DB · DAVID BRUCE REALTY

CALL DB

Probate Referee List

Los Angeles, Orange, Ventura, San Diego and San Luis Obispo counties

Updated as of November 2026 · Compiled from the California State Controller's list of probate referees

What a probate referee does

A probate referee is a state-appointed appraiser. The California State Controller appoints a small group of them for each county, and their appraisal sets the value the court relies on. If the house was your loved one's primary residence and is worth $750,000 or less, the heirs may be able to use one shorter court petition instead of a full probate. That petition needs an appraisal from a referee on this list, and the family chooses which one. In a full probate, the court usually assigns the referee instead.

Choosing one, in three steps

1

Find your county

Use the list for the county where the house is, not where you live. Los Angeles has two lists; most of the county uses Central.

2

Call two or three

Ask how soon they can do the appraisal and what they need from you, such as the date of death and the property address.

3

Pass the name along

Give the referee's name to whoever is preparing the petition. The appraisal is attached to it.

What it costs

The referee's fee is set by law at one-tenth of one percent of the value appraised, plus expenses. On a $750,000 home that's about $750.

The number that counts

The home's full value on the date of death. The mortgage isn't subtracted, and a later sale price doesn't change it.

Know the number before anyone files

Families close to the $750,000 line are the ones who get surprised. And don't lean on Zillow: Zillow's own published figures put its typical error for homes that aren't on the market at around 7%. On a $750,000 house that's roughly $54,000 either way, which is exactly the gap that decides this. An algorithm can't see inside the house. Someone walking the property can.

DB CAN HELP WITH THIS

Value check before you file

DB will tell you which side of $750,000 the house is really on.

310-895-9018

SEE IT IN PERSON

Request an Estate Walk-Through

About an hour at the property.

davidbrucerealty.com /estate-walk-through

FIVE MINUTES, ONLINE

Take the Estate Quick Check

A plain-English read on where the estate stands.

davidbrucerealty.com /estate-check

Not sure which county list applies, or which side of $750,000 you're on? Call DB before you call a referee.

CALL DB

Los Angeles County (Central)

31 referees

REFEREE	OFFICE	PHONE	EMAIL
Abad, Walter Christian	6452 West 86th Place, Suite A, Westchester, CA 90045	(310) 601-0766	ProbateRef.WChristianAbad@gmail.com
Acevedo, Christina	61 S. Baldwin Avenue, P.O. Box 755, Sierra Madre, CA 91024	(626) 817-2152	csaprobate@gmail.com
Anson, Brian W.	18455 Burbank Boulevard, Suite 406, Tarzana, CA 91356	(818) 881-2603	ansonprobref@aol.com
Arredondo, Ariana	1613 Chelsea Rd, Suite 840, San Marino, CA 91108	(626) 515-6505	ariana.probate@gmail.com
Bethel, Stephen K.	633 West Fifth Street, Suite 5870, Los Angeles, CA 90071	(213) 623-3271	sbethel@fraziercapital.com
Bitett, Alan L.	P.O. Box 17816, Long Beach, CA 90807	(562) 426-4321	bitett@verizon.net
Boroomand, Shahin (Shane)	149 S. Barrington Ave., Ste 504, Los Angeles, CA 90049	(310) 476-6894	shanebprobatela@gmail.com
Brown, Talon L.	9800 S. La Cienega Blvd., 12th Floor, Inglewood, CA 90301	(424) 371-6667	talonb1@gmail.com
Brydon, Guy F.	4015 Pacific Coast Hwy, Suite 103, Torrance, CA 90505	(310) 594-8000	guy.brydon@gte.net
City, L. Glenn	12121 Wilshire Blvd., Suite 303, Los Angeles, CA 90025	(310) 473-2700	probateref2020@gmail.com
Cohen, Debra	29135 Hillrise Dr, Suite 100, Agoura Hills, CA 91301	(818) 961-6841	probaterefereedcohen@gmail.com
Finch, Mary Arleen	8351 Gladbeck Avenue, Northridge, CA 91324	(818) 585-4710	finchprobate@aol.com
George, William A.	10866 Washington Blvd., Suite 237, Culver City, CA 90232	(323) 639-0730	wgeorge064@yahoo.com
Gutierrez, Ruben	27305 Live Oak Road, Suite A, Santa Clarita, CA 91384	(661) 949-3133	probatereferee@gmail.com
Haub, David	12792 Valley View St, Suite 202, Garden Grove, CA 92845	(562) 366-3002	caprobateref@gmail.com

REFEREE	OFFICE	PHONE	EMAIL
Khalatian, Naris	633 W. 5th Street, Suite 5870, Los Angeles, CA 90071	(213) 468-8418	nkhalatian@fraziercapital.com
Kraakevik, Patti	741 S. Pacific Avenue, San Pedro, CA 90731	(310) 832-6001	pkraakevik@caprobatereferee.com
Lopez, Ernesto	P.O. Box 40096, Pasadena, CA 91114	(323) 410-0536	ernie.probate@gmail.com
Mainstain, Morris	12121 Wilshire Blvd., Suite 303, Los Angeles, CA 90025	(310) 473-2700	mainlaw@mainstain.com
Page, RoseAnn	P.O. Box 86, Montrose, CA 91021	(818) 396-6577	rpage.probate@gmail.com
Peters, Troy	9171 Wilshire Blvd, #500, Beverly Hills, CA 90210	(800) 395-9677	ttgappraisals@yahoo.com
Portillo, Dan	21 Miller Alley, Suite 210, Pasadena, CA 91103	(626) 240-1303	probaterefdan@gmail.com
Price, Stanley M.	12121 Wilshire Blvd., Suite 303, Los Angeles, CA 90025	(310) 473-2700	stanleyprice@earthlink.net
Reifman, Irving	12121 Wilshire Blvd., Suite 303, Los Angeles, CA 90025	(310) 473-2700	irv@reifman.la
Roberts, David	8459 Sale Avenue, West Hills, CA 91304	(626) 660-4254	droberts.brokerage@gmail.com
Sampson, Victor K.	11280 Corbin Avenue, Porter Ranch, CA 91326	(818) 832-0100	victorsampson@yahoo.com
Settle, Keith	15303 Ventura Blvd., Suite 900, Sherman Oaks, CA 91403	(818) 707-1981	keith@keithsettlecompany.com
Skubacz, Carlos	7149 Cole St., Downey, CA 90242	(714) 290-0936	cskubacz@gmail.com
Tucker, James R.	12121 Wilshire Blvd., Suite 303, Los Angeles, CA 90025	(310) 473-2700	jim-tucker@comcast.net
Waldron, Deloris M.	12440 Firestone Blvd., Suite 2009, Norwalk, CA 90650	(562) 651-1098	probate@pipeline.com
Wallace, Margaret L.	4042 W. 182nd Street, Torrance, CA 90504	(310) 488-7225	mwallace2999@gmail.com

Los Angeles County (North)

1 referee

REFEREE	OFFICE	PHONE	EMAIL
Finch, Mary Arleen	8351 Gladbeck Avenue, Northridge, CA 91324	(818) 585-4710	finchprobate@aol.com

Orange County

9 referees

REFEREE	OFFICE	PHONE	EMAIL
Barajas, Ruben	P.O. Box 14057, Irvine, CA 92623	(562) 215-9508	ruben@swiftresidentialappraisal.com
Brown, Robert W.	5000 Birch Street, West Tower, Suite 3000, Newport Beach, CA 92660	(949) 994-7393	rwbesq77@gmail.com
Brown, Troy	5000 Birch Street, West Tower, Suite 3000, Newport Beach, CA 92660	(949) 994-7395	troy@troybrown.com
Gibbs, Michael G.	P.O. Box 4077, Huntington Beach, CA 92605	(562) 489-6939	hbattorney@gmail.com

REFEREE	OFFICE	PHONE	EMAIL
Hunter, Manisha	30211 Avenida De Las Banderas, #200, Rancho Santa Margarita, CA 92688	(323) 229-1924	sbprobatereferee@gmail.com
Illingworth, Alexa	10650 Reagan Street, Suite 220, Los Alamitos, CA 90720	(562) 240-5407	alexacpr@aol.com
Nobar, Feredoon	1667 Camden Place, Fullerton, CA 92833	(562) 651-1098	Fred.Nobar.Cpr@gmail.com
Piazza, Lora M.	2659 Elden Avenue, Costa Mesa, CA 92627	(949) 574-0467	lpiazza949@gmail.com
Yi, Hee "Kim"	8721 Los Coyotes Drive, Buena Park, CA 90621	(562) 651-1098	heeyiusa@yahoo.com

Ventura County

2 referees

REFEREE	OFFICE	PHONE	EMAIL
Gose, Gregory R.	1200 Paseo Camarillo #295, Camarillo, CA 93010	(805) 389-7374	greg@gll-law.com
Tentler, Richard W.	141 W. Second Street, Oxnard, CA 93030	(805) 486-5277	tentler@gmail.com

San Diego County

9 referees

REFEREE	OFFICE	PHONE	EMAIL
Aroeste, Jose	7770 Regents Rd., Ste. 113-570, San Diego, CA 92122	(858) 412-7784	jaroeste5@sbcglobal.net
Brandlin, Daniel	5039 Milissi Way, Oceanside, CA 92056	(760) 994-1640	dbrandlinappraisals@gmail.com
Jensen, Peter J.	1330 Orange Avenue, Suite 314, Coronado, CA 92118	(619) 522-9577	pjensenlaw@gmail.com
Mandelbaum, Ronald	544 Glorietta Boulevard, Coronado, CA 92118	(619) 435-3366	romerman1@gmail.com
Olsen, Rachel	122 15th Street, #2824, Del Mar, CA 92014	(415) 690-8277	probatesandiego@gmail.com
Paull, Steven J.	4786 Lucille Drive, San Diego, CA 92115	(619) 269-7716	paullsandiego@gmail.com
Real, Frank D.	14883 Huntington Gate Drive, Poway, CA 92064	(858) 668-2800	frank.real@cox.net
Scott, Morgan A.	1106 2nd Street, Suite 823, Encinitas, CA 92024	(858) 746-9874	mscottprobate@gmail.com
Von Esch, Brian	1835 S Centre City Pkwy, Escondido, CA 92025	(760) 520-0636	voneschlawoffices@cox.net

San Luis Obispo County

2 referees

REFEREE	OFFICE	PHONE	EMAIL
Nicholson, Howard J.	P.O. Box 2344, Avila Beach, CA 93424	(805) 543-3066	hjnslo1@gmail.com
Tedsen, Michelle N.	7095 Iverson Place, Paso Robles, CA 93446	(805) 245-2920	michellekeepr@gmail.com

One person, every step.

DB is a Los Angeles REALTOR® with 32 years in construction. He handles the real estate side of the house and guides you through the prep needed for the personal property and getting the home ready.

Value check
Know where you stand against the $750,000 line before anything is filed.

Estate Walk-Through
An hour at the property. A written condition read and a contents valuation, yours to keep.

Court file check
Not sure what authority was granted, or whether a bond was ordered? DB can look up the case.

Attorney introductions
Need an estate attorney? DB can introduce you to attorneys he works with.

Call DB · 310-895-9018

db@davidbruceerealty.com · davidbruceerealty.com

From cluttered to closed. One person, every step.

For educational purposes only. David Bruce and David Bruce Realty are not attorneys, and nothing in this document is legal advice or a substitute for legal counsel. Please discuss any legal matter, including whether an estate qualifies for the primary-residence petition, with your attorney. This list was compiled from the California State Controller's public Probate Referee Contact Information page (sco.ca.gov) on September 25, 2026 and re-checked on November 10, 2026. Referee appointments and contact details change, so confirm the current list with the State Controller or the court before relying on it. Listing a referee here is not a recommendation or endorsement, and David Bruce Realty has no affiliation with any referee listed.

David Bruce, REALTOR® · DRE #01839192 · eXp Realty · 310-895-9018 · db@davidbruceerealty.com · Equal Housing Opportunity. For educational purposes only; not legal advice.