



Real Estate Reports

Property:
15111 Merrill Ave
Fontana, CA 92335
APN: 0233-061-11

Data deemed reliable, but not guaranteed.
TM SM ® Trademark(s) of Black Knight IP Holding Company, LLC, or an affiliate.
© 2017 Black Knight Financial Technology Solutions, LLC. All Rights Reserved.



Property Details

Seledon Edward R; Luksich Joseph Matthew Estate
15111 Merrill Ave, Fontana, CA 92335

APN: 0233-061-11
San Bernardino County

Owner Information

Primary Owner: **SELEDON EDWARD R; LUKSICH JOSEPH MATTHEW ESTATE**

Secondary Owner:

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

Site Address: **15111 MERRILL AVE
FONTANA CA 92335**

Assessor Parcel Number: **0233-061-11**

Census Tract: **0024.01**

Housing Tract Number:

Lot Number:

Legal description: **District: 08 Abbreviated Description: DIST:08 CITY:FONTANA S T L AND W CO S B L N 2.45 AC W 4.91 AC LOT 873 MEAS TO ST GEN LINES EX S 100 FT W 155 FT THEREOF EX ST City/Muni/Twp: FONTANA**

Sale Information

Sale Date: **04/25/2017**

Document #: **2017-0171633**

Sale Amount: **\$450,000**

Seller: **SELEDON, EDWARD R; PUTNAM VULL, RAE JEAN**

Sale Type:

Cost/SF: **\$284**

Assessment & Tax Information

Assessed Value: **\$124,021**

Land Value: **\$71,033**

Imp. Value: **\$52,988**

Homeowner
Exemption:

% Improvement: **42.73%**

Tax Amount: **\$1,421.78**

Tax Status: **Delinquent: 2017**

Tax Year: **2017**

Tax Rate Area: **74-032**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1926**

Pool:

Bathrooms: **1**

Square Feet: **1,580 SF**

Lot Size: **1.63 AC**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **5**

Garage: **Detached 2**

Fire Place:

Property Type: **2-4 Units**

Building Style:

Owner
Exclusions:

Use Code: **Duplex (2 Units, Any Combination)**

Zoning:



Transaction History

Seledon Edward R; Luksich Joseph Matthew Estate
15111 Merrill Ave, Fontana, CA 92335

APN: 0233-061-11
San Bernardino County

Mortgage Record

Recording Date: **04/27/2017** Document #: **2017-0175311 BK-PG -**
Loan Amount: **\$452,000** Loan Type: **Unknown Loan Type**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **DURANT ENTERPRISES INC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Prior Transfer

Recording Date: **04/25/2017** Document #: **2017-0171633 BK-PG -**
Price: **\$450,000** Document Type: **Grant Deed**
First TD: **N/A** Type of Sale: **This Sale Only Conveys A Partial Interest**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **SELEDON, EDWARD R; PUTNAM VULL, RAE JEAN; ESTATE OF JOSEH MATTHEW LUKSICH; LUKSICH, JOSEPH; LUKSICH, JOSEPH M**
Legal description: **Lot: 873 Map Ref: MAP11 PG12**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: **04/13/2012** Document #: **20120142916 BK-PG -**
Price: **N/A** Document Type:
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name:
Buyer Vesting:
Seller Name:
Legal description: **District: 08**
Abbreviated Description: **S T L AND W CO S B L N 2.45 AC W 4.91 AC LOT 873 MEAS TO ST CEN LINES EX S 100 FT W 155 FT THEREOF EX ST**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: **04/17/1998** Document #: **98-144879 BK-PG -**

Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale:
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **LUKSICH, JOSEPH MATTHEW; LUKSICH, MINNIE VIOLA**
Buyer Vesting: **Family Trust**
Seller Name: **EDGMON MINNIE V**
Legal description:
Abbreviated Description: **S T L AND W CO S B L N 2.45 AC W 4.91 AC LOT 873 MEAS TO ST CEN LINES EX S 100 FT W 155
FT THERE...**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: **04/17/1998** Document #: **98-144877 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or
Dissolution**
First TD: **N/A** Type of Sale: **This Sale Only Conveys A Partial
Interest**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **SELEDON, SUSAN JOANN**
Buyer Vesting: **Married Woman As Her Sole And Separate Property**
Seller Name: **SELEDON, SUSAN JOANN; EDGMON, SUSAN JOANN**
Legal description:
Abbreviated Description: **S T L AND W CO S B L N 2.45 AC W 4.91 AC LOT 873 MEAS TO ST CEN LINES EX S 100 FT W 155
FT THERE...**



Comparables

Seledon Edward R; Luksich Joseph Matthew Estate
15111 Merrill Ave, Fontana, CA 92335

APN: 0233-061-11
San Bernardino County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	04/25/2017	\$450,000	\$285	1,580	5/3/1	1926	2 SF		
1	15558 SAN BERNARDINO AVE	08/29/2017	\$325,000	\$332	976	/2/2	1950	14,905 SF		1.09 Mi.
2	9648 REDWOOD AVE	06/01/2017	\$345,000	\$690	500	3/1/1	1952	19,800 SF		1.07 Mi.
3	8388 BEECH AVE	03/13/2017	\$725,000	\$625	1,160	5/3/1	1945	68,389 SF		.70 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		04/25/2017	\$450,000	\$285	1,580	5/3/1	1926	2 SF		
1	15558 SAN BERNARDINO AVE FONTANA, CA 92335-5347	08/29/2017	\$325,000	\$332	976	/2/2	1950	14,905 SF		1.09 Mi.
APN: 0233-242-04 Document #: 2017-0353644 Document Type: Grant Deed Price Code: R										
Property Type: 2-4 Units Land Use: Duplex (2 units, any combination)										
Legal: Lot:806 Subdivision:THE SEMI TROPIC LAND & WATER COMPANY MapRef:MB11 PG12 City/Muni/Twp:FONTANA										
Buyer Name: JOYA, JOSE M JOYA, MARIA C										
Seller Name: PROFETA, JOSEPH G THE JOSEPH GF PROFETA FEBRUARY 24 2016 T										
2	9648 REDWOOD AVE FONTANA, CA 92335-5318	06/01/2017	\$345,000	\$690	500	3/1/1	1952	19,800 SF		1.07 Mi.
APN: 0231-131-13 Document #: 2017-0225103 Document Type: Grant Deed Price Code: R										
Property Type: 2-4 Units Land Use: Duplex (2 units, any combination)										
Legal: Lot:901 Subdivision:LANDS BELONGING TO SEMI TROPIC LAND & WATER CO MapRef:MAP11 PG12										
Buyer Name: NAVA, CARLOS										
Seller Name: AGUILAR, GREGORIO VERGARA VERGARA, FLAVIA SOSA										
3	8388 BEECH AVE FONTANA, CA 92335-3232	03/13/2017	\$725,000	\$625	1,160	5/3/1	1945	68,389 SF		.70 Mi.
APN: 0232-021-47 Document #: 2017-0107312 Document Type: Grant Deed Price Code: R										
Property Type: 2-4 Units Land Use: Duplex (2 units, any combination)										
Legal: Lot:3 Subdivision:C W ROGERSS SUBDIVISION MapRef:MB11 PG32 Sec/Twnship/Range:E2SW4 S11T01SR06W SBB&M										
Buyer Name: 8388 BEECH PROPERTY LLC										
Seller Name: HAGERTY, MICHAEL JAMES										

Area Sales Analysis

Total Area Sales: 3	Median # of Bedrooms: 2
Median Lot Size: 19,800 SF	Median # of Baths: 1
Median Living Area: 976 SF	Median Year Built: 1950
Price Range - 2 Yrs: \$325,000 To \$725,000	Age Range: 66 Years To 73 Years
Median Value: \$345,000	Median Age: 68 Years



Assessor Map

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

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

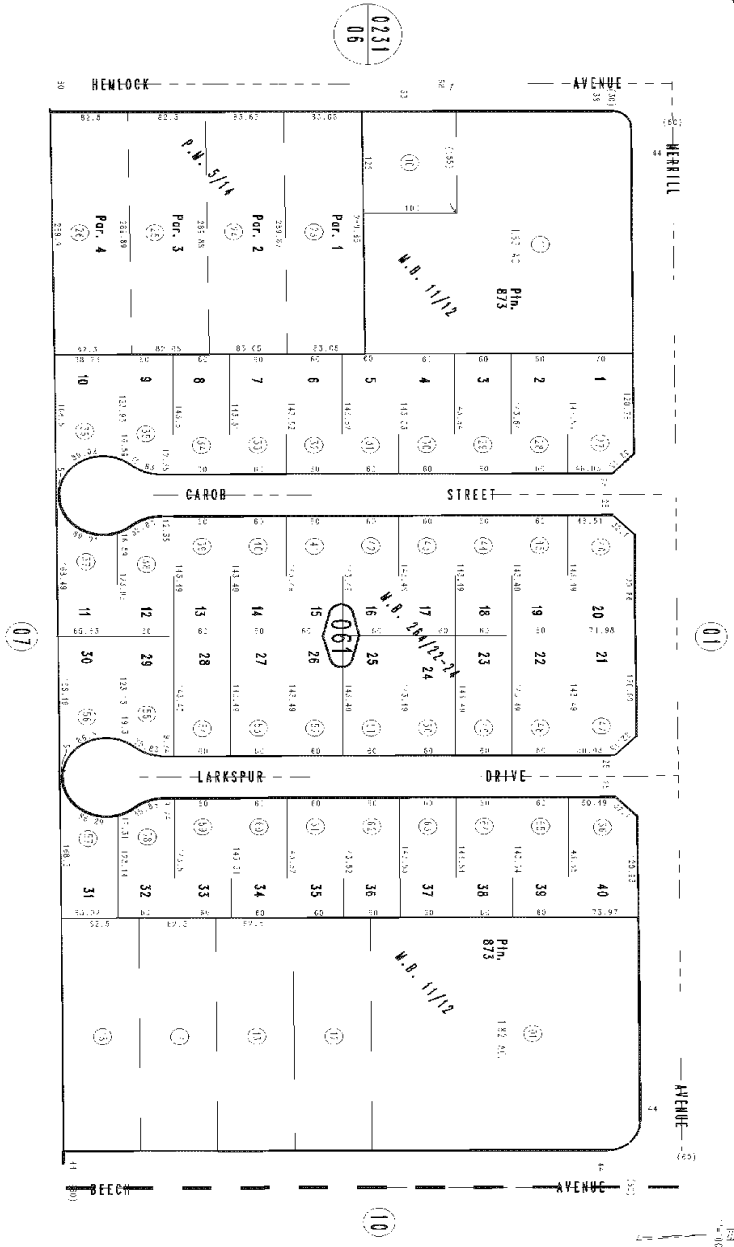


THIS MAP IS FOR THE PURPOSES OF THE 2004 TAX ROLL.

Pln. Semi-Tropic Land & Water Co. Sub., S.B.L.
M.B. 11/12

Fontana Unified
Tax Rate Area
74052

0233-06



February 2004

Tract No. 3677, A.B. 264/22-24
Original Nos. 10, 527, 11, 5114

Pln. N.E.1/4, Sec. 14
T.15S., R.6W.

Assessor's Map
Book 0233 Page 06
San Bernardino County

0233-06
02/02/04

