



## Real Estate Reports

**Property:**  
**1248 Blackstone Ave**  
**San Bernardino, CA 92411**  
**APN: 0143-183-07-0000**



## Property Details

**Lowe Eguenia Valena Liv Tr (2/7/12)**  
1248 Blackstone Ave, San Bernardino, CA 92411

**APN: 0143-183-07-0000**  
San Bernardino County

### Owner Information

Primary Owner: **LOWE EGUENIA VALENA LIV TR (2/7/12)**

Secondary Owner:

Mail Address: **1248 BLACKSTONE AVE  
SAN BERNARDINO CA 92411**

Site Address: **1248 BLACKSTONE AVE  
SAN BERNARDINO CA 92411**

Assessor Parcel Number: **0143-183-07-0000**

Census Tract: **0042.02**

Housing Tract Number: **2934**

Lot Number: **75**

Legal description: **Lot: 75 District: 12 Tract No: 2934 Abbreviated Description: LOT:75 DIST:12 CITY:SAN BERNARDINO TR#:2934 TRACT 2934 LOT 75 City/Muni/Twp: SAN BERNARDINO**

### Property Characteristics

Bedrooms: **2**

Year Built: **1950**

Pool:

Bathrooms: **1**

Square Feet: **1,015 SF**

Lot Size: **6,930 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **4**

Garage: **Detached 2**

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner Exclusions:

Use Code: **Single Family Residential**

Zoning:

### Latest Arm's Length Sale Information

Sale Date:

Document #:

Sale Amount: **N/A**

Seller:

Sale Type:

Cost/SF: **N/A**

### Assessment & Tax Information

Assessed Value: **\$34,762**

Land Value: **\$7,925**

Imp. Value: **\$26,837**

Homeowner Exemption:

% Improvement: **77.2%**

Tax Amount: **\$1,786.95**

Tax Status: **Current**

Tax Year: **2019**

Tax Rate Area: **7-001**

Tax Account ID:



## Transaction History

Lowe Eguenia Valena Liv Tr (2/7/12)  
1248 Blackstone Ave, San Bernardino, CA 92411

APN: 0143-183-07-0000  
San Bernardino County

### Prior Transfer

Recording Date: **12/05/2012**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **LOWE, EUGENIA VALENA; THE EUGENIA VALENA LOWE LIVING TRUST**

Buyer Vesting: **Living Trust**

Seller Name: **LOWE, EUGENIA VALENA**

Legal description: **Lot: 75 Tract No: 2934 Map Ref: MAP45 PG90**

City/Muni/Twp: **SAN BERNARDINO**

Document #: **2012-0518403 BK-PG -**

Document Type: **Intra-family Transfer Or  
Dissolution**

Type of Sale: **Transfer Tax On Doc. Indicated  
As EXEMPT**

Interest Rate:

### Mortgage Record

Recording Date: **06/17/2008**

Loan Amount: **\$25,000**

TD Due Date:

Interest Rate:

Lender Name: **CITIBANK NA**

Lender Type: **Bank**

Borrowers Name: **LOWE, EUGENIA VALENA**

Vesting:

Document #: **2008-0275920 BK-PG -**

Loan Type: **Credit Line**

Type of Financing: **Variable**



## Comparables

**Lowe Eguenia Valena Liv Tr (2/7/12)**  
**1248 Blackstone Ave, San Bernardino, CA 92411**

**APN: 0143-183-07-0000**  
**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>12/05/2012</b>	<b>N/A</b>	<b>N/A</b>	<b>1,015</b>	<b>4/2/1</b>	<b>1950</b>	<b>6,930 SF</b>		
1	1396 MAGNOLIA AVE	06/09/2020	\$275,000	\$270	1,018	6/2/1	1953	7,150 SF		.29 Mi.
2	1534 W 15TH ST	05/29/2020	\$167,500	\$163	1,022	5/3/1	1955	9,983 SF		.32 Mi.
3	1388 MAGNOLIA AVE	05/29/2020	\$275,000	\$277	992	5/2/1	1924	7,100 SF		.30 Mi.
4	951 WESTERN AVE	05/15/2020	\$99,000	\$139	711	4/2/2	1943	6,149 SF		.38 Mi.
5	1139 WESTERN AVE	05/07/2020	\$185,000	\$177	1,044	5/2/1	1924	5,863 SF		.15 Mi.
6	1069 TIAJUANA ST	05/05/2020	\$260,000	\$310	837	4/2/1	1946	5,100 SF		.30 Mi.
7	1419 WESTERN AVE	03/20/2020	\$140,000	\$136	1,029	5/3/1	1954	10,400 SF		.21 Mi.
8	1533 W GILBERT ST	03/13/2020	\$290,000	\$273	1,062	6/3/1	1955	7,360 SF		.34 Mi.
9	1551 W GILBERT ST	03/11/2020	\$280,000	\$264	1,058	5/3/1	1955	7,360 SF		.36 Mi.
10	1432 W 14TH ST	02/27/2020	\$220,000	\$277	792	4/2/1	1948	7,250 SF	Yes	.22 Mi.
11	1512 HOME AVE	02/03/2020	\$280,000	\$172	1,627	9/3/2	1949	7,755 SF		.12 Mi.
12	1288 N MOUNT VERNON AVE	01/29/2020	\$195,500	\$166	1,176	5/2/1	1928	6,000 SF		.22 Mi.
13	951 WESTERN AVE	01/28/2020	\$95,000	\$133	711	4/2/2	1943	6,149 SF		.38 Mi.
14	1578 MAGNOLIA AVE	01/24/2020	\$305,000	\$180	1,687	7/4/2	1954	9,420 SF		.32 Mi.
15	1388 MAGNOLIA AVE	01/17/2020	\$190,000	\$191	992	5/2/1	1924	7,100 SF		.30 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		12/05/2012	N/A	N/A	1,015	4/2/1	1950	6,930 SF		
1	<b>1396 MAGNOLIA AVE SAN BERNARDINO, CA 92411-1726</b>	06/09/2020	\$275,000	\$270	1,018	6/2/1	1953	7,150 SF		.29 Mi.
APN: 0143-125-10-0000 Document #: 2020-0190367 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:13 Subdivision: GRAND VIEW MANOR MapRef: MB 23 PG 79 City/Muni/Twp: SAN BERNARDINO										
Buyer Name: HERNANDEZ, CARLOS H AGUILAR, SONIA I GIRON										
Seller Name: ROBERTSON, VIRGINIA R ESTATE OF ALVARO RODRIGUEZ										
2	<b>1534 W 15TH ST SAN BERNARDINO, CA 92411-1614</b>	05/29/2020	\$167,500	\$163	1,022	5/3/1	1955	9,983 SF		.32 Mi.
APN: 0143-114-06-0000 Document #: 2020-0178862 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:28 Subdivision: TRACT NO 4485 MapRef: MB 56 PG 84 City/Muni/Twp: SAN BERNARDINO										
Buyer Name: LHM FAMILY LIMITED PARTNERSHIP										
Seller Name: BUTLER, CAROL D THE CAROL BUTLER FAMILY TRUST										
3	<b>1388 MAGNOLIA AVE SAN BERNARDINO, CA 92411-1726</b>	05/29/2020	\$275,000	\$277	992	5/2/1	1924	7,100 SF		.30 Mi.
APN: 0143-125-09-0000 Document #: 2020-0179915 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:12 Subdivision: GRAND VIEW MANOR MapRef: MB 23 PG 79 City/Muni/Twp: SAN BERNARDINO										
Buyer Name: MACHADO, HUMBERTO MACHADO, LIDIA										
Seller Name: THE COMMUNITY BUILDING GROUP LLC										
4	<b>951 WESTERN AVE SAN BERNARDINO, CA 92411-2129</b>	05/15/2020	\$99,000	\$139	711	4/2/2	1943	6,149 SF		.38 Mi.
APN: 0139-163-08-0000 Document #: 2020-0163924 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:38 Subdivision: CAJON VIEW SUBDIVISION Tract No: 1709 MapRef: MB 27 PG 55 City/Muni/Twp: SAN BERNARDINO										
Buyer Name: ROBLES CONSTRUCTION INC										
Seller Name: INLAND INVESTMENT PARTNERS LLC										
5	<b>1139 WESTERN AVE SAN BERNARDINO, CA 92411-2145</b>	05/07/2020	\$185,000	\$177	1,044	5/2/1	1924	5,863 SF		.15 Mi.
APN: 0139-054-06-0000 Document #: 2020-0155655 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Subdivision: TRACT NO 1709 MapRef: MB 27 PG 55 City/Muni/Twp: SAN BERNARDINO										
Buyer Name: CREEKSIDE 7 LLC										
Seller Name: DAVILA, BRIAN										
6	<b>1069 TIAJUANA ST SAN BERNARDINO, CA 92411-2139</b>	05/05/2020	\$260,000	\$310	837	4/2/1	1946	5,100 SF		.30 Mi.
APN: 0139-045-03-0000 Document #: 2020-0152662 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:12 Block: F Subdivision: BASELINE HOMES TRACT Tract No: 2438 MapRef: MB 34 PG 83 City/Muni/Twp: SAN BERNARDINO										

Buyer Name: WALKER, JEREMY MICHAEL

Seller Name: GLAK PROPERTIES LLC

**7 1419 WESTERN AVE** **03/20/2020** **\$140,000** **\$136** **1,029** **5/3/1** **1954** **10,400 SF** **.21 Mi.**  
**SAN BERNARDINO, CA 92411-1741**

APN: 0143-113-21-0000 Document #: 2020-0099860 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:20 Subdivision:CASITA GRANDE SUBDIVISION NO 1 Tract No:4419 MapRef:MB 56 PG 6 City/Muni/Twp:SAN BERNARDINO

Buyer Name: GENG, ZHAOPO

Seller Name: MURILLO, SHIRLEY LUPE

**8 1533 W GILBERT ST** **03/13/2020** **\$290,000** **\$273** **1,062** **6/3/1** **1955** **7,360 SF** **.34 Mi.**  
**SAN BERNARDINO, CA 92411-1622**

APN: 0143-094-12-0000 Document #: 2020-0091881 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:78 Subdivision:TRACT 4566 MapRef:MB 56 PG 75 City/Muni/Twp:SAN BERNARDINO

Buyer Name: ZARAGOZA, JUAN

Seller Name: MENDEZ, JOSE MARTIN RODRIGUEZ REYNOSO, VICTORIA PALOMINO

**9 1551 W GILBERT ST** **03/11/2020** **\$280,000** **\$264** **1,058** **5/3/1** **1955** **7,360 SF** **.36 Mi.**  
**SAN BERNARDINO, CA 92411-1622**

APN: 0143-094-09-0000 Document #: 2020-0087814 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:75 Subdivision:TRACT NO 4566 MapRef:MB 56 PG 75 City/Muni/Twp:SAN BERNARDINO

Buyer Name: BANDA, ALBINO BANDA REYES, BERTHA SOLEDAD

Seller Name: CHI, ROGER CHI, GLENDA

**10 1432 W 14TH ST** **02/27/2020** **\$220,000** **\$277** **792** **4/2/1** **1948** **7,250 SF** **Yes** **.22 Mi.**  
**SAN BERNARDINO, CA 92411-1704**

APN: 0143-123-16-0000 Document #: 2020-0070607 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Subdivision:BEST SUBDIVISION Tract No:2331 MapRef:MB 34 PG 43 City/Muni/Twp:SAN BERNARDINO

Buyer Name: RODRIGUEZ, CESAR D

Seller Name: ANDERSON, RICHARD G ORTEGA JR, JOSE

**11 1512 HOME AVE** **02/03/2020** **\$280,000** **\$172** **1,627** **9/3/2** **1949** **7,755 SF** **.12 Mi.**  
**SAN BERNARDINO, CA 92411-1724**

APN: 0143-133-03-0000 Document #: 2020-0040451 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:49 Subdivision:TRACT NO 3538 MapRef:MB 46 PG 56 City/Muni/Twp:SAN BERNARDINO

Buyer Name: CONTRERAS, CAIN ZAVALA

Seller Name: ESTRADA, LINDA MARIE

**12 1288 N MOUNT VERNON AVE** **01/29/2020** **\$195,500** **\$166** **1,176** **5/2/1** **1928** **6,000 SF** **.22 Mi.**  
**SAN BERNARDINO, CA 92411-1855**

APN: 0143-181-23-0000 Document #: 2020-0033005 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:13 Subdivision:HOWARD AND HAYS SUBDIVISION Tract No:1952 MapRef:MB 28 PG 23 City/Muni/Twp:SAN BERNARDINO

Buyer Name: FARRAJ, YAZAN

Seller Name: FANNIE MAE FEDERAL NATIONAL MORTGAGE ASSOCIATION

13 **951 WESTERN AVE** **01/28/2020** **\$95,000** **\$133** **711** **4/2/2** **1943** **6,149 SF** **.38 Mi.**  
**SAN BERNARDINO, CA 92411-2129**

APN: 0139-163-08-0000 Document #: 2020-0031104 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:38 Subdivision:TRACT 1709 MapRef:MB 27 PG 55 City/Muni/Twp:SAN BERNARDINO

Buyer Name: INLAND INVESTMENT PARTNERS LLC

Seller Name: LEUNG, ANDREA FEHX ZAMUDIO JUAREZ 2010 REV LMNG TR

14 **1578 MAGNOLIA AVE** **01/24/2020** **\$305,000** **\$180** **1,687** **7/4/2** **1954** **9,420 SF** **.32 Mi.**  
**SAN BERNARDINO, CA 92411-1633**

APN: 0143-112-19-0000 Document #: 2020-0028625 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:37 Subdivision:TRACT NO 4419 MapRef:MB 56 PG 6 City/Muni/Twp:SAN BERNARDINO

Buyer Name: LIZANO RODRIGUEZ, NATHALY LOPEZ, FRANCISCO PEREZ

Seller Name: TRINITY REDEVELOPMENT INC

15 **1388 MAGNOLIA AVE** **01/17/2020** **\$190,000** **\$191** **992** **5/2/1** **1924** **7,100 SF** **.30 Mi.**  
**SAN BERNARDINO, CA 92411-1726**

APN: 0143-125-09-0000 Document #: 2020-0020717 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:12 Subdivision:GRAND VIEW MANOR MapRef:MB 23 PG 79 City/Muni/Twp:SAN BERNARDINO

Buyer Name: THE COMMUNITY BUILDING GROUP LLC

Seller Name: MORA, ALFREDO

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **2**

Median Lot Size: **7,150 SF**

Median # of Baths: **1**

Median Living Area: **1,022 SF**

Median Year Built: **1948**

Price Range - 2 Yrs: **\$95,000 To \$305,000**

Age Range: **65 Years To 96 Years**

Median Value: **\$220,000**

Median Age: **72 Years**







**Lowe Eguenia Valena Liv Tr (2/7/12)**  
1248 Blackstone Ave, San Bernardino, CA 92411

**APN: 0143-183-07-0000**  
San Bernardino County

**LOWE EGUENIA VALENA LIV TR (2/7/12)**  
**1248 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-183-07-0000  
Bedrooms: 2  
Square Feet: 1,015 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 6,930 SF  
Garage: D

**MORENO MARGARITO JR; MORENO RAYMOND**  
**1238 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-183-08-0000  
Bedrooms: 2  
Square Feet: 1,036 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 6,930 SF  
Garage:

**HENDERSON BOBBY RAY JR; HENDERSON BOBBY R JR**  
**1258 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-183-06-0000  
Bedrooms: 2  
Square Feet: 795 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 6,930 SF  
Garage: A

**SALAZAR JOSE L; NUNEZ ROSA I**  
**1268 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-183-05-0000  
Bedrooms: 2  
Square Feet: 796 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 6,930 SF  
Garage: A

**MACIAS RICHARD**  
**1228 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-183-09-0000  
Bedrooms: 2  
Square Feet: 996 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 6,930 SF  
Garage: D

**MARTINEZ RAUL RAMON REV TR (01/31/17)**  
**1278 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-183-04-0000  
Bedrooms: 2  
Square Feet: 795 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 6,930 SF  
Garage: A

**ROJAS ELI & SARA**  
**1218 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-183-10-0000  
Bedrooms: 2  
Square Feet: 795 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 6,930 SF  
Garage: A

**BLACKSTONE AVENUE PROPERTY TR (12/29)**  
**1247 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-182-09-0000  
Bedrooms: 2  
Square Feet: 1,107 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 7,590 SF  
Garage: A

**MACHINGO JUDY A**  
**1257 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-182-10-0000  
Bedrooms: 2  
Square Feet: 1,079 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 7,452 SF  
Garage: A

**RHYMES EVALINA**  
**1237 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-182-08-0000  
Bedrooms: 4  
Square Feet: 1,195 SF  
Year Built: 1950

Bathrooms: 2  
Lot Size: 7,590 SF  
Garage: D

**BENITEZ JESUS JR & CELIA**  
**1267 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-182-11-0000  
Bedrooms: 3  
Square Feet: 1,372 SF  
Year Built: 1950

Bathrooms: 2  
Lot Size: 7,452 SF  
Garage: A

**LOMELI MADALENO; PEREZ MARIA S**  
**1288 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-183-03-0000  
Bedrooms: 2  
Square Feet: 1,015 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 6,930 SF  
Garage:

**ADAME JOSE L**  
**1227 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-182-07-0000  
Bedrooms: 2

Bathrooms: 1

**HUMPHREY BOBBIE F**  
**1277 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-182-12-0000  
Bedrooms: 3

Bathrooms: 1

Square Feet: 827 SF  
Year Built: 1950

Lot Size: 7,590 SF  
Garage: A

Square Feet: 1,036 SF  
Year Built: 1950

Lot Size: 7,452 SF  
Garage: D

RHYMES EVALINA  
**1217 BLACKSTONE AVE**  
**SAN BERNARDINO CA 92411**  
APN: 0143-182-06-0000  
Bedrooms: 4  
Square Feet: 1,319 SF  
Year Built: 1950

Bathrooms: 1  
Lot Size: 7,590 SF  
Garage: