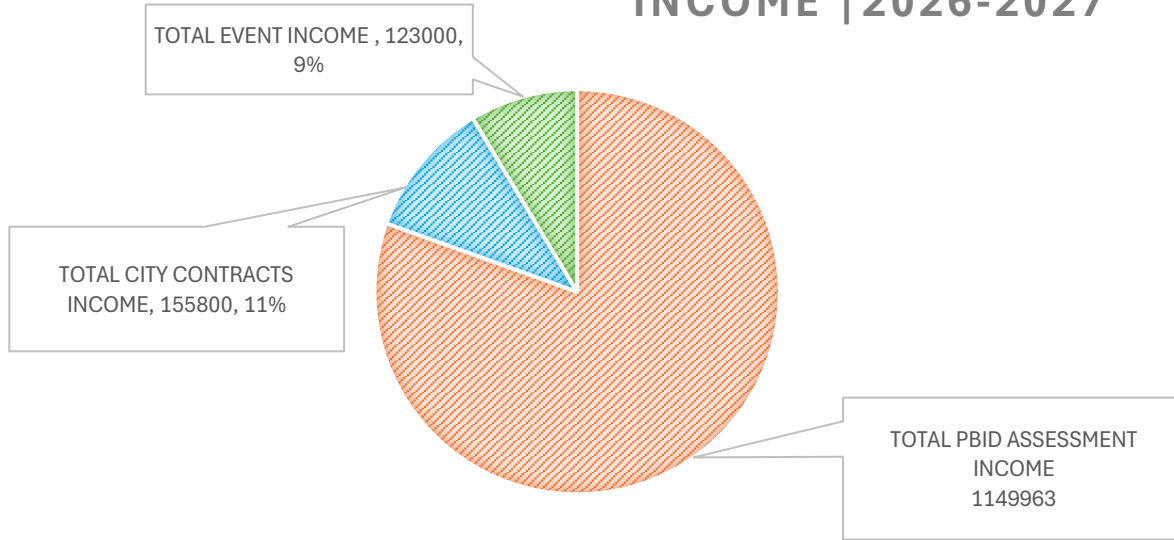
MAINTENANCE EXPENSES			
Maintenance Compensation & Benefits			
Maintenance Admin Allocation	25% of \$163,231.00 = \$40,807	\$	40,807.00
Compensation and Benefits		\$	177,069.00
Maintenance Health Insurance		\$	25,000.00
Payroll Taxes Maintenance		\$	13,877.00
Workers Compensation		\$	21,500.00
Uniform Allowance		\$	2,000.00
Total Compensation & Benefits- Maintenance		\$	280,253.00
Gem Car & Truck Expenses			
Gem Car & Truck DMV		\$	2,800.00
Gem Car & Truck Insurance		\$	25,000.00
Gem Car & Truck maintenance		\$	10,000.00
Gem Car/Truck Gas /Oil (inc sweeper)		\$	15,000.00
Total Gem Car/Truck Expenses		\$	52,800.00
Graffiti Services			
Graffiti Removal Supplies & Graffiti Film		\$	1,500.00
Total Graffiti Services		\$	1,500.00
Landscaping Maintenance			
Gas/Oil Landscape Equipment		\$	200.00
Trash Disposal		\$	26,000.00
Total Landscaping Maintenance		\$	26,200.00
Pressure Washing Program			
Pressure Washer maintenance		\$	2,000.00
Total Pressure Washing Program		\$	2,000.00
Sweeper Expenses			
Sweeper Lease		\$	40,800.00
Sweeper Expenses		\$	2,500.00
Sweeper Gas(inc with all other gas purchases)		\$	-
Total Sweeper expenses		\$	43,300.00
Maintenance Other/ Misc.			
Maintenance tools and Supplies		\$	5,000.00
Parking Maintenance Vehicle		\$	6,000.00
Storage Unit rental (NOT VEHICLES)		\$	2,500.00
Pest Control		\$	1,080.00
Arch Repairs		\$	1,000.00
TREE LIGHTS		\$	5,000.00
Total Maintenance Misc.		\$	20,580.00
TOTAL MAINTENANCE EXPENSES		\$	426,633.00

MARKETING EXPENSES			
Marketing Payroll and Consulting			
Marketing Admin Allocation	25% of \$163,231.00 = \$40,807	\$	40,807.00
Payroll (inc employer taxes & benefits)		\$	61,240.00
Marketing Contractors		\$	27,500.00
Marketing Consultant (including employer taxes)		\$	37,500.00
Total Marketing Payroll and Consulting Expenses		\$	167,047.00
Advertising			
Advertising: Brochures & Signage		\$	2,000.00
Digital Advertising: META		\$	5,000.00
Banners, Holiday Décor		\$	7,000.00
Total Advertising		\$	14,000.00
Events			
Annual Meeting		\$	4,000.00
Christmas parade		\$	15,000.00
Dia De Los Muertos		\$	3,500.00
Farmers Market /2nd Saturday		\$	24,000.00
Music / musicians		\$	18,000.00
Lunar Festival		\$	1,000.00
Supplies and Sanitation		\$	5,000.00
Holiday Mixer		\$	2,000.00
Other downtown Events			
Total Events Costs		\$	72,500.00
General			
Gallery Expense		\$	1,000.00
License & Permits		\$	250.00
Marketing Business Meetings/Media Meals		\$	1,900.00
Marketing Conferences		\$	2,000.00
Total Marketing General		\$	5,150.00
Social Media Design, Layout Expenses			
Social Media, Digital Marketing		\$	9,000.00
Web Site, Design, Graphics		\$	3,000.00
Miscellaneous		\$	-
Total Social Media Design, Layout Expenses		\$	12,000.00
Timeshare Expense			
Timeshare Expense		\$	1,300.00
Total Timeshare		\$	1,300.00
Trolley Expenses			
Trolley Expenses		\$	-
Trolley Maintenance and Repair		\$	-
Trolley Storage		\$	2,400.00
Trolley Insurance		\$	7,500.00
Total Trolley Expenses		\$	9,900.00
TOTAL MARKETING EXPENSES		\$	281,897.00

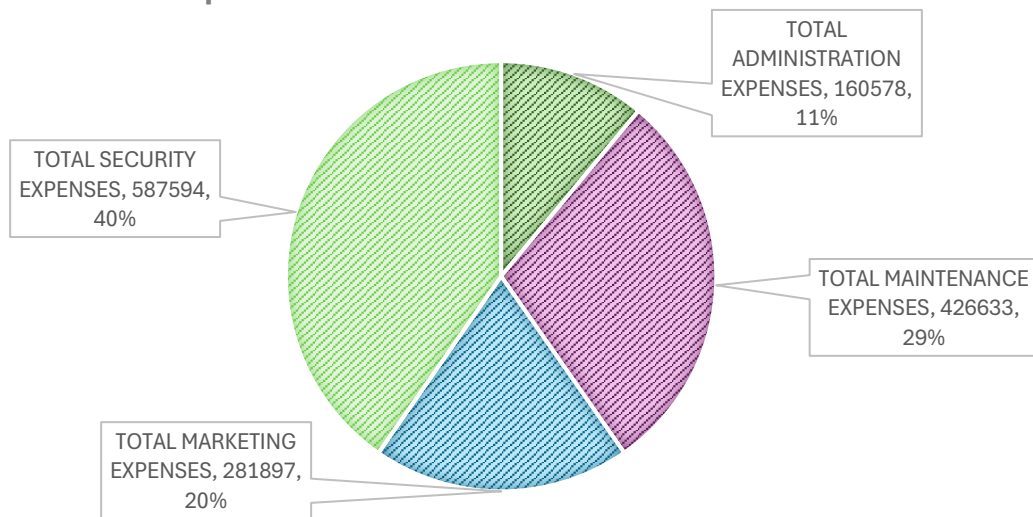
SECURITY EXPENSES			
PPD & Security Expenses			
Security Admin Allocation	25% of \$163,231.00 = \$40,807	\$	40,807.00
Downtown Private Security		\$	326,349.00
PPD Enhanced Security		\$	194,788.00
Automobile Expenses		\$	8,000.00
Gas		\$	12,000.00
Security Hot Line(admin phones)		\$	650.00
Total Security Contracts		\$	582,594.00
Cameras			
Camera Repair & Maintenance - Materials		\$	3,000.00
Camera Consultant/Contractor		\$	2,000.00
Total Camera Security		\$	5,000.00
TOTAL SECURITY EXPENSES		\$	587,594.00
TOTAL DPOA EXPENSES		\$	1,456,702.00
BALANCE ROLL OVER FROM 25-26 FUNDS ON HAND		\$	10,000.00
CASH RESERVES		\$	20,000.00

NET BALANCE	AMOUNT
TOTAL DPOA INCOME	\$ 1,456,702.00
TOTAL DPOA EXPENSES	\$ 1,456,702.00
NET BALANCE	\$ -
BALANCE ROLL OVER FROM 25-26 FUNDS ON HAND	\$ 10,000.00
CASH RESERVES	\$ 20,000.00

INCOME | 2026-2027



EXPENSES | 2026-2027



**Downtown Pomona Property and Business Improvement District
Fiscal Year 2026/27
Assessment Roll**

Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2026/27 Assessment
(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
8335004054	8335-004-054	SHURGARD CALIF PROPERTIES LLC	COM	257.0	37,592.0	55,314.0	19.66550	0.07110	0.22160	19,984.41
8335005044	8335-005-044	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	0.0	9,134.0	0.0	19.66550	0.07110	0.22160	649.43
8335005045	8335-005-045	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	260.93	79,279.0	155,697.0	19.66550	0.07110	0.22160	45,270.51
8335005903	8335-005-903	POMONA CITY	COM	590.0	53,548.0	0.0	19.66550	0.07110	0.22160	15,409.91
8335007904	8335-007-904	POMONA CITY	COM	260.0	31,198.0	0.0	19.66550	0.07110	0.22160	7,331.21
8335007906	8335-007-906	POMONA CITY	COM	130.0	15,599.0	0.0	19.66550	0.07110	0.22160	3,665.60
8335007909	8335-007-909	POMONA CITY	PARK	65.0	7,797.0	0.0	15.73240	0.05680	0.17730	1,465.48
8335007910	8335-007-910	POMONA CITY	PARK	120.0	7,797.0	0.0	15.73240	0.05680	0.17730	2,330.76
8335008902	8335-008-902	POMONA CITY	COM	590.0	53,100.0	0.0	19.66550	0.07110	0.22160	15,378.06
8335009001	8335-009-001	ABBOUD,JASON S CO TR ABBODD FAMILY TRUST	COM	130.0	15,599.0	14,180.0	19.66550	0.07110	0.22160	6,807.89
8335009002	8335-009-002	GRANATO,ROBERT L AND RANEY,CHERYL E	COM	32.5	3,899.0	3,712.0	19.66550	0.07110	0.22160	1,738.93
8335009005	8335-009-005	COLLEGE OF OSTEOPATHIC MEDICINE OF THE PACIFIC	COM	32.5	3,899.0	3,899.0	19.66550	0.07110	0.22160	1,780.37
8335009008	8335-009-008	ANONYMOUS ASSETS LLC TR PROMENADE 135 TRUST	COM	27.5	3,293.0	6,600.0	19.66550	0.07110	0.22160	2,237.49
8335009009	8335-009-009	ANONYMOUS ASSETS LLC TR PROMENADE 139 STATUTORY TRUST	COM	28.03	3,363.0	6,480.0	19.66550	0.07110	0.22160	2,226.30
8335009010	8335-009-010	POMONA MALL STATUTORY LLC TR ABBODD FAMILY TRUST	COM	22.54	1,564.0	7,958.0	19.66550	0.07110	0.22160	2,317.95
8335009011	8335-009-011	ANONYMOUS ASSETS LLC TR 161 2ND STATUTORY TRUST	COM	23.6	2,827.0	2,827.0	19.66550	0.07110	0.22160	1,291.57
8335009014	8335-009-014	ANONYMOUS ASSETS LLC TR 185 DTP STATUTORY TRUST	COM	25.0	2,997.0	3,000.0	19.66550	0.07110	0.22160	1,369.52
8335009015	8335-009-015	KBA PROPERTIES LLC	COM	35.0	4,195.0	17,300.0	19.66550	0.07110	0.22160	4,820.24
8335009017	8335-009-017	ABBOUD,JASON S AND SOPHIE TRS ABBODD FAMILY TRUST	COM	23.33	2,797.0	5,520.0	19.66550	0.07110	0.22160	1,880.89
8335009018	8335-009-018	THOMAS,SUSAN M TR DON R AND SUSAN M THOMAS TRUST	COM	65.0	7,793.0	6,040.0	19.66550	0.07110	0.22160	3,170.80
8335009903	8335-009-903	POMONA CITY	COM	539.0	52,969.0	0.0	19.66550	0.07110	0.22160	14,365.80
8335009904	8335-009-904	POMONA CITY	COM	60.0	6,900.0	0.0	19.66550	0.07110	0.22160	1,670.52
8335010003	8335-010-003	BOADA,MIRIAM M TR CASTILLEJOS AND BOADA TRUST	COM	47.5	4,988.0	4,795.0	19.66550	0.07110	0.22160	2,351.33
8335010004	8335-010-004	SIMON,VICKI K TR VICKI K SIMON TRUST	COM	50.0	3,537.0	11,650.0	19.66550	0.07110	0.22160	3,816.40
8335010005	8335-010-005	J AND J MAYFAIR LLC	COM	105.0	6,691.0	32,000.0	19.66550	0.07110	0.22160	9,631.81
8335010008	8335-010-008	PKGO LLC	COM	60.0	6,900.0	6,900.0	19.66550	0.07110	0.22160	3,199.56
8335010010	8335-010-010	LIVING HOPE FOUNDATION	COM	108.33	5,197.0	21,260.0	19.66550	0.07110	0.22160	7,211.09
8335010011	8335-010-011	LUU,THUY BICH TR THUY BICH LUU TRUST	COM	21.67	2,592.0	3,850.0	19.66550	0.07110	0.22160	1,463.60
8335010012	8335-010-012	LIN,ANGIE L AND LIN,JOANNE M	COM	16.5	1,978.0	1,580.0	19.66550	0.07110	0.22160	815.24
8335010013	8335-010-013	LUU,THUY BICH TR THUY BICH LUU TRUST	COM	48.5	5,820.0	5,760.0	19.66550	0.07110	0.22160	2,643.99
8335010014	8335-010-014	CISNEROS,JOSE ET AL CISNEROS,ALBERTO	COM	65.0	7,793.0	23,400.0	19.66550	0.07110	0.22160	7,017.78
8335010016	8335-010-016	PKGT LLC	COM	60.0	6,900.0	20,700.0	19.66550	0.07110	0.22160	6,257.64
8335010018	8335-010-018	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	65.0	7,797.0	26,898.0	19.66550	0.07110	0.22160	7,793.22
* 8335010800	8335-010-800	GTE CALIF INC S B OF E PAR 1 MAP 201-19-558	COM	195.0	23,392.0	118,868.0	19.66550	0.07110	0.22160	31,839.09
8335010902	8335-010-902	POMONA CITY	COM	5.0	1,198.0	0.0	19.66550	0.07110	0.22160	183.51
8335010904	8335-010-904	POMONA CITY	COM	120.0	15,599.0	0.0	19.66550	0.07110	0.22160	3,468.95
8335010905	8335-010-905	POMONA CITY	COM	98.0	4,975.0	4,900.0	19.66550	0.07110	0.22160	3,366.78
8335010906	8335-010-906	POMONA CITY	COM	54.0	5,258.0	5,200.0	19.66550	0.07110	0.22160	2,588.10
8335010907	8335-010-907	POMONA CITY	COM	20.0	1,660.0	0.0	19.66550	0.07110	0.22160	511.34
8335011006	8335-011-006	GARCIA,CESAR TR CESAR GARCIA TRUST AND GARCIA,J CO TR GARCIA TRUST	COM	130.0	7,793.0	0.0	19.66550	0.07110	0.22160	3,110.60
8335011007	8335-011-007	KATCH VARTAN LLC	COM	130.0	13,643.0	20,276.0	19.66550	0.07110	0.22160	8,019.69
8335011013	8335-011-013	GARCIA,JOSE AND YOLANDA TRS J AND Y GARCIA TRUST AND GARCIA,C TR CESAR GARCIA TRUST	COM	105.0	7,610.0	14,640.0	19.66550	0.07110	0.22160	5,850.17
8335011014	8335-011-014	AGUDO,GRICELDA	COM	64.5	6,765.0	6,722.0	19.66550	0.07110	0.22160	3,239.01
8335011015	8335-011-015	KATCH VARTAN LLC	COM	120.0	15,551.0	0.0	19.66550	0.07110	0.22160	3,465.54
8335011016	8335-011-016	ARMSTRONG,DAVID W CO TR D AND M TRUST	COM	130.0	15,599.0	24,658.0	19.66550	0.07110	0.22160	9,129.82
* 8335011800	8335-011-800	GTE CALIF INC S B OF E PAR 2 MAP 20119558	COM	195.0	31,198.0	0.0	19.66550	0.07110	0.22160	6,052.95
8335011901	8335-011-901	POMONA CITY	COM	260.0	31,198.0	0.0	19.66550	0.07110	0.22160	7,331.21
8335012002	8335-012-002	TC ENTERPRISE GROUP LLC	COM	130.0	14,950.0	13,000.0	19.66550	0.07110	0.22160	6,500.26
8335012010	8335-012-010	GALEANA,CALISTRO M AND DE MESA,SANTOS N	COM	35.0	3,411.0	914.0	19.66550	0.07110	0.22160	1,133.36
8335012011	8335-012-011	METOCHE LAND LLC	COM	96.82	6,774.0	5,835.0	19.66550	0.07110	0.22160	3,678.68
8335012012	8335-012-012	CEJA,LUIS B AND YOLANDA	PTE	33.18	3,476.0	3,200.0	0.98320	0.00350	0.01100	79.99
8335012015	8335-012-015	TC ENTERPRISE GROUP LLC	COM	130.0	15,551.0	4,000.0	19.66550	0.07110	0.22160	4,548.59

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	(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
	8335012017	8335-012-017	TC ENTERPRISE GROUP LLC	COM	245.0	44,989.0	28,372.0	19.66550	0.07110	0.22160	14,304.00
	8335012018	8335-012-018	KEEPLAND LLC	COM	130.0	13,639.0	1,008.0	19.66550	0.07110	0.22160	3,749.62
	8335012902	8335-012-902	POMONA CITY HOUSING AUTHORITY	COM	130.0	15,590.0	17,112.0	19.66550	0.07110	0.22160	7,456.98
	8335013012	8335-013-012	REBOLLAR,JUAN AND MARTHA TRS JUAN AND MARTHA REBOLLAR TRUST	COM	75.0	7,867.0	3,441.0	19.66550	0.07110	0.22160	2,796.78
	8335013013	8335-013-013	MALDONADO,CARLOS AND EVELIA	COM	55.0	5,772.0	3,850.0	19.66550	0.07110	0.22160	2,345.15
	8335013014	8335-013-014	MALDONADO,CARLOS F AND EVELIA	COM	25.0	2,618.0	660.0	19.66550	0.07110	0.22160	824.03
	8335013017	8335-013-017	SALAZAR,VICTOR O AND RAMIREZ,MARISOL	COM	65.0	7,793.0	1,196.0	19.66550	0.07110	0.22160	2,097.37
	8335013019	8335-013-019	BURRY,LINDA L	COM	65.0	7,793.0	0.0	19.66550	0.07110	0.22160	1,832.34
	8335013022	8335-013-022	SELTERS,J BENJAMIN III AND	COM	45.0	2,618.0	4,500.0	19.66550	0.07110	0.22160	2,068.29
	8335013023	8335-013-023	SELTERS,J BENJAMIN III TR J BENJAMIN SELTERS III TRUST	COM	45.0	4,722.0	2,160.0	19.66550	0.07110	0.22160	1,699.34
	8335013026	8335-013-026	SELTERS,J BENJAMIN III AND	COM	40.0	4,108.0	1,064.0	19.66550	0.07110	0.22160	1,314.48
	8335013028	8335-013-028	DEJAGER,PETER AND MICHELLE TRS DEJAGER FAMILY TRUST	COM	125.0	13,038.0	2,352.0	19.66550	0.07110	0.22160	3,906.39
	8335013029	8335-013-029	BASRAON LLC	COM	105.0	10,938.0	2,202.0	19.66550	0.07110	0.22160	3,330.53
	8335013030	8335-013-030	CARRILLO,ELENA TR SANTACRUZ TRUST	COM	65.0	7,797.0	1,076.0	19.66550	0.07110	0.22160	2,071.07
	8335013031	8335-013-031	400 E 4TH LP	COM	65.0	7,800.0	0.0	19.66550	0.07110	0.22160	1,832.84
*	8335013800	8335-013-800	GTE CALIF INC S B OF E PAR 3 MAP 201-19-558	COM	195.0	23,392.0	0.0	19.66550	0.07110	0.22160	5,497.94
*	8335013801	8335-013-801	GTE CALIF INC S B OF E PAR 3 MAP 20119558 2	COM	120.0	7,793.0	0.0	19.66550	0.07110	0.22160	2,913.94
*	8335013806	8335-013-806	M POWER COMM CORP SBE 7724-19-1 PAR 1	COM	65.0	7,800.0	6,670.0	19.66550	0.07110	0.22160	3,310.91
*	8335013807	8335-013-807	M POWER COMM. CORP. SBE 7724-19-1 PAR 2	COM	65.0	7,800.0	3,900.0	19.66550	0.07110	0.22160	2,697.08
*	8335013808	8335-013-808	M POWER COMM CORP SBE 7724-19-1 PAR 3	COM	65.0	7,800.0	6,000.0	19.66550	0.07110	0.22160	3,162.44
*	8335013809	8335-013-809	M POWER COMM CORP SBE 7724-19-1 PAR 4	COM	65.0	7,800.0	0.0	19.66550	0.07110	0.22160	1,832.84
	8335013900	8335-013-900	POMONA CITY	COM	260.0	31,198.0	0.0	19.66550	0.07110	0.22160	7,331.21
	8335013903	8335-013-903	POMONA CITY	COM	260.0	31,198.0	0.0	19.66550	0.07110	0.22160	7,331.21
	8335013904	8335-013-904	POMONA CITY	COM	120.0	13,800.0	0.0	19.66550	0.07110	0.22160	3,341.04
	8335013906	8335-013-906	POMONA CITY	COM	120.0	7,797.0	0.0	19.66550	0.07110	0.22160	2,914.23
	8335013907	8335-013-907	POMONA CITY	COM	25.0	2,997.0	0.0	19.66550	0.07110	0.22160	704.72
	8335013908	8335-013-908	POMONA CITY	COM	55.0	6,599.0	1,215.0	19.66550	0.07110	0.22160	1,820.04
	8335014043	8335-014-043	PI PROPERTIES NO 76 LLC AND JOY ST APARTMENTS LLC	COM	260.0	33,800.0	72,707.0	19.66550	0.07110	0.22160	23,628.08
	8335014044	8335-014-044	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	500.0	31,200.0	0.0	19.66550	0.07110	0.22160	12,051.07
	8335014045	8335-014-045	PROVIDENT GROUP POMONA PROPERTIES LLC	COM	500.0	31,200.0	0.0	19.66550	0.07110	0.22160	12,051.07
	8335014046	8335-014-046	MISSION AND LINDEN LLC	COM	65.0	7,802.0	0.0	19.66550	0.07110	0.22160	1,832.98
	8335014047	8335-014-047	MISSION AND LINDEN LLC	COM	65.0	7,797.0	0.0	19.66550	0.07110	0.22160	1,832.62
	8335014048	8335-014-048	MISSION AND LINDEN LLC	COM	65.0	7,802.0	0.0	19.66550	0.07110	0.22160	1,832.98
	8335014049	8335-014-049	MISSION AND LINDEN LLC	COM	65.0	7,802.0	0.0	19.66550	0.07110	0.22160	1,832.98
	8335014050	8335-014-050	MISSION AND LINDEN LLC	COM	65.0	6,839.0	0.0	19.66550	0.07110	0.22160	1,764.51
	8335014051	8335-014-051	MISSION AND LINDEN LLC	COM	65.0	6,826.0	0.0	19.66550	0.07110	0.22160	1,763.59
	8335014052	8335-014-052	MISSION AND LINDEN LLC	COM	130.0	13,652.0	0.0	19.66550	0.07110	0.22160	3,527.17
	8335014918	8335-014-918	POMONA CITY	COM	260.0	31,198.0	0.0	19.66550	0.07110	0.22160	7,331.21
	8335014925	8335-014-925	POMONA CITY	COM	880.0	62,529.0	0.0	19.66550	0.07110	0.22160	21,751.45
	8336026011	8336-026-011	BELVILLE,RHONDA	COM	60.0	7,921.0	7,200.0	19.66550	0.07110	0.22160	3,338.63
	8336026015	8336-026-015	LING,SUSAN A	COM	60.0	7,520.0	7,000.0	19.66550	0.07110	0.22160	3,265.80
	8336026016	8336-026-016	BELVILLE,RHONDA	COM	60.0	7,468.0	3,450.0	19.66550	0.07110	0.22160	2,475.42
	8336026018	8336-026-018	350 N GAREY OWNER LLC LESSOR RAY HOLDINGS LLC LESSEE	COM	257.0	85,051.0	78,058.0	19.66550	0.07110	0.22160	28,398.81
	8336026900	8336-026-900	POMONA CITY HOUSING AUTHORITY	COM	50.0	6,349.0	2,097.0	19.66550	0.07110	0.22160	1,899.38
	8336026901	8336-026-901	POMONA CITY HOUSING AUTHORITY	COM	50.0	6,353.0	648.0	19.66550	0.07110	0.22160	1,578.57
	8336026902	8336-026-902	POMONA CITY HOUSING AUTHORITY	COM	53.0	6,735.0	1,530.0	19.66550	0.07110	0.22160	1,860.18
	8336026903	8336-026-903	POMONA CITY HOUSING AUTHORITY	COM	47.0	5,976.0	2,560.0	19.66550	0.07110	0.22160	1,916.47
	8336026904	8336-026-904	POMONA CITY	COM	120.0	8,140.0	0.0	19.66550	0.07110	0.22160	2,938.61
	8336026905	8336-026-905	POMONA CITY	COM	64.0	7,067.0	0.0	19.66550	0.07110	0.22160	1,761.06
	8336031900	8336-031-900	POMONA CITY	COM	573.07	106,553.0	6,500.0	19.66550	0.07110	0.22160	20,286.03
	8336032001	8336-032-001	WFCS HOLDINGS IV LLC	COM	65.0	6,994.0	0.0	19.66550	0.07110	0.22160	1,775.53
	8336032002	8336-032-002	WFCS HOLDINGS IV LLC	COM	130.0	13,813.0	0.0	19.66550	0.07110	0.22160	3,538.62
	8336032004	8336-032-004	WFCS HOLDINGS IV LLC	COM	65.0	21,288.0	12,850.0	19.66550	0.07110	0.22160	5,639.39
	8336032005	8336-032-005	WEISBRUCH,VANCE W TR VANCE W WEISBRUCH TRUST	COM	120.0	9,861.0	5,196.0	19.66550	0.07110	0.22160	4,212.41
	8336032006	8336-032-006	REYTERE LLC	COM	50.0	5,825.0	4,160.0	19.66550	0.07110	0.22160	2,319.29
	8336032007	8336-032-007	REYTERE LLC	COM	60.0	7,632.0	5,211.0	19.66550	0.07110	0.22160	2,877.32

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	(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
	8336032008	8336-032-008	WEI,STEPHANIE	COM	60.0	7,800.0	5,550.0	19.66550	0.07110	0.22160	2,964.39
	8336032010	8336-032-010	155 W COMMERCIAL STREET LLC	COM	50.0	5,975.0	5,520.0	19.66550	0.07110	0.22160	2,631.33
	8336032011	8336-032-011	155 W COMMERCIAL STREET LLC	COM	80.0	9,653.0	4,320.0	19.66550	0.07110	0.22160	3,216.88
	8336032014	8336-032-014	WFCS HOLDINGS IV LLC	COM	0.0	16,989.0	15,323.0	19.66550	0.07110	0.22160	4,603.49
	8336032015	8336-032-015	PEWE,KEITH E CO TR ET AL PEWE FAMILY TRUST AND	COM	108.0	15,623.0	7,760.0	19.66550	0.07110	0.22160	4,954.29
	8341001009	8341-001-009	VEJ POMONA 1 LP	COM	22.5	2,701.0	4,050.0	19.66550	0.07110	0.22160	1,531.99
	8341001011	8341-001-011	VEJ POMONA 1 LP	COM	30.0	3,607.0	6,300.0	19.66550	0.07110	0.22160	2,242.50
	8341001012	8341-001-012	M AND A GABAE LP	COM	40.0	2,644.0	0.0	19.66550	0.07110	0.22160	974.61
	8341001013	8341-001-013	M AND A GABAE LP	COM	65.0	5,297.0	0.0	19.66550	0.07110	0.22160	1,654.87
	8341001030	8341-001-030	VEJ POMONA 5 LP	COM	51.0	4,500.0	6,248.0	19.66550	0.07110	0.22160	2,707.45
	8341001031	8341-001-031	M AND A GABAE LP	COM	45.49	5,236.0	0.0	19.66550	0.07110	0.22160	1,266.86
	8341001032	8341-001-032	M AND A GABAE LP	COM	83.0	10,180.0	0.0	19.66550	0.07110	0.22160	2,356.03
	8341001034	8341-001-034	VEJ POMONA 1 LP	COM	22.5	2,696.0	4,682.0	19.66550	0.07110	0.22160	1,671.69
	8341001035	8341-001-035	VEJ POMONA 1 LP	COM	65.0	5,502.0	4,050.0	19.66550	0.07110	0.22160	2,566.93
	8341001036	8341-001-036	PENA,JOHN TR JOHN PENA TRUST	COM	100.0	6,499.0	5,982.0	19.66550	0.07110	0.22160	3,754.24
	8341001037	8341-001-037	PENA,JOHN TR JOHN PENA TRUST	COM	130.0	12,298.0	11,000.0	19.66550	0.07110	0.22160	5,868.50
	8341001038	8341-001-038	PENA,JOHN TR JOHN PENA TRUST	COM	65.0	6,541.0	5,850.0	19.66550	0.07110	0.22160	3,039.68
	8341001039	8341-001-039	VEJ POMONA 1 LP	COM	195.0	25,348.0	23,400.0	19.66550	0.07110	0.22160	10,822.46
	8341001040	8341-001-040	M AND A GABAE LP	COM	65.0	8,446.0	35,760.0	19.66550	0.07110	0.22160	9,803.18
	8341001900	8341-001-900	POMONA CITY	COM	120.0	10,799.0	0.0	19.66550	0.07110	0.22160	3,127.67
	8341001901	8341-001-901	STATE OF CALIF	COM	105.0	7,087.0	0.0	19.66550	0.07110	0.22160	2,568.76
	8341001902	8341-001-902	POMONA CITY	COM	260.0	23,396.0	0.0	19.66550	0.07110	0.22160	6,776.49
	8341001904	8341-001-904	POMONA CITY	COM	51.0	3,598.0	0.0	19.66550	0.07110	0.22160	1,258.76
	8341001907	8341-001-907	POMONA CITY S BY S	COM	65.0	7,797.0	0.0	19.66550	0.07110	0.22160	1,832.62
	8341002005	8341-002-005	BRIONES,JUAN M AND LIDIA D	COM	20.0	2,396.0	2,400.0	19.66550	0.07110	0.22160	1,095.51
	8341002006	8341-002-006	M AND A GABAE LP	COM	65.0	7,793.0	0.0	19.66550	0.07110	0.22160	1,832.34
	8341002007	8341-002-007	M AND A GABAE LP	COM	41.5	4,979.0	0.0	19.66550	0.07110	0.22160	1,170.13
	8341002008	8341-002-008	M AND A GABAE LP	COM	23.5	2,814.0	0.0	19.66550	0.07110	0.22160	662.21
	8341002011	8341-002-011	M AND A GABAE LP	COM	44.0	5,275.0	0.0	19.66550	0.07110	0.22160	1,240.33
	8341002012	8341-002-012	M AND A GABAE LP	COM	90.0	5,846.0	0.0	19.66550	0.07110	0.22160	2,185.55
	8341002013	8341-002-013	M AND A GABAE LP	COM	65.0	5,846.0	0.0	19.66550	0.07110	0.22160	1,693.91
	8341002014	8341-002-014	JARAMILLO,HUGO AND CORINA TRS JARAMILLO FAMILY TRUST	COM	130.0	15,660.0	19,427.0	19.66550	0.07110	0.22160	7,974.96
	8341002015	8341-002-015	COSSEY,KEVIN L AND GINA M TRS COSSEY FAMILY TRUST	COM	31.0	3,720.0	8,448.0	19.66550	0.07110	0.22160	2,746.20
	8341002016	8341-002-016	JARAMILLO,HUGO AND CORINA V TRS H AND C JARAMILLO TRUST	COM	33.42	4,008.0	2,240.0	19.66550	0.07110	0.22160	1,438.57
	8341002017	8341-002-017	M AND A GABAE LP	COM	65.0	7,793.0	7,800.0	19.66550	0.07110	0.22160	3,560.82
	8341002019	8341-002-019	CALIFORNIA OPPORTUNITY ZONE FUND LP	COM	130.0	15,599.0	3,790.0	19.66550	0.07110	0.22160	4,505.47
	8341002020	8341-002-020	VEJ POMONA 6 LP	COM	65.0	7,793.0	3,469.0	19.66550	0.07110	0.22160	2,601.07
	8341002021	8341-002-021	M AND A GABAE LP	COM	21.0	2,518.0	0.0	19.66550	0.07110	0.22160	592.01
	8341002022	8341-002-022	BRIONES,JUAN M AND LIDIA D	COM	45.0	5,393.0	5,400.0	19.66550	0.07110	0.22160	2,465.03
	8341002024	8341-002-024	M AND A GABAE LP	COM	130.0	11,696.0	0.0	19.66550	0.07110	0.22160	3,388.10
	8341002025	8341-002-025	VEJ POMONA 6 LP	COM	65.0	7,802.0	5,864.0	19.66550	0.07110	0.22160	3,132.44
*	8341002800	8341-002-800	SO CALIF EDISON COS B OF E PAR 2 MAP 148-19-148	COM	130.0	11,696.0	1,144.0	19.66550	0.07110	0.22160	3,641.61
*	8341002803	8341-002-803	UNION PACIFIC R R CO SBE PAR 40 MAP 843-19-21N	COM	260.0	27,300.0	0.0	19.66550	0.07110	0.22160	7,054.06
	8341002904	8341-002-904	POMONA CITY	COM	130.0	11,696.0	0.0	19.66550	0.07110	0.22160	3,388.10
	8341003001	8341-003-001	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	60.0	7,109.0	7,800.0	19.66550	0.07110	0.22160	3,413.86
	8341003002	8341-003-002	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	25.0	2,997.0	1,500.0	19.66550	0.07110	0.22160	1,037.12
	8341003003	8341-003-003	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	40.0	4,796.0	1,200.0	19.66550	0.07110	0.22160	1,393.54
	8341003004	8341-003-004	VEJ POMONA 6 LP	COM	65.0	7,793.0	6,496.0	19.66550	0.07110	0.22160	3,271.85
	8341003005	8341-003-005	VEJ POMONA 6 LP	COM	65.0	7,793.0	7,800.0	19.66550	0.07110	0.22160	3,560.82
	8341003006	8341-003-006	RAMIREZ,CARLOS A	COM	120.0	7,745.0	4,904.0	19.66550	0.07110	0.22160	3,997.26
	8341003007	8341-003-007	VEJ POMONA 6 LP	COM	65.0	7,793.0	2,170.0	19.66550	0.07110	0.22160	2,313.21
	8341003008	8341-003-008	VEJ POMONA 6 LP	COM	32.5	3,898.0	720.0	19.66550	0.07110	0.22160	1,075.83
	8341003009	8341-003-009	TESSIER,GERALD V TR GERALD V TESSIER TRUST	COM	32.5	3,898.0	1,008.0	19.66550	0.07110	0.22160	1,139.65
	8341003010	8341-003-010	EL TERREMOTO INC	COM	72.0	4,700.0	2,664.0	19.66550	0.07110	0.22160	2,340.43
	8341003011	8341-003-011	EL TERREMOTO INC	COM	48.0	3,093.0	1,410.0	19.66550	0.07110	0.22160	1,476.31
	8341003900	8341-003-900	POMONA CITY	PARK	260.0	67,600.0	1,738.0	15.73240	0.05680	0.17730	8,238.25

	Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2026/27 Assessment
	(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
	8341003901	8341-003-901	POMONA CITY	COM	260.0	31,198.0	0.0	19.66550	0.07110	0.22160	7,331.21
	8341003902	8341-003-902	POMONA CITY	COM	160.0	4,800.0	12,046.0	19.66550	0.07110	0.22160	6,157.15
	8341003903	8341-003-903	POMONA CITY	COM	24.5	2,940.0	0.0	19.66550	0.07110	0.22160	690.84
	8341003904	8341-003-904	POMONA CITY	COM	20.42	2,450.0	0.0	19.66550	0.07110	0.22160	575.76
	8341003905	8341-003-905	POMONA CITY	COM	44.58	5,349.0	0.0	19.66550	0.07110	0.22160	1,257.00
	8341003906	8341-003-906	POMONA CITY	COM	22.0	2,640.0	0.0	19.66550	0.07110	0.22160	620.35
	8341003907	8341-003-907	POMONA CITY	COM	43.0	5,160.0	0.0	19.66550	0.07110	0.22160	1,212.49
	8341003908	8341-003-908	POMONA CITY	COM	19.0	2,280.0	0.0	19.66550	0.07110	0.22160	535.75
	8341003909	8341-003-909	POMONA CITY	COM	143.5	5,200.0	5,200.0	19.66550	0.07110	0.22160	4,344.04
	8341004018	8341-004-018	VEJ POMONA 1 LP	COM	83.0	9,958.0	15,268.0	19.66550	0.07110	0.22160	5,723.64
	8341004022	8341-004-022	GOODCOMPANIE INC	COM	25.0	1,625.0	1,500.0	19.66550	0.07110	0.22160	939.58
	8341004024	8341-004-024	JUVENTUD RENOVADA EN EL ESPIRITU SANTO	PTE	85.0	10,193.0	13,940.0	0.98320	0.00350	0.01100	272.59
	8341004026	8341-004-026	KWON,ROY N	COM	30.0	1,943.0	3,900.0	19.66550	0.07110	0.22160	1,592.35
	8341004039	8341-004-039	VEJ POMONA 1 LP	COM	69.0	6,547.0	6,156.0	19.66550	0.07110	0.22160	3,186.58
	8341004041	8341-004-041	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	33.0	3,411.0	0.0	19.66550	0.07110	0.22160	891.48
	8341004042	8341-004-042	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	97.5	10,237.0	0.0	19.66550	0.07110	0.22160	2,645.24
	8341004044	8341-004-044	VEJ POMONA 5 LP	COM	90.0	5,846.0	25,746.0	19.66550	0.07110	0.22160	7,890.86
	8341004045	8341-004-045	VEJ POMONA 5 LP	COM	10.0	1,198.0	1,200.0	19.66550	0.07110	0.22160	547.75
	8341004046	8341-004-046	VEJ POMONA 2 LP	COM	64.0	7,793.0	3,534.0	19.66550	0.07110	0.22160	2,595.81
	8341004049	8341-004-049	VEJ POMONA 2 LP	PARK	195.0	23,392.0	15,473.0	15.73240	0.05680	0.17730	7,139.85
	8341004051	8341-004-051	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	245.0	25,230.0	57,846.0	19.66550	0.07110	0.22160	19,430.57
	8341004052	8341-004-052	WESTERN UNIVERSITY OF HEALTH SCIENCES	COM	155.0	17,838.0	0.0	19.66550	0.07110	0.22160	4,316.43
	8341004053	8341-004-053	VEJ POMONA 1 LP	COM	120.0	12,288.0	27,296.0	19.66550	0.07110	0.22160	9,282.33
	8341004054	8341-004-054	VEJ POMONA 9 LP	COM	228.0	12,960.0	16,482.0	19.66550	0.07110	0.22160	9,057.60
	8341004902	8341-004-902	POMONA CITY	COM	260.0	7,802.0	0.0	19.66550	0.07110	0.22160	5,667.75
	8341005008	8341-005-008	HUNG,JEAN ET AL HUNG JENNY	COM	32.5	3,899.0	3,900.0	19.66550	0.07110	0.22160	1,780.59
	8341005009	8341-005-009	MOK,LINDA K TR ELMA FAMILY TRUST	COM	32.5	3,899.0	3,900.0	19.66550	0.07110	0.22160	1,780.59
	8341005011	8341-005-011	395 THOMAS GROUP LLC	PTE	120.0	14,397.0	14,400.0	0.98320	0.00350	0.01100	326.77
	8341005013	8341-005-013	TAPP,D RODNEY	COM	35.0	4,548.0	8,060.0	19.66550	0.07110	0.22160	2,797.75
	8341005014	8341-005-014	395 THOMAS GROUP LLC	COM	85.0	12,245.0	15,648.0	19.66550	0.07110	0.22160	6,009.78
	8341005015	8341-005-015	WAY WORLD OUTREACH MINISTRIES	PTE	90.0	10,799.0	9,829.0	0.98320	0.00350	0.01100	234.40
	8341005016	8341-005-016	SAE SCHOOL FACILITIES LLC	COM	62.0	5,576.0	1,850.0	19.66550	0.07110	0.22160	2,025.67
	8341005017	8341-005-017	SAE SCHOOL FACILITIES LLC	COM	58.0	7,536.0	1,770.0	19.66550	0.07110	0.22160	2,068.64
	8341005018	8341-005-018	WFCS HOLDINGS IV LLC	COM	120.0	18,073.0	29,814.0	19.66550	0.07110	0.22160	10,251.63
	8341005019	8341-005-019	CDX HALL EVENTS INC	COM	65.0	7,793.0	7,168.0	19.66550	0.07110	0.22160	3,420.77
	8341005029	8341-005-029	POMONA FOX THEATER MASTER TENANT LLC LESSEE POMONA FOX THEATER LLC LESSOR	COM	195.0	20,473.0	20,390.0	19.66550	0.07110	0.22160	9,808.83
	8341005030	8341-005-030	TAVANGARIAN,ARDESHIR A CO TR TAVANGARIAN TRUST	COM	65.0	6,817.0	6,710.0	19.66550	0.07110	0.22160	3,249.88
	8341005031	8341-005-031	VEJ POMONA 3 LP	COM	65.0	7,793.0	7,800.0	19.66550	0.07110	0.22160	3,560.82
	8341005032	8341-005-032	VEJ POMONA 3 LP	COM	76.95	17,041.0	18,720.0	19.66550	0.07110	0.22160	6,873.23
	8341005033	8341-005-033	VEJ POMONA 4 LP	COM	119.0	14,279.0	39,074.0	19.66550	0.07110	0.22160	12,014.23
	8341005901	8341-005-901	POMONA CITY	COM	130.0	14,397.0	0.0	19.66550	0.07110	0.22160	3,580.14
	8341005904	8341-005-904	POMONA CITY	COM	310.0	23,800.0	0.0	19.66550	0.07110	0.22160	7,788.49
	8341006003	8341-006-003	GUTIERREZ,ALFONSO AND LEONOR	COM	45.0	5,393.0	1,047.0	19.66550	0.07110	0.22160	1,500.41
	8341006004	8341-006-004	HIGH PLAINS INVESTMENT LLC	COM	55.0	6,939.0	4,608.0	19.66550	0.07110	0.22160	2,596.10
	8341006005	8341-006-005	POMONA UPLAND LLC	COM	189.0	8,612.0	3,999.0	19.66550	0.07110	0.22160	5,215.27
	8341006022	8341-006-022	POMONA OFFICE TOWER LLC AND WG KUPKA LLC	COM	260.0	68,616.0	171,423.0	19.66550	0.07110	0.22160	47,978.96
	8341006024	8341-006-024	CIRIT,SEMIH TR JAVELIN TRUST	COM	120.0	30,379.0	28,195.0	19.66550	0.07110	0.22160	10,767.82
	8341006025	8341-006-025	REYVAL CORPORATION	COM	191.0	9,509.0	4,921.0	19.66550	0.07110	0.22160	5,522.69
	8341007020	8341-007-020	CHINA COVE	COM	65.0	7,793.0	0.0	19.66550	0.07110	0.22160	1,832.34
	8341007022	8341-007-022	435 WEST MISSION PROPERTIES LLC	COM	60.0	7,109.0	7,200.0	19.66550	0.07110	0.22160	3,280.90
	8341007023	8341-007-023	435 WEST MISSION PROPERTIES LLC	COM	105.0	6,212.0	6,300.0	19.66550	0.07110	0.22160	3,902.63
	8341007024	8341-007-024	435 WEST MISSION PROPERTIES LLC	COM	65.0	6,817.0	6,825.0	19.66550	0.07110	0.22160	3,275.37
	8341007025	8341-007-025	435 WEST MISSION PROPERTIES LLC	COM	130.0	13,643.0	27,638.0	19.66550	0.07110	0.22160	9,651.11
	8341007026	8341-007-026	CHINA COVE	COM	65.0	7,793.0	0.0	19.66550	0.07110	0.22160	1,832.34
	8341007027	8341-007-027	CHINA COVE	COM	65.0	7,793.0	15,408.0	19.66550	0.07110	0.22160	5,246.75
	8341007029	8341-007-029	DONNER,MICHAEL L AND JOAN E TRS MICHAEL AND JOAN DONNER TRUST	COM	195.0	20,081.0	2,052.0	19.66550	0.07110	0.22160	5,717.25

	Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2026/27 Assessment
	(APN)	(APN)			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
	8341007030	8341-007-030	JOUR AND REYES CORPORATION	COM	159.0	6,520.0	4,500.0	19.66550	0.07110	0.22160	4,587.59
	8341007031	8341-007-031	JOUR AND REYES CORPORATION	COM	65.0	6,761.0	2,711.0	19.66550	0.07110	0.22160	2,359.72
	8341007032	8341-007-032	WANDIGA,MICHAEL N	COM	10.0	1,198.0	0.0	19.66550	0.07110	0.22160	281.83
	8341007033	8341-007-033	CIRIT,SEMIH TR JAVELIN TRUST	COM	65.0	7,797.0	0.0	19.66550	0.07110	0.22160	1,832.62
	8341007900	8341-007-900	POMONA CITY	COM	250.0	14,397.0	0.0	19.66550	0.07110	0.22160	5,940.00
	8341008007	8341-008-007	SELTERS,J B III TR J B SELTERS III TRUST	COM	65.0	6,817.0	6,366.0	19.66550	0.07110	0.22160	3,173.65
	8341008008	8341-008-008	MITCHELL,ROBERT A CO TR MITCHELL FAMILY TRUST	COM	75.0	7,867.0	1,738.0	19.66550	0.07110	0.22160	2,419.40
	8341008009	8341-008-009	MCGREAL,JANET S	COM	65.0	6,739.0	5,972.0	19.66550	0.07110	0.22160	3,080.80
	8341008015	8341-008-015	HEMMING,MICHAEL J AND LEOTI L	COM	65.0	5,772.0	2,480.0	19.66550	0.07110	0.22160	2,238.21
	8341008016	8341-008-016	CIVIC CENTER INV CO	COM	120.0	15,599.0	10,890.0	19.66550	0.07110	0.22160	5,882.17
	8341008024	8341-008-024	CHAMAA,ADAM AND ALABED,KHOLOD ET AL CHAMAA,DANNY	COM	175.0	45,738.0	16,265.0	19.66550	0.07110	0.22160	10,297.76
	8341008025	8341-008-025	CHAMAA,ADAM ET AL CHAMAA,DANNY	COM	61.0	11,766.0	16,000.0	19.66550	0.07110	0.22160	5,581.76
	8341008035	8341-008-035	GIRALDO,JOHN J	COM	0.0	340.0	755.0	19.66550	0.07110	0.22160	191.48
	8341008036	8341-008-036	CHEUNG,MEI YUK	COM	0.0	572.0	1,270.0	19.66550	0.07110	0.22160	322.10
	8341008037	8341-008-037	DECASAS,RENE	COM	0.0	425.0	944.0	19.66550	0.07110	0.22160	239.41
	8341008038	8341-008-038	SOUTH,PAUL	COM	0.0	474.0	1,054.0	19.66550	0.07110	0.22160	267.27
	8341008039	8341-008-039	JATURONGPANICH,RICHARD	COM	0.0	485.0	1,076.0	19.66550	0.07110	0.22160	272.93
	8341008040	8341-008-040	NOURI,ALLEN TR ALLEN NOURI TRUST	COM	0.0	397.0	883.0	19.66550	0.07110	0.22160	223.90
	8341008041	8341-008-041	LOEWENSTEIN,CAROLYN D	COM	0.0	478.0	1,062.0	19.66550	0.07110	0.22160	269.33
	8341008042	8341-008-042	NING,RYAN Q	COM	0.0	381.0	847.0	19.66550	0.07110	0.22160	214.78
	8341008043	8341-008-043	ZHOU,HUITING	COM	0.0	390.0	866.0	19.66550	0.07110	0.22160	219.63
	8341008044	8341-008-044	TANG,RITA L TR TANG FAMILY TRUST	COM	0.0	463.0	1,029.0	19.66550	0.07110	0.22160	260.95
	8341008045	8341-008-045	SANCHEZ,OMAR	COM	0.0	353.0	784.0	19.66550	0.07110	0.22160	198.83
	8341008048	8341-008-048	TOLLETT,PERRY A TR PERRY TOLLETT TRUST	COM	0.0	593.0	1,317.0	19.66550	0.07110	0.22160	334.01
	8341008049	8341-008-049	YAN,JEFFERY L AND YANG,WEIYUN	COM	0.0	397.0	881.0	19.66550	0.07110	0.22160	223.46
	8341008052	8341-008-052	GALVAN,GALO M AND CANON MENSENDIEK,LAURA	COM	0.0	425.0	938.0	19.66550	0.07110	0.22160	238.08
	8341008053	8341-008-053	LOERA,MARIO TR MARIO LOERA TRUST	COM	0.0	399.0	880.0	19.66550	0.07110	0.22160	223.38
	8341008054	8341-008-054	GONZALEZ,JAVIER C	COM	0.0	303.0	670.0	19.66550	0.07110	0.22160	170.02
	8341008055	8341-008-055	TREINEN,EDWARD D	COM	0.0	363.0	801.0	19.66550	0.07110	0.22160	203.31
	8341008056	8341-008-056	CHIN,CHRISTOPHER	COM	0.0	356.0	786.0	19.66550	0.07110	0.22160	199.49
	8341008057	8341-008-057	WPC FAMILY LTD PTNSHP #2	COM	0.0	383.0	846.0	19.66550	0.07110	0.22160	214.70
	8341008058	8341-008-058	ATIENZA,BYRON	COM	0.0	356.0	784.0	19.66550	0.07110	0.22160	199.05
	8341008059	8341-008-059	VALLANDIGHAM KOKUM,DEBORAH A	COM	0.0	382.0	843.0	19.66550	0.07110	0.22160	213.97
	8341008060	8341-008-060	WAER,HERMAN III AND LEANDRA TRS WAER FAMILY TRUST	COM	0.0	451.0	995.0	19.66550	0.07110	0.22160	252.56
	8341008061	8341-008-061	HUIZAR,JONATHON	COM	0.0	370.0	816.0	19.66550	0.07110	0.22160	207.13
	8341008062	8341-008-062	PENA,JOHN J	COM	0.0	531.0	1,171.0	19.66550	0.07110	0.22160	297.25
	8341008063	8341-008-063	MISSION PROMENADE HOLDINGS LLC	COM	322.85	57,064.0	0.0	19.66550	0.07110	0.22160	10,406.26
	8341008064	8341-008-064	MISSION PROMENADE HOLDINGS LLC	COM	59.94	5,619.0	0.0	19.66550	0.07110	0.22160	1,578.26
	8341008065	8341-008-065	MISSION PROMENADE HOLDINGS LLC	COM	61.36	3,319.0	7,325.0	19.66550	0.07110	0.22160	3,065.88
	8341008066	8341-008-066	MISSION PROMENADE HOLDINGS LLC	COM	0.0	3,649.0	8,053.0	19.66550	0.07110	0.22160	2,043.99
	8341008067	8341-008-067	MISSION PROMENADE HOLDINGS LLC	COM	109.41	5,881.0	13,062.0	19.66550	0.07110	0.22160	5,464.28
	8341008068	8341-008-068	MISSION PROMENADE HOLDINGS LLC	COM	0.0	5,854.0	13,001.0	19.66550	0.07110	0.22160	3,297.24
	8341008069	8341-008-069	MISSION OAK GROUP LLC	COM	0.0	389.0	865.0	19.66550	0.07110	0.22160	219.34
	8341008070	8341-008-070	MISSION OAK GROUP LLC	COM	0.0	469.0	1,041.0	19.66550	0.07110	0.22160	264.03
	8341008904	8341-008-904	POMONA CITY	COM	120.0	14,397.0	0.0	19.66550	0.07110	0.22160	3,383.49
	8342001023	8342-001-023	SALAZAR,FERNANDO AND CAROLINA	COM	35.0	5,874.0	1,980.0	19.66550	0.07110	0.22160	1,544.70
	8342001024	8342-001-024	SALAZAR,FERNANDO M AND CAROLINA	COM	32.67	4,246.0	1,980.0	19.66550	0.07110	0.22160	1,383.13
	8342001025	8342-001-025	BROOKS,ROBERT E AND DIANE S	COM	43.33	5,541.0	1,020.0	19.66550	0.07110	0.22160	1,472.10
*	8342001804	8342-001-804	UNION PACIFIC R R CO SBE PAR 41-42 MAP 843-19-21P	COM	0.0	119,874.0	860.0	19.66550	0.07110	0.22160	8,713.62
	8342001914	8342-001-914	POMONA CITY	COM	0.0	7,743.0	0.0	19.66550	0.07110	0.22160	550.53
Total					25,620	3,089,321	2,023,308				\$1,149,569.73
Parcel Count											270

* SBE Parcels associated with the following SBE Numbers (9014-800-001, 9020-100-001, 9084-300-003, 9775-700-001)

Downtown Pomona Property and Business Improvement District
Fiscal Year 2026/27
Assessment Roll including Situs and Mailing Addresses

Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Situs Address		Mailing Address				Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2026/27 Assessment
(APN)	(APNfmt)		Situs	Street	Mailing Address	City	State	Zip		(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
833500454	8335-004-554	SHURGARD CALIF PROPERTIES LLC	730	E 1ST ST	701 WESTERN AVE	GLENDALE	CA	91204	COM	257.0	37,592.0	55,314.0	19.66550	0.07110	0.22160	19,984.41
833500544	8335-005-044	PROVIDENT GROUP POMONA PROPERTIES LLC	NO	SITUS AVAILABLE	5565 BANKERS AVE	BATON ROUGE	LA	70808	COM	0.0	0.134.0	0.0	19.66550	0.07110	0.22160	840.43
833500545	8335-005-045	PROVIDENT GROUP POMONA PROPERTIES LLC	615	E 3RD ST	5565 BANKERS AVE	BATON ROUGE	LA	70808	COM	260.93	79,279.0	155,897.0	19.66550	0.07110	0.22160	45,270.51
8335005903	8335-005-903	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	590.0	53,548.0	0.0	19.66550	0.07110	0.22160	15,409.91
8335007904	8335-007-904	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	260.0	31,198.0	0.0	19.66550	0.07110	0.22160	7,331.21
8335007906	8335-007-906	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	130.0	15,599.0	0.0	19.66550	0.07110	0.22160	3,665.60
8335007909	8335-007-909	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	PARK	65.0	7,797.0	0.0	15.73240	0.05680	0.17730	1,465.48
8335007910	8335-007-910	POMONA CITY	246	S GIBBS ST	246 S GIBBS ST	POMONA	CA	91766	PARK	120.0	7,797.0	0.0	15.73240	0.05680	0.17730	2,330.76
8335008902	8335-008-902	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	590.0	53,100.0	0.0	19.66550	0.07110	0.22160	15,378.06
8335009001	8335-009-001	ABBOUD,JASON S CO TR ABBOUD FAMILY TRUST	201	E 2ND ST	201 E 2ND ST	POMONA	CA	91766	COM	130.0	15,599.0	14,180.0	19.66550	0.07110	0.22160	6,807.89
8335009002	8335-009-002	GRANATO,ROBERT L AND RANEY,CHERYL E	263	E 2ND ST	263 E 2ND ST	POMONA	CA	91766	COM	32.5	3,899.0	3,712.0	19.66550	0.07110	0.22160	1,738.93
8335009005	8335-009-005	COLLEGE OF OSTEOPATHIC MEDICINE OF THE PACIFIC	285	E 2ND ST	309 E 2ND ST	POMONA	CA	91766-1854	COM	32.5	3,899.0	3,899.0	19.66550	0.07110	0.22160	1,780.37
8335009008	8335-009-008	ANONYMOUS ASSETS LLC TR PROMENADE 135 TRUST	135	E 2ND ST	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121	COM	27.5	3,293.0	6,800.0	19.66550	0.07110	0.22160	2,237.49
8335009009	8335-009-009	ANONYMOUS ASSETS LLC TR PROMENADE 139 STATUTORY TRUST	139	E 2ND ST	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121	COM	28.03	3,383.0	6,480.0	19.66550	0.07110	0.22160	2,226.30
8335009010	8335-009-010	POMONA MALL STATUTORY LLC TR ABBOUD FAMILY TRUST	151	E 2ND ST	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121	COM	22.54	1,564.0	7,958.0	19.66550	0.07110	0.22160	2,317.98
8335009011	8335-009-011	ANONYMOUS ASSETS LLC TR 161 2ND STATUTORY TRUST	161	E 2ND ST	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121	COM	23.6	2,827.0	2,827.0	19.66550	0.07110	0.22160	1,291.57
8335009014	8335-009-014	ANONYMOUS ASSETS LLC TR 185 DTP STATUTORY TRUST	185	E 2ND ST	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121	COM	25.0	2,997.0	3,000.0	19.66550	0.07110	0.22160	1,369.52
8335009015	8335-009-015	KBA PROPERTIES LLC	197	E 2ND ST	197 E 2ND ST	POMONA	CA	91766	COM	35.0	4,195.0	17,300.0	19.66550	0.07110	0.22160	4,820.24
8335009017	8335-009-017	ABBOUD,JASON S AND SOPHIE TRS ABBOUD FAMILY TRUST	175	POMONA MALL	22651 PINERIDGE	MISSION VIEJO	CA	92692	COM	23.33	2,797.0	5,520.0	19.66550	0.07110	0.22160	1,880.89
8335009018	8335-009-018	THOMAS,SUSAN M TR DON R AND SUSAN M THOMAS TRUST	269	E 2ND ST	2586 AMHERST ST	LA VERNE	CA	91750	COM	65.0	7,793.0	6,040.0	19.66550	0.07110	0.22160	3,170.80
833500903	8335-009-903	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	539.0	52,969.0	0.0	19.66550	0.07110	0.22160	14,305.80
833500904	8335-009-904	POMONA CITY	101	E 2ND ST	101 E 2ND ST	POMONA	CA	91766	COM	60.0	6,900.0	0.0	19.66550	0.07110	0.22160	1,670.52
8335010003	8335-010-003	BOADA,MIRIAM M TR CASTILLEJOS AND BOADA TRUST	240	S GAREY AVE	4 RIDGE CREST CIR	POMONA	CA	91766	COM	47.5	4,988.0	4,795.0	19.66550	0.07110	0.22160	2,351.33
8335010004	8335-010-004	SIMON,VICKI K TR VICKI K SIMON TRUST	250	S GAREY AVE	250 S GAREY AVE	POMONA	CA	91766	COM	50.0	5,537.0	11,650.0	19.66550	0.07110	0.22160	3,816.40
8335010005	8335-010-005	J AND J MAYFAIR LLC	115	E 3RD ST	115 E 3RD ST	POMONA	CA	91766	COM	105.0	6,691.0	32,000.0	19.66550	0.07110	0.22160	9,631.81
8335010006	8335-010-006	PKGO LLC	158	E 2ND ST	326 GENOA ST UNIT A	ARCADIA	CA	91006	COM	60.0	6,900.0	6,900.0	19.66550	0.07110	0.22160	3,199.56
8335010010	8335-010-010	LIVING HOPE FOUNDATION	265	E 2ND ST	14758 PIPELINE AVE STE E	CHINO HILLS	CA	91709	COM	198.33	5,193.0	21,260.0	19.66550	0.07110	0.22160	7,211.98
8335010011	8335-010-011	LUU,THUY BICH TR THUY BICH LUU TRUST	252	E 2ND ST	2324 SEAGREEN DR	DIAMOND BAR	CA	91765	COM	21.87	2,582.0	3,250.0	19.66550	0.07110	0.22160	1,483.60
8335010012	8335-010-012	UNJANGIE L AND UNJOANNE M	224	E 2ND ST	19415 CHEYENNE WELLS CIR	WALNUT	CA	91789	COM	16.5	1,978.0	1,580.0	19.66550	0.07110	0.22160	815.24
8335010013	8335-010-013	LUU,THUY BICH TR THUY BICH LUU TRUST	216	E 2ND ST	24324 SEAGREEN DR	DIAMOND BAR	CA	91765	COM	48.5	5,820.0	5,760.0	19.66550	0.07110	0.22160	2,643.99
8335010014	8335-010-014	CISNEROS,JOSE ET AL CISNEROS ALBERTO	200	E 2ND ST	1095 LOMA VISTA ST	POMONA	CA	91768	COM	65.0	7,793.0	23,400.0	19.66550	0.07110	0.22160	7,017.78
8335010016	8335-010-016	PKGT LLC	160	E 2ND ST	326 GENOA ST STE A	ARCADIA	CA	91006	COM	60.0	6,900.0	20,700.0	19.66550	0.07110	0.22160	6,257.64
8335010018	8335-010-018	WESTERN UNIVERSITY OF HEALTH SCIENCES	287	W 3RD ST	309 E 2ND ST	POMONA	CA	91766	COM	65.0	7,797.0	26,898.0	19.66550	0.07110	0.22160	7,793.22
* 8335010800	8335-010-800	GTE CALIF INC S B OF E PAR 1 MAP 201-19-558	280	LOCUST ST	280 LOCUST ST	POMONA	CA	91766	COM	195.0	23,392.0	118,868.0	19.66550	0.07110	0.22160	31,839.09
8335010902	8335-010-902	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	5.0	1,196.0	0.0	19.66550	0.07110	0.22160	183.51
8335010904	8335-010-904	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	120.0	15,599.0	0.0	19.66550	0.07110	0.22160	3,468.95
8335010905	8335-010-905	POMONA CITY	112	E 2ND ST	505 S GAREY AVE	POMONA	CA	91766	COM	98.0	4,975.0	4,900.0	19.66550	0.07110	0.22160	3,366.78
8335010906	8335-010-906	POMONA CITY	120	E 2ND ST	505 S GAREY AVE	POMONA	CA	91766	COM	54.0	5,258.0	5,200.0	19.66550	0.07110	0.22160	2,588.10
8335010907	8335-010-907	POMONA CITY	130	E 2ND ST	505 S GAREY AVE	POMONA	CA	91766	COM	20.0	1,690.0	0.0	19.66550	0.07110	0.22160	511.34
8335011006	8335-011-006	GARCIA,CESAR TR CESAR GARCIA TRUST AND GARCIA,J CO TR GARCIA TRUST	211	E 4TH ST	150 E 3RD ST	POMONA	CA	91766	COM	130.0	7,793.0	0.0	19.66550	0.07110	0.22160	3,110.80
8335011007	8335-011-007	KATCH VARTAN LLC	350	S GAREY AVE	2707 N GAREY AVE	POMONA	CA	91767	COM	130.0	13,643.0	20,276.0	19.66550	0.07110	0.22160	8,019.69
8335011013	8335-011-013	GARCIA,JOSE AND YOLANDA TRS J AND Y GARCIA TRUST AND GARCIA,C TR CESAR GARCIA TRUST	146	E 3RD ST	1438 W TROPICANA CT	ONTARIO	CA	91762	COM	105.0	7,610.0	14,640.0	19.66550	0.07110	0.22160	5,850.17
8335011014	8335-011-014	AGUDO,GRICELDA	330	S GAREY AVE	330 S GAREY AVE	POMONA	CA	91766	COM	64.5	6,765.0	6,722.0	19.66550	0.07110	0.22160	3,239.01
8335011015	8335-011-015	KATCH VARTAN LLC	350	S GAREY AVE	2707 N GAREY AVE	POMONA	CA	91767	COM	120.0	15,551.0	0.0	19.66550	0.07110	0.22160	3,465.54
8335011016	8335-011-016	ARMSTRONG,DAVID W CO TR D AND M TRUST	150	E 3RD ST	929 E MIRAMAR AVE	CLAREMONT	CA	91711	COM	130.0	15,599.0	24,658.0	19.66550	0.07110	0.22160	9,129.82
* 8335011800	8335-011-800	GTE CALIF INC S B OF E PAR 2 MAP 20119558	NO	SITUS AVAILABLE	N/A	N/A	N/A	N/A	COM	195.0	31,196.0	0.0	19.66550	0.07110	0.22160	6,052.95
8335011901	8335-011-901	POMONA CITY	196	E 3RD ST	196 E 3RD ST	POMONA	CA	91766	COM	260.0	31,196.0	0.0	19.66550	0.07110	0.22160	7,331.21
8335012002	8335-012-002	TC ENTERPRISE GROUP LLC	444	S GAREY AVE	106 1/2 JUDGE JOHN AISO ST UNIT 818	LOS ANGELES	CA	90012	COM	130.0	14,950.0	13,000.0	19.66550	0.07110	0.22160	6,500.26
8335012010	8335-012-010	GALEANA,CALISTRO M AND DE MESA,SANTOS N	452	LOCUST ST	452 LOCUST ST	POMONA	CA	91766	COM	35.0	3,411.0	914.0	19.66550	0.07110	0.22160	1,133.36
8335012011	8335-012-011	METOCHE LAND LLC	205	E MISSION BLVD	PO BOX 2064	WALNUT	CA	91789	COM	96.82	6,774.0	5,835.0	19.66550	0.07110	0.22160	3,678.68
8335012012	8335-012-012	CEJA,LUIS B AND YOLANDA	245	E MISSION BLVD	2385 THOROUGHSHED ST	ONTARIO	CA	91761	PTE	33.18	2,476.0	3,200.0	0.98230	0.03935	0.01108	78.99
8335012015	8335-012-015	TC ENTERPRISE GROUP LLC	106	E 4TH ST	106 1/2 JUDGE JOHN AISO ST UNIT 818	LOS ANGELES	CA	90012	COM	130.0	15,551.0	4,000.0	19.66550	0.07110	0.22160	4,548.59
8335012017	8335-012-017	TC ENTERPRISE GROUP LLC	444	S GAREY AVE	106 1/2 JUDGE JOHN AISO ST UNIT 818	LOS ANGELES	CA	90012	COM	245.0	44,989.0	28,372.0	19.66550	0.07110	0.22160	14,304.00
8335012018	8335-012-018	KEEPLI AND	295	W MISSION BLVD	10111 OAK PARK AVE	NORTHridge	CA	91325	COM	130.0	13,639.0	1,008.0	19.66550	0.07110	0.22160	3,749.62
8335012902	8335-012-902	POMONA CITY HOUSING AUTHORITY	286	E 4TH ST	505 S GAREY AVE	POMONA	CA	91766	COM	130.0	15,599.0	17,112.0	19.66550	0.07110	0.22160	7,456.98
8335013012	8335-013-012	REBOLLAR,JUAN AND MARTHA TRS JUAN AND MARTHA REBOLLAR TRUST	309	E MISSION BLVD	9400 LEDIG DR	RANCHO CUCAMONGA	CA	91701	COM	75.0	7,887.0	3,441.0	19.66550	0.07110	0.22160	2,796.78
8335013013	8335-013-013	MALDONADO,CARLOS F AND EVELIA	339	E MISSION BLVD	12867 ROCK CREST LN	CHINO HILLS	CA	91709	COM	55.0	5,772.0	3,850.0	19.66550	0.07110	0.22160	2,345.15
8335013014	8335-013-014	MALDONADO,CARLOS F AND EVELIA	355	E MISSION BLVD	12867 ROCK CREST LN	CHINO HILLS	CA	91709	COM	25.0	2,618.0	660.0	19.66550	0.07110	0.22160	824.03
8335013017	8335-013-017	SALAZAR,VICTOR O AND RAMIREZ,MARISOL	490	E 4TH ST	647 W 11TH ST	POMONA	CA	91766	COM	65.0	7,793.0	1,196.0	19.66550	0.07110	0.22160	2,097.37
8335013019	8335-013-019	BURRY,LINDA L	420	E 4TH ST	420 E 4TH ST	POMONA	CA	91766	COM	65.0	7,793.0	0.0	19.66550	0.07110	0.22160	1,832.34
8335013022	8335-013-022	SELTERS,J BENJAMIN III AND	441	E MISSION BLVD	399 W MISSION BLVD STE K	POMONA	CA	91766	COM	45.0	2,618.0	4,500.0	19.66550	0.07110	0.22160	2,068.29
8335013023	8335-013-023	SELTERS,J BENJAMIN III TR J BENJAMIN SELTERS III TRUST	447	E MISSION BLVD	PO BOX 391	POMONA	CA	91769	COM	45.						

Assessor's Parcel Number	Assessor's Parcel Number Formatted	Owner Name	Situation Address		Mailing Address					Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2026/27 Assessment
(APN)	(APN)		Site	Site Street	Mailing Address	City	State	Zip			(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
8335014049	8335-014-049	MISSION AND LINDEN LLC	616	E 4TH ST	2040 LOMITA BLVD STE 100	LOMITA	CA	90717	COM		65.0	2,832.0	0.0	19.66550	0.07110	0.22160	1,832.98
8335014050	8335-014-050	MISSION AND LINDEN LLC	605	E MISSION BLVD	2040 LOMITA BLVD STE 100	LOMITA	CA	90717	COM		65.0	6,839.0	0.0	19.66550	0.07110	0.22160	1,764.51
8335014051	8335-014-051	MISSION AND LINDEN LLC	631	E MISSION BLVD	2040 LOMITA BLVD STE 100	LOMITA	CA	90717	COM		65.0	8,826.0	0.0	19.66550	0.07110	0.22160	1,763.29
8335014052	8335-014-052	MISSION AND LINDEN LLC	675	E MISSION BLVD	2040 LOMITA BLVD STE 100	LOMITA	CA	90717	COM		130.0	13,652.0	0.0	19.66550	0.07110	0.22160	3,527.17
8335014918	8335-014-918	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM		260.0	31,198.0	0.0	19.66550	0.07110	0.22160	7,331.21
8335014925	8335-014-925	POMONA CITY	NO	SITUS AVAILABLE	PO BOX 660	POMONA	CA	91769	COM		880.0	62,529.0	0.0	19.66550	0.07110	0.22160	21,751.45
8336026011	8336-026-011	BELVILLE RHONDA	187	E MONTEREY AVE	208 DAVIS ST	LAKE ELSINORE	CA	92530	COM		60.0	7,921.0	7,200.0	19.66550	0.07110	0.22160	3,338.63
8336026015	8336-026-015	LING,SUSAN A	195	E MONTEREY AVE	2404 AGOSTINO DR	ROWLAND HEIGHTS	CA	91748	COM		60.0	7,520.0	7,000.0	19.66550	0.07110	0.22160	3,265.80
8336026016	8336-026-016	BELVILLE,RHONDA	177	E MONTEREY AVE	208 DAVIS ST	LAKE ELSINORE	CA	92530	COM		60.0	7,468.0	3,450.0	19.66550	0.07110	0.22160	2,475.42
8336026018	8336-026-018	350 N GAREY OWNER LLC LESSOR RAY HOLDINGS LLC LESSEE	350	N GAREY AVE	2510 SUPPLY ST	POMONA	CA	91767	COM		257.0	85,051.0	78,058.0	19.66550	0.07110	0.22160	26,398.81
8336026900	8336-026-900	POMONA CITY HOUSING AUTHORITY	150	E CENTER ST	505 S GAREY AVE	POMONA	CA	91766	COM		50.0	6,349.0	2,067.0	19.66550	0.07110	0.22160	1,899.38
8336026901	8336-026-901	POMONA CITY HOUSING AUTHORITY	168	E CENTER ST	505 S GAREY AVE	POMONA	CA	91766	COM		50.0	6,353.0	648.0	19.66550	0.07110	0.22160	1,578.57
8336026902	8336-026-902	POMONA CITY HOUSING AUTHORITY	170	E CENTER ST	505 S GAREY AVE	POMONA	CA	91766	COM		53.0	6,736.0	1,530.0	19.66550	0.07110	0.22160	1,860.19
8336026903	8336-026-903	POMONA CITY HOUSING AUTHORITY	180	E CENTER ST	505 S GAREY AVE	POMONA	CA	91766	COM		47.0	5,978.0	2,560.0	19.66550	0.07110	0.22160	1,916.47
8336026904	8336-026-904	POMONA CITY	192	E CENTER ST	505 S GAREY AVE	POMONA	CA	91766	COM		120.0	8,140.0	0.0	19.66550	0.07110	0.22160	2,936.61
8336026905	8336-026-905	POMONA CITY	353	N GIBBS ST	505 S GAREY AVE	POMONA	CA	91766	COM		64.0	7,067.0	0.0	19.66550	0.07110	0.22160	1,761.06
8336031900	8336-031-900	POMONA CITY	100	W COMMERCIAL ST	100 W COMMERCIAL ST	POMONA	CA	91768	COM		573.07	106,553.0	6,500.0	19.66550	0.07110	0.22160	20,286.03
8336032001	8336-032-001	WFCS HOLDINGS IV LLC	295	N GAREY AVE	2801 HENNEPIN AVE PMB 285	MINNEAPOLIS	MINN	55408	COM		65.0	6,994.0	0.0	19.66550	0.07110	0.22160	1,775.53
8336032002	8336-032-002	WFCS HOLDINGS IV LLC	201	N GAREY AVE	2801 HENNEPIN AVE PMB 285	MINNEAPOLIS	MINN	55408	COM		130.0	13,813.0	0.0	19.66550	0.07110	0.22160	3,538.62
8336032004	8336-032-004	WFCS HOLDINGS IV LLC	295	N GAREY AVE	2801 HENNEPIN AVE PMB 285	MINNEAPOLIS	MINN	55408	COM		65.0	21,288.0	12,650.0	19.66550	0.07110	0.22160	5,639.39
8336032005	8336-032-005	WEISBRUCH,VANCE W TR VANCE W WEISBRUCH TRUST	285	N THOMAS ST	116 N HELIOTROPE AVE	MONROVIA	CA	91016	COM		120.0	9,861.0	5,196.0	19.66550	0.07110	0.22160	4,212.41
8336032006	8336-032-006	REYTERE LLC	172	W MONTEREY AVE	750 E BOXWOOD CT	ONTARIO	CA	91761	COM		50.0	5,825.0	4,160.0	19.66550	0.07110	0.22160	2,319.29
8336032007	8336-032-007	REYTERE LLC	280	N MAIN ST	750 E BOXWOOD CT	ONTARIO	CA	91761	COM		60.0	7,632.0	5,211.0	19.66550	0.07110	0.22160	2,877.32
8336032008	8336-032-008	WEI,STEPHANIE	250	N MAIN ST	20416 PRESTINA WAY	WALNUT	CA	91789	COM		60.0	7,800.0	5,550.0	19.66550	0.07110	0.22160	2,964.39
8336032010	8336-032-010	155 W COMMERCIAL STREET LLC	167	W COMMERCIAL STREET	839 OCCIDENTAL DR	CLAREMONT	CA	91711	COM		50.0	5,975.0	5,520.0	19.66550	0.07110	0.22160	2,531.33
8336032011	8336-032-011	155 W COMMERCIAL STREET LLC	155	W COMMERCIAL ST	839 OCCIDENTAL DR	CLAREMONT	CA	91711	COM		80.0	9,653.0	4,320.0	19.66550	0.07110	0.22160	3,216.88
8336032014	8336-032-014	WFCS HOLDINGS IV LLC	295	N GAREY AVE	2801 HENNEPIN AVE PMB 285	MINNEAPOLIS	MINN	55408	COM		0.0	16,989.0	15,323.0	19.66550	0.07110	0.22160	4,603.49
8336032015	8336-032-015	PEWE,KEITH E CO TR ET AL PEWE FAMILY TRUST AND	202	N MAIN ST	3759 GRAND AVE	CLAREMONT	CA	91711	COM		108.0	15,623.0	7,760.0	19.66550	0.07110	0.22160	4,954.29
8341001009	8341-001-009	VEJ POMONA 1 LP	171	W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM		22.5	2,701.0	4,050.0	19.66550	0.07110	0.22160	1,531.99
8341001011	8341-001-011	VEJ POMONA 1 LP	195	W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM		30.0	3,607.0	6,300.0	19.66550	0.07110	0.22160	2,242.50
8341001012	8341-001-012	M AND A GABAE LP	154	S MAIN ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		40.0	2,644.0	0.0	19.66550	0.07110	0.22160	974.61
8341001013	8341-001-013	M AND A GABAE LP	295	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		65.0	5,297.0	0.0	19.66550	0.07110	0.22160	1,654.87
8341001030	8341-001-030	VEJ POMONA 5 LP	115	W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM		51.0	4,500.0	6,248.0	19.66550	0.07110	0.22160	2,707.45
8341001031	8341-001-031	M AND A GABAE LP	269	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		45.49	5,236.0	0.0	19.66550	0.07110	0.22160	1,266.86
8341001032	8341-001-032	M AND A GABAE LP	227	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		83.0	10,180.0	0.0	19.66550	0.07110	0.22160	2,356.03
8341001034	8341-001-034	VEJ POMONA 1 LP	173	W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM		22.5	2,696.0	4,682.0	19.66550	0.07110	0.22160	1,671.69
8341001035	8341-001-035	VEJ POMONA 1 LP	153	W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM		65.0	5,502.0	4,050.0	19.66550	0.07110	0.22160	2,566.93
8341001036	8341-001-036	PENA,JOHN TR JOHN PENA TRUST	125	S MAIN ST	101 S MAIN ST	POMONA	CA	91766	COM		100.0	9,499.0	5,982.0	19.66550	0.07110	0.22160	3,754.24
8341001037	8341-001-037	PENA,JOHN TR JOHN PENA TRUST	103	S MAIN ST	101 S MAIN ST	POMONA	CA	91766	COM		130.0	12,298.0	11,000.0	19.66550	0.07110	0.22160	5,869.50
8341001038	8341-001-038	PENA,JOHN TR JOHN PENA TRUST	NO	SITUS AVAILABLE	101 S MAIN ST	POMONA	CA	91766	COM		65.0	6,541.0	5,550.0	19.66550	0.07110	0.22160	3,039.68
8341001039	8341-001-039	VEJ POMONA 1 LP	NO	SITUS AVAILABLE	191 W 4TH ST	POMONA	CA	91766	COM		195.0	25,348.0	23,400.0	19.66550	0.07110	0.22160	10,822.46
8341001040	8341-001-040	M AND A GABAE LP	301	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		65.0	8,446.0	35,760.0	19.66550	0.07110	0.22160	9,803.18
8341001900	8341-001-900	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM		120.0	10,799.0	0.0	19.66550	0.07110	0.22160	3,127.67
8341001901	8341-001-901	STATE OF CALIF	NO	SITUS AVAILABLE	455 GOLDEN GATE AVE	SAN FRANCISCO	CA	94102	COM		105.0	7,087.0	0.0	19.66550	0.07110	0.22160	2,568.76
8341001902	8341-001-902	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM		260.0	23,396.0	0.0	19.66550	0.07110	0.22160	6,776.49
8341001904	8341-001-904	POMONA CITY	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM		51.0	3,596.0	0.0	19.66550	0.07110	0.22160	1,258.76
8341001907	8341-001-907	POMONA CITY S BY S	NO	SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM		65.0	7,797.0	0.0	19.66550	0.07110	0.22160	1,832.62
8341002005	8341-002-005	BRIONES,JUAN M AND LIDIA D	475	W 2ND ST	495 W 2ND ST	POMONA	CA	91766	COM		20.0	2,396.0	2,400.0	19.66550	0.07110	0.22160	1,095.51
8341002006	8341-002-006	M AND A GABAE LP	455	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		65.0	7,793.0	0.0	19.66550	0.07110	0.22160	1,832.34
8341002007	8341-002-007	M AND A GABAE LP	435	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		41.5	4,979.0	0.0	19.66550	0.07110	0.22160	1,170.13
8341002008	8341-002-008	M AND A GABAE LP	429	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		23.5	2,814.0	0.0	19.66550	0.07110	0.22160	662.21
8341002011	8341-002-011	M AND A GABAE LP	409	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		44.0	5,275.0	0.0	19.66550	0.07110	0.22160	1,240.33
8341002012	8341-002-012	M AND A GABAE LP	105	S PARK AVE	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		90.0	5,846.0	0.0	19.66550	0.07110	0.22160	2,185.95
8341002013	8341-002-013	M AND A GABAE LP	NO	SITUS AVAILABLE	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		65.0	5,846.0	0.0	19.66550	0.07110	0.22160	1,693.91
8341002014	8341-002-014	JARAMILLO,HUGO AND CORINA TRS JARAMILLO FAMILY TRUST	565	W 2ND ST	1974 LOOKING GLASS WAY	UPLAND	CA	91784	COM		130.0	15,690.0	19,427.0	19.66550	0.07110	0.22160	7,974.96
8341002015	8341-002-015	COSSEY,KEVIN L AND GINA M TRS COSSEY FAMILY TRUST	545	W 2ND ST	691 N VALLEJO WAY	UPLAND	CA	91786	COM		31.0	3,720.0	8,448.0	19.66550	0.07110	0.22160	2,746.20
8341002016	8341-002-016	JARAMILLO,HUGO AND CORINA V TRS H AND C JARAMILLO TRUST	541	W 2ND ST	1974 LOOKING GLASS WAY	UPLAND	CA	91784	COM		33.42	4,008.0	2,240.0	19.66550	0.07110	0.22160	1,438.57
8341002017	8341-002-017	M AND A GABAE LP	501	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		65.0	7,793.0	7,800.0	19.66550	0.07110	0.22160	3,560.82
8341002019	8341-002-019	CALIFORNIA OPPORTUNITY ZONE FUND LP	667	W 2ND ST	840 N TOWNE CENTER DR	POMONA	CA	91767	COM		130.0	15,599.0	3,790.0	19.66550	0.07110	0.22160	4,505.47
8341002020	8341-002-020	VEJ POMONA 6 LP	601	W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM		65.0	7,793.0	3,469.0	19.66550	0.07110	0.22160	2,801.07
8341002021	8341-002-021	M AND A GABAE LP	421	W 2ND ST	9034 W SUNSET BLVD	WEST HOLLYWOOD	CA	90069	COM		21.0	2,518.0	0.0	19.66550	0.07110	0.22160	592.01
83410																	

Assessor's Parcel Number (APN)	Assessor's Parcel Number Formatted (APN11)	Owner Name	Situation Address		Mailing Address				Parcel Type	Linear Front Footage (Ft)	Parcel Area (Sq Ft)	Building Area (Sq Ft)	Frontage Assess Rate (\$/Sq Ft)	Parcel Assess Rate (\$/Sq Ft)	Building Assess Rate (\$/Sq Ft)	FY 2026/27 Assessment (\$)
			Single	Site Street	Mailing Address	City	State	Zip								
8341004024	8341-004-024	JUVENIUD RENOVA EN EL ESPIRITU SANTO		235 W 3RD ST	235 W 3RD ST	POMONA	CA	91766	PTE	85.0	10,103.0	13,940.0	0.98320	0.00350	0.0100	272.99
8341004026	8341-004-026	KWON,ROY N		261 S THOMAS ST	13728 MOONSHADOW FL	CHINO HILLS	CA	91709	COM	30.0	1,943.0	3,900.0	19.66550	0.07110	0.22160	1,592.35
8341004039	8341-004-039	VEJ POMONA 1 LP		280 W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM	69.0	6,547.0	6,156.0	19.66550	0.07110	0.22160	3,186.98
8341004041	8341-004-041	WESTERN UNIVERSITY OF HEALTH SCIENCES		225 S GAREY AVE	309 E 2ND ST	POMONA	CA	91766	COM	33.0	3,411.0	0.0	19.66550	0.07110	0.22160	881.48
8341004042	8341-004-042	WESTERN UNIVERSITY OF HEALTH SCIENCES		263 S GAREY AVE	309 E 2ND ST	POMONA	CA	91766	COM	97.5	10,237.0	0.0	19.66550	0.07110	0.22160	2,645.24
8341004044	8341-004-044	VEJ POMONA 5 LP		269 S THOMAS ST	191 W 4TH ST	POMONA	CA	91766	COM	90.0	5,846.0	25,746.0	19.66550	0.07110	0.22160	7,890.86
8341004045	8341-004-045	VEJ POMONA 5 LP		NO SITUS AVAILABLE	191 W 4TH ST	POMONA	CA	91766	COM	10.0	1,196.0	1,200.0	19.66550	0.07110	0.22160	547.75
8341004046	8341-004-046	VEJ POMONA 2 LP		300 W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM	64.0	7,793.0	3,534.0	19.66550	0.07110	0.22160	2,595.81
8341004049	8341-004-049	VEJ POMONA 2 LP		354 W 2ND ST	191 W 4TH ST	POMONA	CA	91766	PARK	195.0	23,392.0	15,473.0	15.73240	0.05680	0.17730	7,139.85
8341004051	8341-004-051	WESTERN UNIVERSITY OF HEALTH SCIENCES		100 W 2ND ST	309 E 2ND ST	POMONA	CA	91766	COM	245.0	25,230.0	57,846.0	19.66550	0.07110	0.22160	19,430.57
8341004052	8341-004-052	WESTERN UNIVERSITY OF HEALTH SCIENCES		NO SITUS AVAILABLE	309 E 2ND ST	POMONA	CA	91766	COM	155.0	17,838.0	0.0	19.66550	0.07110	0.22160	4,316.43
8341004053	8341-004-053	VEJ POMONA 1 LP		256 S MAIN ST	191 W 4TH ST	POMONA	CA	91766	COM	120.0	12,286.0	27,296.0	19.66550	0.07110	0.22160	9,282.33
8341004054	8341-004-054	VEJ POMONA 9 LP		200 W 2ND ST	191 W 4TH ST	POMONA	CA	91766	COM	238.0	12,960.0	16,482.0	19.66550	0.07110	0.22160	9,057.60
8341004062	8341-004-062	POMONA CITY		NO SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	260.0	7,802.0	0.0	19.66550	0.07110	0.22160	5,967.75
8341005008	8341-005-008	HUNG,JEAN ET AL HUNG, JENNY		260 W 3RD ST	PO BOX 1088	POMONA	CA	91769	COM	32.5	3,899.0	3,900.0	19.66550	0.07110	0.22160	1,780.59
8341005009	8341-005-009	MOK,LINDA K TR ELMA FAMILY TRUST		270 W 3RD ST	13021 TRAIL VIEW LN	CHINO HILLS	CA	91709	COM	32.5	3,899.0	3,900.0	19.66550	0.07110	0.22160	1,780.59
8341005011	8341-005-011	395 THOMAS GROUP LLC		281 W 4TH ST	101 S MAIN ST	POMONA	CA	91766	PTE	120.0	14,397.0	14,400.0	0.98320	0.00350	0.01100	326.77
8341005013	8341-005-013	TAPP,D RODNEY		351 S THOMAS ST	185 E LINCOLN AVE	POMONA	CA	91767	COM	35.0	4,548.0	8,060.0	19.66550	0.07110	0.22160	2,797.75
8341005014	8341-005-014	395 THOMAS GROUP LLC		395 S THOMAS ST	101 S MAIN ST	POMONA	CA	91766	COM	85.0	12,245.0	15,648.0	19.66550	0.07110	0.22160	6,009.78
8341005015	8341-005-015	WAY WORLD OUTREACH MINISTRIES		398 W 3RD ST	4680 HALLMARK PKWY	SAN BERNARDINO	CA	92407	PTE	90.0	10,799.0	9,829.0	0.98320	0.00350	0.01100	234.40
8341005016	8341-005-016	SAE SCHOOL FACILITIES LLC		360 S GORDON ST	970 S VILLAGE OAKS DR UNIT 209	COVINA	CA	91724	COM	62.0	5,576.0	1,850.0	19.66550	0.07110	0.22160	2,025.67
8341005017	8341-005-017	SAE SCHOOL FACILITIES LLC		386 S GORDON ST	970 S VILLAGE OAKS DR UNIT 209	COVINA	CA	91724	COM	58.0	7,536.0	1,770.0	19.66550	0.07110	0.22160	2,068.64
8341005018	8341-005-018	WFC5 HOLDINGS IV LLC		375 S MAIN ST	2801 HENNEPIN AVE PMB 285	MINNEAPOLIS	MN	55408	COM	120.0	18,073.0	29,814.0	19.66550	0.07110	0.22160	10,251.63
8341005019	8341-005-019	CDX HALL EVENTS INC		280 W 3RD ST	1240 N PARK AVE	POMONA	CA	91768	COM	65.0	7,793.0	7,168.0	19.66550	0.07110	0.22160	3,420.77
8341005020	8341-005-020	POMONA FOX THEATER MASTER TENANT LLC LESSEE POMONA FOX THEATER LLC LESSOR		356 S GAREY AVE	PO BOX 638	POMONA	CA	91769	COM	195.0	20,473.0	20,380.0	19.66550	0.07110	0.22160	9,469.83
8341005030	8341-005-030	TAVANGARIAN ARDESHIR A CO TR TAVANGARIAN TRUST		356 S GAREY AVE	10490 SANTA MONICA BLVD	LOS ANGELES	CA	90025	COM	65.0	8,817.0	6,710.0	19.66550	0.07110	0.22160	3,349.88
8341005031	8341-005-031	VEJ POMONA 3 LP		396 S THOMAS ST	191 W 4TH ST	POMONA	CA	91766	COM	65.0	7,793.0	7,800.0	19.66550	0.07110	0.22160	3,560.82
8341005032	8341-005-032	VEJ POMONA 3 LP		340 S THOMAS ST	191 W 4TH ST	POMONA	CA	91766	COM	76.95	17,041.0	18,720.0	19.66550	0.07110	0.22160	8,873.23
8341005033	8341-005-033	VEJ POMONA 4 LP		300 S THOMAS ST	191 W 4TH ST	POMONA	CA	91766	COM	119.0	14,279.0	39,074.0	19.66550	0.07110	0.22160	12,014.23
8341005901	8341-005-901	POMONA CITY		NO SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	130.0	14,397.0	0.0	19.66550	0.07110	0.22160	3,580.14
8341005904	8341-005-904	POMONA CITY		NO SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	310.0	23,800.0	0.0	19.66550	0.07110	0.22160	7,788.49
8341006003	8341-006-003	GUTIERREZ,ALFONSO AND LEONOR		536 W 3RD ST	536 W 3RD ST	POMONA	CA	91766	COM	45.0	5,393.0	1,047.0	19.66550	0.07110	0.22160	1,506.41
8341006004	8341-006-004	HIGH PLAINS INVESTMENT LLC		518 W 3RD ST	3740 MCCLINTOCK AVE	LOS ANGELES	CA	90089	COM	55.0	6,939.0	4,608.0	19.66550	0.07110	0.22160	2,596.10
8341006005	8341-006-005	POMONA UPLAND LLC		582 W 3RD ST	2580 N GRAND AVE	COVINA	CA	91724	COM	189.0	8,612.0	3,999.0	19.66550	0.07110	0.22160	5,215.27
8341006022	8341-006-022	POMONA OFFICE TOWER LLC AND WG KUPKA LLC		300 S PARK AVE	3470 WILSHIRE BLVD STE 700	LOS ANGELES	CA	90010	COM	260.0	66,616.0	171,423.0	19.66550	0.07110	0.22160	47,978.96
8341006024	8341-006-024	CIRIT,SEMIH TR JAVELIN TRUST		363 S PARK AVE	2 FAIRE WINDS	LAGUNA NIGUEL	CA	92677	COM	120.0	30,379.0	28,195.0	19.66550	0.07110	0.22160	10,767.82
8341006025	8341-006-025	REVALY CORPORATION		310 S PARK AVE	19 SILVER FOREST CT	AZUSA	CA	91702	COM	191.0	9,506.0	4,921.0	19.66550	0.07110	0.22160	5,522.69
8341007020	8341-007-020	CHINA COVE		408 W 4TH ST	3200 INLAND EMPIRE BLVD STE 220	ONTARIO	CA	91764	COM	65.0	7,793.0	0.0	19.66550	0.07110	0.22160	1,832.34
8341007022	8341-007-022	435 WEST MISSION PROPERTIES LLC		480 W 4TH ST	806 MONTEREY PASS RD 2ND FL	MONTEREY PARK	CA	91754	COM	60.0	6,109.0	7,200.0	19.66550	0.07110	0.22160	3,280.90
8341007023	8341-007-023	435 WEST MISSION PROPERTIES LLC		NO SITUS AVAILABLE	806 MONTEREY PASS RD 2ND FL	MONTEREY PARK	CA	91754	COM	105.0	6,212.0	6,300.0	19.66550	0.07110	0.22160	3,902.63
8341007024	8341-007-024	435 WEST MISSION PROPERTIES LLC		459 W MISSION BLVD	806 MONTEREY PASS RD 2ND FL	MONTEREY PARK	CA	91754	COM	65.0	6,817.0	6,825.0	19.66550	0.07110	0.22160	3,275.37
8341007025	8341-007-025	435 WEST MISSION PROPERTIES LLC		435 W MISSION BLVD	806 MONTEREY PASS RD 2ND FL	MONTEREY PARK	CA	91754	COM	130.0	13,643.0	27,638.0	19.66550	0.07110	0.22160	9,651.11
8341007026	8341-007-026	CHINA COVE		454 W 4TH ST	3200 INLAND EMPIRE BLVD STE 220	ONTARIO	CA	91764	COM	65.0	7,793.0	0.0	19.66550	0.07110	0.22160	1,832.34
8341007027	8341-007-027	CHINA COVE		436 W 4TH ST	3200 INLAND EMPIRE BLVD STE 220	ONTARIO	CA	91764	COM	65.0	7,793.0	15,408.0	19.66550	0.07110	0.22160	5,246.75
8341007029	8341-007-029	DONNER,MICHAEL L AND JOAN E TRS MICHAEL AND JOAN DONNER TRUST		545 W MISSION BLVD	4715 WHITE OAK AVE	ENCINO	CA	91316	COM	195.0	20,081.0	2,052.0	19.66550	0.07110	0.22160	5,717.25
8341007030	8341-007-030	JAUAR AND REYES CORPORATION		586 W 4TH ST	16360 AVIANO LN	CHINO HILLS	CA	91709	COM	159.0	6,520.0	4,500.0	19.66550	0.07110	0.22160	4,587.59
8341007031	8341-007-031	JAUAR AND REYES CORPORATION		595 W MISSION BLVD	16360 AVIANO LN	CHINO HILLS	CA	91709	COM	65.0	6,761.0	2,711.0	19.66550	0.07110	0.22160	2,359.72
8341007032	8341-007-032	WANDIGA,MICHAEL N		NO SITUS AVAILABLE	PO BOX 276	LLANO	CA	93544	COM	10.0	1,198.0	0.0	19.66550	0.07110	0.22160	281.83
8341007033	8341-007-033	CIRIT,SEMIH TR JAVELIN TRUST		562 W 4TH ST	2 FAIRE WINDS	LAGUNA NIGUEL	CA	92677	COM	65.0	7,797.0	0.0	19.66550	0.07110	0.22160	1,832.62
8341007060	8341-007-060	POMONA CITY		401 S PARK AVE	401 S PARK AVE	CLAREMONT	CA	91711	COM	250.0	14,397.0	0.0	19.66550	0.07110	0.22160	5,940.00
8341008007	8341-008-007	SELTERS,J B III TR J B SELTERS III TRUST		399 W MISSION BLVD	399 W MISSION BLVD	POMONA	CA	91766	COM	65.0	6,817.0	6,366.0	19.66550	0.07110	0.22160	3,173.65
8341008008	8341-008-008	MITCHELL,ROBERT A CO TR MITCHELL FAMILY TRUST		359 W MISSION BLVD	1501 RESORT ST	UPLAND	CA	91784	COM	75.0	7,867.0	1,738.0	19.66550	0.07110	0.22160	2,419.40
8341008009	8341-008-009	MCGRAL,JANET S		301 W MISSION BLVD	301 W MISSION BLVD	POMONA	CA	91766	COM	65.0	6,739.0	5,972.0	19.66550	0.07110	0.22160	3,080.80
8341008015	8341-008-015	HEMMING,MICHAEL J AND LEOTI L		325 W MISSION BLVD	333 W MISSION BLVD	POMONA	CA	91766	COM	65.0	5,772.0	2,480.0	19.66550	0.07110	0.22160	2,238.21
8341008016	8341-008-016	CIVIC CENTER INV CO		401 S MAIN ST	PO BOX 838	POMONA	CA	91766	COM	120.0	15,599.0	10,800.0	19.66550	0.07110	0.22160	5,882.17
8341008024	8341-008-024	CHAMAA,ADAM AND ALABED,KHOLOD ET AL CHAMAA,DANNY		255 W MISSION BLVD	16442 MALDEN CIR	HUNTINGTON BEACH	CA	92649	COM	175.0	45,738.0	16,265.0	19.66550	0.07110	0.22160	10,297.76
8341008025	8341-008-025	CHAMAA,ADAM ET AL CHAMAA,DANNY		NO SITUS AVAILABLE	16442 MALDEN CIR	HUNTINGTON BEACH	CA	92649	COM	61.0	11,766.0	16,000.0	19.66550	0.07110	0.22160	5,581.76
8341008035	8341-008-035	GIRALDO,JOHN J		101 W MISSION BLVD NO 302	101 W MISSION BLVD UNIT 302	POMONA	CA	91766	COM	0.0	340.0	755.0	19.66550	0.07110	0.22160	191.48
8341008036	8341-008-036	CHEUNG,MEI YUK		101 W MISSION BLVD NO 303	805 DIVINA VISTA ST	MONTEREY PARK	CA	91754	COM	0.0	572.0	1,270.0	19.66550	0.07110	0.22160	322.10
8341008037	8341-008-037	DECASAS,RENE		101 W MISSION BLVD NO 304	101 W MISSION BLVD UNIT 304	POMONA	CA	91766	COM	0.0	425.0	944.0	19.66550	0.07110	0.22160	239.41
8341008038	8341-008-038	SOUTH,PAUL		101 W MISSION BLVD NO 305	101 W MISSION BLVD UNIT 305	POMONA	CA	91766	COM	0.0	474.0	1,054.0	19.66550	0.07110	0.22160	267.27
8341008039	8341-008-039	JATURONGPANICH,RICH														

Assessor's Parcel Number (APN)	Assessor's Parcel Number Formatted (APNfmt)	Owner Name	Situss Address		Mailing Address				Parcel Type	Linear Front Footage	Parcel Area	Building Area	Frontage Assess Rate	Parcel Assess Rate	Building Assess Rate	FY 2026/27 Assessment
			Site #	Situss Street	Mailing Address	City	State	Zip		(Ft)	(Sq Ft)	(Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$/Sq Ft)	(\$)
8342001023	8342-001-023	SALAZAR, FERNANDO AND CAROLINA		891 W 2ND ST	2245 FARRINGTON AVE	POMONA	CA	91768	COM	35.0	5,874.0	1,980.0	19.66550	0.07110	0.22160	1,544.70
8342001024	8342-001-024	SALAZAR, FERNANDO M AND CAROLINA		883 W 2ND ST	2245 FARRINGTON AVE	POMONA	CA	91768	COM	32.67	4,246.0	1,980.0	19.66550	0.07110	0.22160	1,383.13
8342001025	8342-001-025	BROOKS, ROBERT E AND DIANE S		855 W 2ND ST	3600 TURNBULL CANYON RD	HACIENDA HEIGHTS	CA	91745	COM	43.33	5,541.0	1,020.0	19.66550	0.07110	0.22160	1,472.10
*	8342001804	UNION PACIFIC R R CO. SBE PAR 41-42 MAP 843-19-21P		777 W 2ND ST	777 W 2ND ST	POMONA	CA	91768	COM	0.0	119,874.0	860.0	19.66550	0.07110	0.22160	8,713.82
	8342001914	POMONA CITY		NO SITUS AVAILABLE	505 S GAREY AVE	POMONA	CA	91766	COM	0.0	7,743.0	0.0	19.66550	0.07110	0.22160	550.53
Total										25,620	3,089,321	2,023,308				\$1,149,569.73
Parcel Count																270

* SBE Parcels associated with the following SBE Numbers (9014-800-001, 9020-100-001, 9084-300-003, 9775-700-001)