



Real Estate Reports

Property:
1476 Salina St
Upland, CA 91786
APN: 1046-491-22

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
1476 Salina St, Upland, CA 91786

APN: 1046-491-22
San Bernardino County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **10803 FOOTHILL BLVD STE 212
RANCHO
CUCAMONGA CA 91730**

Site Address: **1476 SALINA ST
UPLAND CA 91786**

Assessor Parcel Number: **1046-491-22**

Census Tract: **0009.03**

Housing Tract Number:

Lot Number: **16**

Legal description: **Lot: 16 District: 07 Abbreviated Description: LOT:16 DIST:07 CITY:UPLAND PLEASANT PLAIN
TRACT LOT 16 City/Muni/Twp: UPLAND**

Sale Information

Sale Date: **01/10/2018**

Document #: **2018-0009960**

Sale Amount: **\$312,000**

Seller: **SANTILLANEZ,
MARIA A; MONTOYA
TRUST**

Sale Type:

Cost/SF: **\$264**

Assessment & Tax Information

Assessed Value: **\$42,279**

Land Value: **\$8,025**

Imp. Value: **\$34,254**

Homeowner **H**
Exemption:

% Improvement: **81.02%**

Tax Amount: **\$550.54**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **8-052**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1953**

Pool:

Bathrooms: **2**

Square Feet: **1,179 SF**

Lot Size: **7,000 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **6**

Garage: **Detached 4**

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style: **I**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Trinity Redevelopment Inc,
1476 Salina St, Upland, CA 91786

APN: 1046-491-22
San Bernardino County

Mortgage Record

Recording Date: **01/10/2018**
Loan Amount: **\$282,000**
TD Due Date:
Interest Rate:
Lender Name: **PIVOTAL CAPITAL GROUP II LLC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Document #: **2018-0009961 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Prior Transfer

Recording Date: **01/10/2018**
Price: **\$312,000**
First TD: **\$282,000**
Mortgage Doc #: **2018-0009961**
Lender Name: **PIVOTAL CAPITAL GROUP II LLC**
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **SANTILLANEZ, MARIA A; MONTOYA TRUST**
Legal description: **Lot: 16 Map Ref: MB 18 PG 64**
City/Muni/Twp: **UPLAND**

Document #: **2018-0009960 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Prior Transfer

Recording Date: **04/25/2002**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **MONTOYA TRUST; MONTOYA, JULIA**
Buyer Vesting: **Trust**
Seller Name: **MONTOYA, JULIA L**
Legal description: **Lot: 16 Map Ref: MAP18 PG64**
City/Muni/Twp: **UPLAND**

Document #: **2002-0212189 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Prior Transfer

Recording Date: **04/25/2002**
Price: **N/A**
First TD: **N/A**

Document #: **2002-0212188 BK-PG -**
Document Type: **Affidavit Of Death Of Joint Tenant**
Type of Sale: **Non-Arms Length Transfer**

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **MONTOYA, JULIA L**

Buyer Vesting:

Seller Name: **MONTOYA, ENRIQUE D; MONTOYA, JULIA L**

Legal description: **Lot: 16 Map Ref: MAP18 PG64**

City/Muni/Twp: **UPLAND**



Comparables

Trinity Redevelopment Inc,
1476 Salina St, Upland, CA 91786

APN: 1046-491-22
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		01/10/2018	\$312,000	\$265	1,179	6/3/2	1953	7,000 SF		
1	8171 VIA CARRILLO	01/30/2018	\$360,000	\$365	986	6/3/1	1952	9,120 SF		.31 Mi.
2	1825 VIRGINIA AVE	01/05/2018	\$398,000	\$380	1,047	5/3/1	1957	7,475 SF		.38 Mi.
3	1439 SALINA ST	12/29/2017	\$430,000	\$508	845	5/3/1	1946	7,722 SF		.06 Mi.
4	1378 E 9TH ST	12/13/2017	\$295,000	\$311	948	6/3/1	1924	11,475 SF		.15 Mi.
5	8689 EDWIN ST	11/17/2017	\$410,000	\$248	1,650	7/2/1	1957	7,290 SF		.34 Mi.
6	8742 COMET ST	10/24/2017	\$425,000	\$369	1,151	5/3/2	1977	7,680 SF	Yes	.37 Mi.
7	1442 E 9TH ST	10/24/2017	\$382,000	\$526	726	4/2/1	1923	7,956 SF		.09 Mi.
8	1262 E 9TH ST	10/20/2017	\$455,000	\$221	2,051	10/5/2	2007	7,840 SF		.29 Mi.
9	1391 BOWEN ST	09/22/2017	\$355,000	\$336	1,056	5/3/1	1952	7,956 SF		.15 Mi.
10	8556 VINMAR AVE	09/15/2017	\$452,500	\$305	1,482	6/3/2	1989	8,580 SF	Spa Only	.20 Mi.
11	8218 VIA CARRILLO	08/04/2017	\$360,000	\$202	1,780	7/4/1	1954	7,800 SF		.39 Mi.
12	1423 E 9TH ST	07/24/2017	\$330,000	\$272	1,211	6/3/1	1957	7,000 SF		.07 Mi.
13	8345 GROVE AVE	06/30/2017	\$356,500	\$339	1,049	5/3/1	1950	7,200 SF		.38 Mi.
14	8217 VIA CARRILLO	06/23/2017	\$408,000	\$265	1,539	5/3/2	1954	7,410 SF		.37 Mi.
15	1819 VIRGINIA AVE	06/23/2017	\$340,000	\$217	1,566	8/4/2	1957	8,050 SF		.40 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		01/10/2018	\$312,000	\$265	1,179	6/3/2	1953	7,000 SF		
1	8171 VIA CARRILLO RANCHO CUCAMONGA, CA 91730-3219	01/30/2018	\$360,000	\$365	986	6/3/1	1952	9,120 SF		.31 Mi.
APN: 0207-161-20 Document #: 2018-0034180 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:99 Subdivision: RED HILL ESTATES TRACT NO 4 Tract No: 3113 MapRef: MB 43 PG 52-54 City/Muni/Twp: RANCHO CUCAMONGA										
Buyer Name: COLLAZO, FREDY COYASO, MARIA TERESA										
Seller Name: ABDESIAN, DANIEL ABDESIAN, CATRINE										
2	1825 VIRGINIA AVE ONTARIO, CA 91764-1041	01/05/2018	\$398,000	\$380	1,047	5/3/1	1957	7,475 SF		.38 Mi.
APN: 1047-141-19 Document #: 2018-0004874 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:84 Tract No: 5444 MapRef: MB 68 PG 32-34 City/Muni/Twp: ONTARIO										
Buyer Name: MAO, YINGQI YU, MANYU										
Seller Name: STEENBURG, PETER A										
3	1439 SALINA ST UPLAND, CA 91786-5560	12/29/2017	\$430,000	\$508	845	5/3/1	1946	7,722 SF		.06 Mi.
APN: 1046-492-07 Document #: 2017-0556031 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Subdivision: PLEASANT PLAIN TRACT MapRef: MB 18 PG 64 Abbreviated Description: WEST2 LOT4										
Buyer Name: RAMIREZ, GABRIELA SALGUERO, ALBERT										
Seller Name: G & C INDUSTRIES INC										
4	1378 E 9TH ST UPLAND, CA 91786-5505	12/13/2017	\$295,000	\$311	948	6/3/1	1924	11,475 SF		.15 Mi.
APN: 1046-501-13 Document #: 2017-0527232 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:5&4 Subdivision: BOWEN & BYERS SUBDIVISION MapRef: MB17 PG44 City/Muni/Twp: UPLAND										
Buyer Name: MCCLOSKEY, MATTHEW J										
Seller Name: ESTATE OF VERONICA GONZALES WIRUM, ANDREA										
5	8689 EDWIN ST RANCHO CUCAMONGA, CA 91730-4225	11/17/2017	\$410,000	\$248	1,650	7/2/1	1957	7,290 SF		.34 Mi.
APN: 0207-382-11 Document #: 2017-0492085 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:21 Tract No: 4813 MapRef: MB63 PG42&43 City/Muni/Twp: RANCHO CUCAMONGA										
Buyer Name: ANUCHIRACHEEVA, ANAN ANUCHIRACHEEVA, AMERICA FLORES										
Seller Name: BARRERA, FABIO C										
6	8742 COMET ST RANCHO CUCAMONGA, CA 91730-5010	10/24/2017	\$425,000	\$369	1,151	5/3/2	1977	7,680 SF	Yes	.37 Mi.
APN: 0207-531-67 Document #: 2017-0438929 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:110 Tract No: 9446 MapRef: MB131 PG60-65 City/Muni/Twp: RANCHO CUCAMONGA										

Buyer Name: AGUILAR PORTILLO, MARIA CHRISTINA MUNOZ, AUDIE

Seller Name: JIMENEZ, ISAAC

7	1442 E 9TH ST UPLAND, CA 91786-5507	10/24/2017	\$382,000	\$526	726	4/2/1	1923	7,956 SF		.09 Mi.
APN: 1046-501-22 Document #: 2017-0440626 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:2 Subdivision:BOWEN & BYERS SUBDIVISION MapRef:MB17 PG44 City/Muni/Twp:UPLAND										
Buyer Name: DUPUIS, JOSEPH S										
Seller Name: GRAY, CINDY R										
8	1262 E 9TH ST UPLAND, CA 91786-5503	10/20/2017	\$455,000	\$221	2,051	10/5/2	2007	7,840 SF		.29 Mi.
APN: 1046-531-32 Document #: 2017-0436192 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Block:1 Subdivision:LYNCH ADDITION MapRef:MB14 PG39 City/Muni/Twp:UPLAND										
Buyer Name: MARTINEZ, CIARA F JOHNSON, JAMIL L										
Seller Name: LEGACION, RAMIR										
9	1391 BOWEN ST UPLAND, CA 91786-5548	09/22/2017	\$355,000	\$336	1,056	5/3/1	1952	7,956 SF		.15 Mi.
APN: 1046-501-38 Document #: 2017-0392398 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:7 Subdivision:BOWEN & BYERS SUBDIVISION MapRef:MB17 PG44 City/Muni/Twp:UPLAND										
Buyer Name: MAGALLON, RONNIE MEZA, QUENNA										
Seller Name: WILLIAMS, ROBERT T WILLIAMS, VI										
10	8556 VINMAR AVE RANCHO CUCAMONGA, CA 91730-4200	09/15/2017	\$452,500	\$305	1,482	6/3/2	1989	8,580 SF	Spa Only	.20 Mi.
APN: 0207-342-37 Document #: 2017-0383263 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:14 Tract No:13742 MapRef:MB210 PG50-53 City/Muni/Twp:RANCHO CUCAMONGA										
Buyer Name: DARNELL, DAVID S MURPHY, MARIECHI										
Seller Name: MORGAN PICKS TWO LLC										
11	8218 VIA CARRILLO RANCHO CUCAMONGA, CA 91730-3220	08/04/2017	\$360,000	\$202	1,780	7/4/1	1954	7,800 SF		.39 Mi.
APN: 0207-151-16 Document #: 2017-0319237 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:46 Tract No:3113 MapRef:MB43 PG52-54 City/Muni/Twp:RANCHO CUCAMONGA										
Buyer Name: HUACA RAMOS, JAMIE R										
Seller Name: HOLGUIN, JUANA HOLGUIN, MICHAEL R										
12	1423 E 9TH ST UPLAND, CA 91786-5508	07/24/2017	\$330,000	\$272	1,211	6/3/1	1957	7,000 SF		.07 Mi.
APN: 1046-491-10 Document #: 2017-0299793 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:28 Subdivision:PLEASANT PLAIN TRACT MapRef:MAP18 PG64 City/Muni/Twp:UPLAND										

Buyer Name: WILSON, KENNETH C WILSON, LINDSEY M

Seller Name: STAHLBERG, SANDRA JEAN RACHEL N PACHECO FAMILY TRUST

13 8345 GROVE AVE **06/30/2017** **\$356,500** **\$339** **1,049** **5/3/1** **1950** **7,200 SF** **.38 Mi.**
RANCHO CUCAMONGA, CA 91730-3113

APN: 0207-141-38 Document #: 2017-0268980 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:19 Tract No:2952 MapRef:MB41 PG26&27 City/Muni/Twp:RANCHO CUCAMONGA

Buyer Name: TYUS, DORKAS E

Seller Name: MT SPORTS INC

14 8217 VIA CARRILLO **06/23/2017** **\$408,000** **\$265** **1,539** **5/3/2** **1954** **7,410 SF** **.37 Mi.**
RANCHO CUCAMONGA, CA 91730-3221

APN: 0207-161-26 Document #: 2017-0258771 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:105 Subdivision:RED HILL ESTATES SUBDIVISION #4 Tract No:3113 MapRef:MB43 PG52-54 City/Muni/Twp:RANCHO CUCAMONGA

Buyer Name: GUERRERO, ALEXANDER TURREY, JACQUELYNN

Seller Name: LEI, LAI KEI SUPERPIG TRUST

15 1819 VIRGINIA AVE **06/23/2017** **\$340,000** **\$217** **1,566** **8/4/2** **1957** **8,050 SF** **.40 Mi.**
ONTARIO, CA 91764-1041

APN: 1047-141-20 Document #: 2017-0257490 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:83 Tract No:5444 MapRef:MB68 PG32-34 City/Muni/Twp:ONTARIO

Buyer Name: LOPEZ MARTINEZ, JORGE JUAN LOPEZ ARIAS, MARIA TERESA

Seller Name: KAATMANN, SHARON DENNIS W BLY TRUST

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **7,800 SF**

Median # of Baths: **1**

Median Living Area: **1,151 SF**

Median Year Built: **1954**

Price Range - 2 Yrs: **\$295,000 To \$455,000**

Age Range: **11 Years To 95 Years**

Median Value: **\$382,000**

Median Age: **64 Years**



Assessor Map

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

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

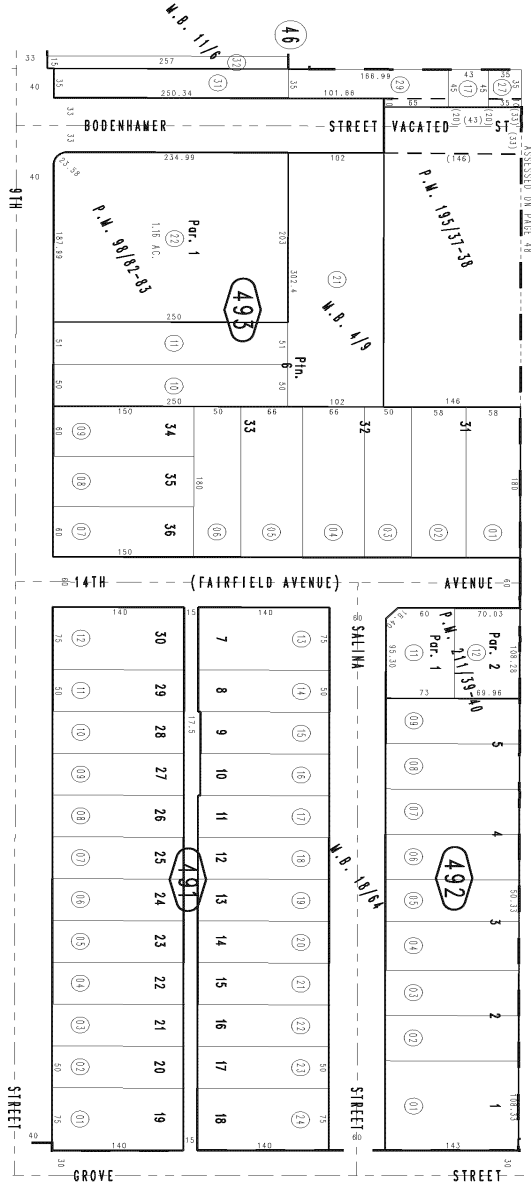
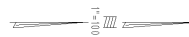


THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Cucamonga Lands
M.B. 4/9

City of Upland
Tax Rate Area
8052

1046 - 49



0207
23

August 2004

Parcel Map No. 15985, P.W. 211/39-40
 Plat Parcel Map No. 15774, P.W. 195/37-38
 Parcel Map No. 9141, P.W. 98/82-83
 Pleasant Plain Tract, M.B. 18/64
 Plat, Ontario Colony Lands, M.B. 11/6

Ptn. S.E.1/4, Sec.8
 T.1S., R.7W.

Assessor's Map
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 San Bernardino County

REVISED
 01/27/00 RQ
 07/27/00 RQ

