



## Real Estate Reports

**Property:**  
**1027 6Th St**  
**Redlands, CA 92374**  
**APN: 0169-074-09**

Data deemed reliable, but not guaranteed.  
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## Property Details

Trinity Redevelopment Inc,  
1027 6Th St, Redlands, CA 92374

APN: 0169-074-09  
San Bernardino County

### Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **1027 6TH ST  
REDLANDS CA 92374**

Site Address: **1027 6TH ST  
REDLANDS CA 92374**

Assessor Parcel Number: **0169-074-09**

Census Tract: **0080.02**

Housing Tract Number:

Lot Number: **2**

Legal description: **Lot: 2 Block: 7 District: 12 Abbreviated Description: LOT:2 BLK:7 DIST:12 CITY:REDLANDS  
SUBD:TOWN OF LUGONIA TOWN LUGONIA LOT 2 BLK 7 City/Muni/Twp: REDLANDS**

### Sale Information

Sale Date: **10/06/2017**

Document #: **2017-0413899**

Sale Amount: **\$105,000**

Seller: **HARTNER, EDWARD  
E; ESTATE OF LOUIS  
GUZMAN**

Sale Type:

Cost/SF: **\$75**

### Assessment & Tax Information

Assessed Value: **\$83,223**

Land Value: **\$24,021**

Imp. Value: **\$59,202**

Homeowner  
Exemption:

% Improvement: **71.14%**

Tax Amount: **\$1,077.16**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **5-068**

Tax Account ID:

### Property Characteristics

Bedrooms: **4**

Year Built: **1894**

Pool:

Bathrooms: **1**

Square Feet: **1,393 SF**

Lot Size: **6,419 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **2**

Total Rooms: **7**

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner  
Exclusions:

Use Code: **Single Family Residential**

Zoning:



## Transaction History

Trinity Redevelopment Inc,  
1027 6Th St, Redlands, CA 92374

APN: 0169-074-09  
San Bernardino County

### Mortgage Record

Recording Date: **11/28/2017** Document #: **2017-0504770 BK-PG -**  
Loan Amount: **\$112,000** Loan Type: **Unknown Loan Type**  
TD Due Date: Type of Financing:  
Interest Rate:  
Lender Name: **KATHY L KALABA ETAL**  
Lender Type: **Private Party**  
Borrowers Name: **TRINITY REDEVELOPMENT INC**  
Vesting:

### Prior Transfer

Recording Date: **10/06/2017** Document #: **2017-0413899 BK-PG -**  
Price: **\$105,000** Document Type: **Deed**  
First TD: **N/A** Type of Sale: **Sales Price Rounded From Tax**  
Mortgage Doc #: Interest Rate:  
Lender Name:  
Buyer Name: **TRINITY REDEVELOPMENT INC**  
Buyer Vesting:  
Seller Name: **HARTNER, EDWARD E; ESTATE OF LOUIS GUZMAN**  
Legal description: **Lot: 2 Map Ref: MB8 PG7**  
City/Muni/Twp: **REDLANDS**

### Prior Transfer

Recording Date: **07/11/2011** Document #: **2011-0280523 BK-PG -**  
Price: **N/A** Document Type: **Affidavit Of Death Of Joint Tenant**  
**Multiple Parcels Involved In This Transaction** Type of Sale: **Non-Arms Length Transfer**  
First TD: **N/A** Interest Rate:  
Mortgage Doc #:  
Lender Name:  
Buyer Name: **GUZMAN, CHRISTOPHER**  
Buyer Vesting:  
Seller Name: **GUZMAN, LOUIS C; GUZMAN, LOUIE C**  
Legal description: **Lot: 2 Map Ref: MAP8 PG7**  
City/Muni/Twp: **REDLANDS**

### Prior Transfer

Recording Date: **05/03/2011** Document #: **20110280523 BK-PG -**  
Price: **N/A** Document Type:  
First TD: **N/A** Type of Sale:

Mortgage Doc #:  
Lender Name:  
Buyer Name:  
Buyer Vesting:  
Seller Name:  
Legal description: **Lot: 2 Block: 7 District: 12**  
Abbreviated Description: **TOWN LUGONIA LOT 2 BLK 7**  
City/Muni/Twp: **REDLANDS**

Interest Rate:

## Prior Transfer

Recording Date: **12/15/1998**  
Price: **N/A**  
First TD: **N/A**  
Mortgage Doc #:  
Lender Name:  
Buyer Name: **GUZMAN, LOUIE C**  
Buyer Vesting:  
Seller Name: **GUZMAN CARMEN I**  
Legal description:  
Abbreviated Description: **TOWN LUGONIA LOT 2 BLK 7**  
City/Muni/Twp: **REDLANDS**

Document #: **98-531689 BK-PG -**  
Document Type: **Intra-family Transfer Or  
Dissolution**  
Type of Sale:  
Interest Rate:



## Comparables

Trinity Redevelopment Inc,  
1027 6Th St, Redlands, CA 92374

APN: 0169-074-09  
San Bernardino County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		<b>10/06/2017</b>	<b>\$105,000</b>	<b>\$75</b>	<b>1,393</b>	<b>7/4/1</b>	<b>1894</b>	<b>6,419 SF</b>		
1	903 WEBSTER ST	01/16/2018	\$350,000	\$347	1,008	6/3/1	1909	6,272 SF		.40 Mi.
2	1230 6TH ST	01/11/2018	\$292,000	\$161	1,804	6/3/2	1960	6,550 SF		.20 Mi.
3	813 LOMBARD DR	01/04/2018	\$245,000	\$252	970	4/2/1	1946	7,239 SF		.36 Mi.
4	831 POST ST	12/29/2017	\$269,000	\$300	896	4/2/1	1957	5,240 SF		.26 Mi.
5	1005 TRIBUNE ST	11/07/2017	\$240,000	\$210	1,140	8/4/1	1901	6,157 SF		.13 Mi.
6	217 E COLTON AVE	10/24/2017	\$182,000	\$241	753	4/2/1	1935	4,042 SF		.22 Mi.
7	1227 OHIO ST	10/11/2017	\$185,000	\$385	480	3/1/1	1950	4,896 SF		.38 Mi.
8	1136 OHIO ST	09/13/2017	\$295,000	\$411	717	6/4/1	1924	6,700 SF		.29 Mi.
9	902 TRIBUNE ST	09/12/2017	\$215,000	\$270	795	6/2/1	1952	5,407 SF		.21 Mi.
10	903 WEBSTER ST	08/18/2017	\$210,000	\$208	1,008	6/3/1	1909	6,272 SF		.40 Mi.
11	822 LOMBARD DR	08/11/2017	\$301,500	\$218	1,380	5/2/1	1946	7,239 SF		.38 Mi.
12	226 E HIGH AVE	08/07/2017	\$81,000	N/A		//		6,477 SF		.40 Mi.
13	1115 CHURCH ST	08/01/2017	\$361,500	\$204	1,764	7/4/2	1958	10,710 SF		.38 Mi.
14	206 W LUGONIA AVE	07/20/2017	\$270,000	\$352	767	5/2/1	1928	7,800 SF		.39 Mi.
15	1220 ALTA ST	07/18/2017	\$288,500	\$250	1,152	7/3/2	1991	6,450 SF		.18 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		10/06/2017	\$105,000	\$75	1,393	7/4/1	1894	6,419 SF		
1	<b>903 WEBSTER ST REDLANDS, CA 92374-3100</b>	01/16/2018	\$350,000	\$347	1,008	6/3/1	1909	6,272 SF		.40 Mi.
APN: 0169-045-17 Document #: 2018-0015082 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Block:8 Subdivision: COLUMBIA TRACT MapRef: MB 15 PG 26 City/Muni/Twp: REDLANDS										
Buyer Name: MITCHELL, WILLIAM R										
Seller Name: LUPOID LLC										
2	<b>1230 6TH ST REDLANDS, CA 92374-3311</b>	01/11/2018	\$292,000	\$161	1,804	6/3/2	1960	6,550 SF		.20 Mi.
APN: 0167-253-06 Document #: 2018-0011780 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:35 Subdivision: BRCOK AND BENNINGSDORF ADDITION MapRef: MB 15 PG 5 City/Muni/Twp: REDLANDS										
Buyer Name: ALMARAZ, LILLIAN C										
Seller Name: BARBO, JOSIE G J & J BARBO 1994 FAMILY TRUST										
3	<b>813 LOMBARD DR REDLANDS, CA 92374-3444</b>	01/04/2018	\$245,000	\$252	970	4/2/1	1946	7,239 SF		.36 Mi.
APN: 0169-106-59 Document #: 2018-0003030 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:18 Tract No: 2681 MapRef: MB 37 PG 104 City/Muni/Twp: REDLANDS										
Buyer Name: LUEVANO, HAROLD J LUEVANO, SANDRA										
Seller Name: BAKER, BRYAN D POPINEAU BAKER, DEBRA S										
4	<b>831 POST ST REDLANDS, CA 92374-4436</b>	12/29/2017	\$269,000	\$300	896	4/2/1	1957	5,240 SF		.26 Mi.
APN: 0169-106-22 Document #: 2017-0557606 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Subdivision: CASA LOMA ADDITION MapRef: MB 15 PG 33 City/Muni/Twp: RELANDS										
Buyer Name: MEDINA III, SALVADOR										
Seller Name: JOE, BENTON ZHANG, JENNY JOE										
5	<b>1005 TRIBUNE ST REDLANDS, CA 92374-3425</b>	11/07/2017	\$240,000	\$210	1,140	8/4/1	1901	6,157 SF		.13 Mi.
APN: 0169-084-13 Document #: 2017-0470423 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:6 Block:5 Subdivision: TOWN OF LUGONIA MapRef: MB8 PG7 City/Muni/Twp: REDLANDS										
Buyer Name: PACHECO, HERBERT MANUEL										
Seller Name: LIMON, JOSE RODRIGUEZ RODRIGUEZ, TERESA										
6	<b>217 E COLTON AVE REDLANDS, CA 92374-3325</b>	10/24/2017	\$182,000	\$241	753	4/2/1	1935	4,042 SF		.22 Mi.
APN: 0169-083-16 Document #: 2017-0439669 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:7&8 Block:22 Subdivision: TOWN OF LUGONIA MapRef: MB8 PG71 City/Muni/Twp: REDLANDS										

Buyer Name: ERE INVESTMENTS LLC

Seller Name: CARLSON, JOSEPH C CARLSON, LEAH M

7	<b>1227 OHIO ST REDLANDS, CA 92374-3149</b>	<b>10/11/2017</b>	<b>\$185,000</b>	<b>\$385</b>	<b>480</b>	<b>3/1/1</b>	<b>1950</b>	<b>4,896 SF</b>	<b>.38 Mi.</b>
APN: 0167-241-16 Document #: 2017-0419741 Document Type: Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Sec/Twnship/Range: SW4 S22T01SR03W SBB&M									
Buyer Name: VARGAS, MERYALT A ECHAVARRIA DE ECHAVARRIA, LUZ VARGAS									
Seller Name: OLIVAS, LORI K									
8	<b>1136 OHIO ST REDLANDS, CA 92374-3148</b>	<b>09/13/2017</b>	<b>\$295,000</b>	<b>\$411</b>	<b>717</b>	<b>6/4/1</b>	<b>1924</b>	<b>6,700 SF</b>	<b>.29 Mi.</b>
APN: 0167-292-09 Document #: 2017-0378727 Document Type: Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot: 45 Subdivision: OLIVE GROVE ADDITION #2 MapRef: MB15 PG37 City/Muni/Twp: REDLANDS									
Buyer Name: SOLIS, DANIEL MARINO SOLIS, DENISE ALEJANDRA									
Seller Name: MUNOZ, HORTENCIA P THE HORTENCIA P MUNOZ REVOCABLE TRUST									
9	<b>902 TRIBUNE ST REDLANDS, CA 92374-4469</b>	<b>09/12/2017</b>	<b>\$215,000</b>	<b>\$270</b>	<b>795</b>	<b>6/2/1</b>	<b>1952</b>	<b>5,407 SF</b>	<b>.21 Mi.</b>
APN: 0169-106-12 Document #: 2017-0376690 Document Type: Administrator's Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot: 31 Subdivision: CASA LOMA ADDITION MapRef: MAP15 PG33 City/Muni/Twp: REDLANDS									
Buyer Name: PLATINUM PROPERTY HOLDINGS INC									
Seller Name: DAVID, ESTHER M ESTATE OF CELIA RAMIREZ									
10	<b>903 WEBSTER ST REDLANDS, CA 92374-3100</b>	<b>08/18/2017</b>	<b>\$210,000</b>	<b>\$208</b>	<b>1,008</b>	<b>6/3/1</b>	<b>1909</b>	<b>6,272 SF</b>	<b>.40 Mi.</b>
APN: 0169-045-17 Document #: 2017-0338296 Document Type: Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot: 1 Block: 8 Subdivision: COLUMBIA TRACT MapRef: MAP15 PG26 City/Muni/Twp: REDLANDS									
Buyer Name: LUPOID LLC									
Seller Name: HODGES, JAMES H HODGES, SHARON									
11	<b>822 LOMBARD DR REDLANDS, CA 92374-3444</b>	<b>08/11/2017</b>	<b>\$301,500</b>	<b>\$218</b>	<b>1,380</b>	<b>5/2/1</b>	<b>1946</b>	<b>7,239 SF</b>	<b>.38 Mi.</b>
APN: 0169-106-68 Document #: 2017-0327872 Document Type: Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Lot: 13 Tract No: 2681 MapRef: MB37 PG104 City/Muni/Twp: REDLANDS									
Buyer Name: SPEARS, CASSANDRA M SPEARS, LADONNA M									
Seller Name: DOW, PETER C CARDENAS DOW, MELISSA I									
12	<b>226 E HIGH AVE REDLANDS, CA 92374-3362</b>	<b>08/07/2017</b>	<b>\$81,000</b>	<b>N/A</b>		<b>//</b>		<b>6,477 SF</b>	<b>.40 Mi.</b>
APN: 0169-233-07 Document #: 2017-0320215 Document Type: Grant Deed Price Code: R									
Property Type: Single Family Residential Properties					Land Use: Single Family Residential				
Legal: Block: B Subdivision: RANCHO SAN BERNARDINO MapRef: MAP6 PG41 City/Muni/Twp: REDLANDS									

Buyer Name: GARABET, ANTOINE L

Seller Name: AVILA, EUGENE

13 **1115 CHURCH ST** **08/01/2017** **\$361,500** **\$204** **1,764** **7/4/2** **1958** **10,710 SF** **.38 Mi.**  
**REDLANDS, CA 92374-3553**

APN: 0167-271-13 Document #: 2017-0313899 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Sec/Twnship/Range: SE4NE4SE4 S22T01SR03W SBB&M City/Muni/Twp: REDLANDS

Buyer Name: GREEN, HEIDI IENEKE GREEN, DWAYNE ALAN

Seller Name: GARRETT, MARK GARRETT, ELLEN

14 **206 W LUGONIA AVE** **07/20/2017** **\$270,000** **\$352** **767** **5/2/1** **1928** **7,800 SF** **.39 Mi.**  
**REDLANDS, CA 92374-2238**

APN: 0167-201-18 Document #: 2017-0294868 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Sec/Twnship/Range: E2W2SE4NW4 S22T01NR03W SBB&M City/Muni/Twp: REDLANDS

Buyer Name: MARTINEZ JR, RICHARD B CASTANEDA, MARTHA J

Seller Name: FEENSTRA, BEN FEENSTRA, LAUREN

15 **1220 ALTA ST** **07/18/2017** **\$288,500** **\$250** **1,152** **7/3/2** **1991** **6,450 SF** **.18 Mi.**  
**REDLANDS, CA 92374-3320**

APN: 0167-252-05 Document #: 2017-0291453 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot: 16 Subdivision: GERBER TRACT MapRef: MAP15 PG60 City/Muni/Twp: REDLANDS

Buyer Name: PEREZ, NOE PEREZ, FRANCISCO

Seller Name: RALPH PARTNERS II LLC

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **2**

Median Lot Size: **6,450 SF**

Median # of Baths: **1**

Median Living Area: **970 SF**

Median Year Built: **1946**

Price Range - 2 Yrs: **\$81,000 To \$361,500**

Age Range: **27 Years To 117 Years**

Median Value: **\$269,000**

Median Age: **72 Years**





# Assessor Map

[Click here to get the map in PDF](#)

[Click here to get the map in TIF](#)

SEPT. 1949



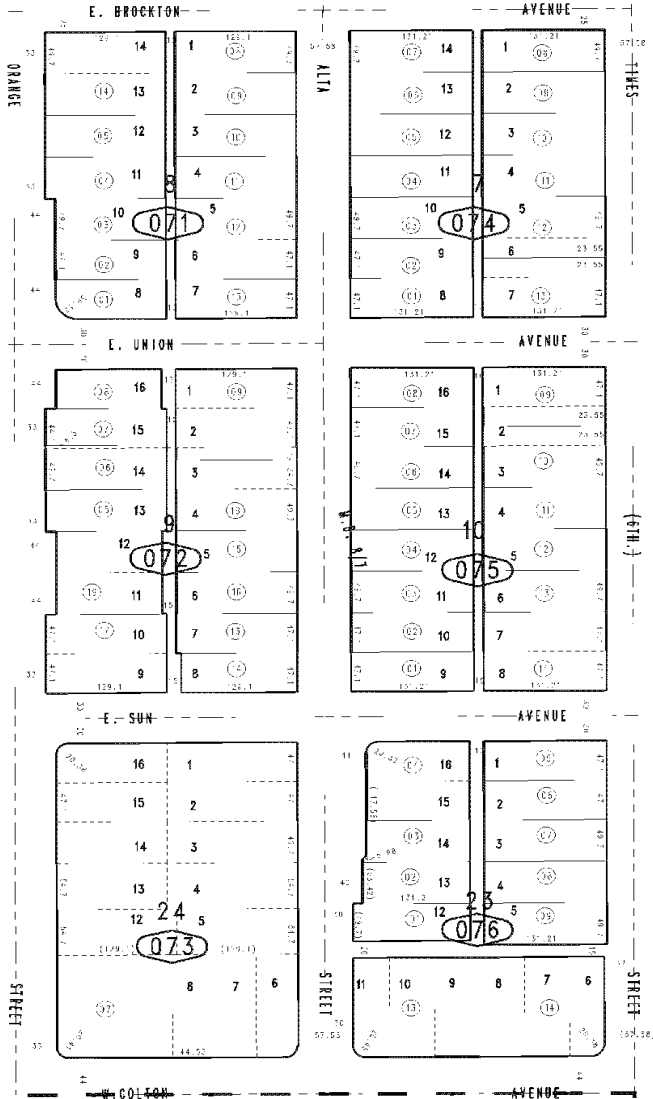
THIS MAP IS FOR THE PURPOSES OF THE 2018 TAX ROLL

Ptn. Town of Lugonia, M.B. 8/7

City of Redlands  
Tax Rate Area  
3068

0169 - 07

0167  
30



06

08

21

Ptn. S.E.1/4, Sec. 22  
T.1S., R.3W.

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