



Real Estate Reports

Property:
1578 Magnolia Ave
San Bernardino, CA 92411
APN: 0143-112-19-0000

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

Trinity Redevelopment Inc,
1578 Magnolia Ave, San Bernardino, CA 92411

APN: 0143-112-19-0000
San Bernardino County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

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

Site Address: **1578 MAGNOLIA AVE
SAN BERNARDINO CA 92411**

Assessor Parcel Number: **0143-112-19-0000**

Census Tract: **0042.02**

Housing Tract Number: **4419**

Lot Number: **37**

Legal description: **Lot: 37 District: 12 Tract No: 4419 Abbreviated Description: LOT:37 DIST:12 CITY:SAN BERNARDINO TR#:4419 TRACT 4419 LOT 37 CASITA GRANDE SUB NO 1 City/Muni/Twp: SAN BERNARDINO**

Sale Information

Sale Date: **07/22/2019**

Document #: **2019-0244878**

Sale Amount: **\$200,000**

Seller: **TORRES, PEARL R;
THE ESTATE OF
NELSINE M
DAWKINS**

Sale Type:

Cost/SF: **\$118**

Assessment & Tax Information

Assessed Value: **\$62,245**

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

Imp. Value: **\$54,320**

Homeowner **H**
Exemption:

% Improvement: **87.27%**

Tax Amount: **\$878.92**

Tax Status: **Current**

Tax Year: **2019**

Tax Rate Area: **7-001**

Tax Account ID:

Property Characteristics

Bedrooms: **4**

Year Built: **1954**

Pool:

Bathrooms: **2**

Square Feet: **1,687 SF**

Lot Size: **9,420 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **7**

Garage: **Attached 1**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Trinity Redevelopment Inc,
1578 Magnolia Ave, San Bernardino, CA 92411

APN: 0143-112-19-0000
San Bernardino County

Mortgage Record

Recording Date: **07/30/2019** Document #: **2019-0256316 BK-PG -**
Loan Amount: **\$200,000** Loan Type: **Commercial Loan**
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: **07/22/2019** Document #: **2019-0244878 BK-PG -**
Price: **\$200,000** Document Type: **Grant 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: **TORRES, PEARL R; THE ESTATE OF NELSINE M DAWKINS**
Legal description: **Lot: 37 Tract No: 4419 Map Ref: MB 58 PG 6**
City/Muni/Twp: **SAN BERNARDINO**



Comparables

Trinity Redevelopment Inc,
1578 Magnolia Ave, San Bernardino, CA 92411

APN: 0143-112-19-0000
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		07/22/2019	\$200,000	\$119	1,687	7/4/2	1954	9,420 SF		
1	1473 W 15TH ST	11/27/2019	\$240,000	\$238	1,006	5/3/1	1954	8,232 SF		.23 Mi.
2	1317 N PICO AVE	11/21/2019	\$235,000	\$289	812	4/2/1	1949	6,890 SF		.35 Mi.
3	1533 W GILBERT ST	11/14/2019	\$219,000	\$206	1,062	6/3/1	1955	7,360 SF		.13 Mi.
4	1441 W EVANS ST	11/01/2019	\$195,000	\$175	1,114	6/3/1	1946	8,085 SF		.30 Mi.
5	1431 MAGNOLIA AVE	10/31/2019	\$305,000	\$245	1,242	5/3/2	2005	6,875 SF		.28 Mi.
6	1580 HOME AVE	10/24/2019	\$238,000	\$299	795	4/2/1	1949	7,756 SF		.13 Mi.
7	1557 W EVANS ST	10/15/2019	\$251,000	\$124	2,015	7/4/3	1955	7,245 SF		.15 Mi.
8	1556 W 16TH ST	10/08/2019	\$240,000	\$182	1,314	6/3/2	1960	7,000 SF		.23 Mi.
9	1180 RAMONA AVE	10/07/2019	\$120,000	\$123	972	5/2/1	1948	10,108 SF		.34 Mi.
10	1416 W 15TH ST	09/30/2019	\$245,000	\$282	868	5/2/1	1956	5,200 SF		.31 Mi.
11	1704 W GILBERT ST	09/25/2019	\$335,000	\$187	1,782	8/3/1	1981	7,200 SF		.22 Mi.
12	1415 MAGNOLIA AVE	09/10/2019	\$200,000	\$260	768	5/2/1	1925	6,900 SF		.29 Mi.
13	1514 FLORES ST	08/26/2019	\$212,000	\$187	1,132	5/3/2	1960	7,410 SF		.29 Mi.
14	1380 MAGNOLIA AVE	08/15/2019	\$225,000	\$292	768	4/2/1	1924	7,050 SF		.34 Mi.
15	1504 FLORES ST	08/15/2019	\$204,000	\$155	1,313	6/4/2	1960	7,410 SF		.29 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		07/22/2019	\$200,000	\$119	1,687	7/4/2	1954	9,420 SF		
1	1473 W 15TH ST SAN BERNARDINO, CA 92411-1760	11/27/2019	\$240,000	\$238	1,006	5/3/1	1954	8,232 SF		.23 Mi.
APN: 0143-122-28-0000 Document #: 2019-0443129 Document Type:Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:27&28 Subdivision:BARTON GLADDING TRACT MapRef:MB 25 PG 43 Abbreviated Description:WEST42FFT LOT28&E14FT LOT27 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: HB3 ALTERNATIVE HOLDINGS LLC										
Seller Name: BARNETT, MAXINE										
2	1317 N PICO AVE SAN BERNARDINO, CA 92411-1762	11/21/2019	\$235,000	\$289	812	4/2/1	1949	6,890 SF		.35 Mi.
APN: 0143-145-02-0000 Document #: 2019-0432685 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:11 Subdivision:TRACT NO 2934 MapRef:MB 45 PG 90 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: LOPEZ, JORGE FLORES										
Seller Name: ROMERO, WILLIAM										
3	1533 W GILBERT ST SAN BERNARDINO, CA 92411-1622	11/14/2019	\$219,000	\$206	1,062	6/3/1	1955	7,360 SF		.13 Mi.
APN: 0143-094-12-0000 Document #: 2019-0418960 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: MENDEZ, JOSE MARTIN RODRIGUEZ REYNOSO, VICTORIA PALOMINO										
Seller Name: STEELE, EDNA AHNATIA										
4	1441 W EVANS ST SAN BERNARDINO, CA 92411-1719	11/01/2019	\$195,000	\$175	1,114	6/3/1	1946	8,085 SF		.30 Mi.
APN: 0143-102-07-0000 Document #: 2019-0395282 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:64 Subdivision:TRACT NO 2891 MapRef:MB 40 PG 1 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: CAL HOMES GROUP INC										
Seller Name: HUGHES, JOYCE I										
5	1431 MAGNOLIA AVE SAN BERNARDINO, CA 92411-1761	10/31/2019	\$305,000	\$245	1,242	5/3/2	2005	6,875 SF		.28 Mi.
APN: 0143-123-09-0000 Document #: 2019-0393355 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:32 Subdivision:GRAND VIEW MANOR MapRef:MB 23 PG 79 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: AVILA, JOSE V LUNA LUNA, OFELIA BEDOLLA DE										
Seller Name: HERNANDEZ, JULIO										
6	1580 HOME AVE SAN BERNARDINO, CA 92411-1724	10/24/2019	\$238,000	\$299	795	4/2/1	1949	7,756 SF		.13 Mi.
APN: 0143-133-20-0000 Document #: 2019-0383491 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:66 Subdivision:TRACT NO 3538 MapRef:MB 46 PG 56 City/Muni/Twp:SAN BERNARDINO										

Buyer Name: GOODNOUGH, ROBERT E GOODNOUGH, SUZANNE

Seller Name: VENEGAS, MIGUEL VENEGAS, LETICIA

7 1557 W EVANS ST **10/15/2019** **\$251,000** **\$124** **2,015** **7/4/3** **1955** **7,245 SF** **.15 Mi.**
SAN BERNARDINO, CA 92411-1615

APN: 0143-093-23-0000 Document #: 2019-0369841 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:44 Subdivision:TRACT NO 4566 MapRef:MB 56 PG 75 City/Muni/Twp:SAN BERNARDINO

Buyer Name: LIN, FENGSHI

Seller Name: DEUTSCHE BANK NATIONAL TRUST COMPANY MORGAN STANLEY ABS CAPITAL I INC

8 1556 W 16TH ST **10/08/2019** **\$240,000** **\$182** **1,314** **6/3/2** **1960** **7,000 SF** **.23 Mi.**
SAN BERNARDINO, CA 92411-1256

APN: 0143-072-34-0000 Document #: 2019-0361958 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:7 Block:59 Subdivision:RANCHO SAN BERNARDINO MapRef:MB 7 PG 2 Abbreviated Description:PORTION LOT74 City/Muni/Twp:SAN BERNARDINO

Buyer Name: COLEMAN, LENA MEEKS

Seller Name: U S BANK TRUST NATIONAL ASSOCIATION REO TRUST

9 1180 RAMONA AVE **10/07/2019** **\$120,000** **\$123** **972** **5/2/1** **1948** **10,108 SF** **.34 Mi.**
SAN BERNARDINO, CA 92411-2138

APN: 0139-052-24-0000 Document #: 2019-0360436 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:5&6 Block:E Subdivision:BASE LANE HOMES Tract No:2438 MapRef:MB 34 PG 83 City/Muni/Twp:SAN BERNARDINO

Buyer Name: SM DESERT PROPERTIES LLC

Seller Name: LANE, JOHNETTA J

10 1416 W 15TH ST **09/30/2019** **\$245,000** **\$282** **868** **5/2/1** **1956** **5,200 SF** **.31 Mi.**
SAN BERNARDINO, CA 92411-1706

APN: 0143-121-02-0000 Document #: 2019-0351133 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Subdivision:BARTON GLADDING TRACT NO 1738 MapRef:MB 25 PG 43 City/Muni/Twp:SAN BERNARDINO

Buyer Name: NUNEZ, JESSICA A

Seller Name: SANDOVAL, PEDRO NUNEZ NUNEZ, MARIA I

11 1704 W GILBERT ST **09/25/2019** **\$335,000** **\$187** **1,782** **8/3/1** **1981** **7,200 SF** **.22 Mi.**
SAN BERNARDINO, CA 92411-1668

APN: 0269-162-39-0000 Document #: 2019-0343337 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:42 Subdivision:TRACT NO 11058 MapRef:MB 154 PG 80-83 City/Muni/Twp:SAN BERNARDINO

Buyer Name: VIERA, JOSE C

Seller Name: MCGEE, COURTNEY L MCGEE, CHERYL ST LOUIS

12 1415 MAGNOLIA AVE **09/10/2019** **\$200,000** **\$260** **768** **5/2/1** **1925** **6,900 SF** **.29 Mi.**
SAN BERNARDINO, CA 92411-1761

APN: 0143-123-11-0000 Document #: 2019-0321287 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:34 Subdivision:GRANDVIEW MANOR MapRef:MB 23 PG 79 City/Muni/Twp:SAN BERNARDINO

Buyer Name: BECERRA, CELESTINA

Seller Name: RAMIREZ, EDILBERTO SANCHEZ

13 **1514 FLORES ST** **08/26/2019** **\$212,000** **\$187** **1,132** **5/3/2** **1960** **7,410 SF** **.29 Mi.**
SAN BERNARDINO, CA 92411-1621

APN: 0143-264-02-0000 Document #: 2019-0294690 Document Type:Trustee's Deed Price Code: D

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:21 Tract No:6052 MapRef:MB 76 PG 11 City/Muni/Twp:SAN BERNARDINO

Buyer Name: NATIONAL CAPITAL ONE INVESTMENTS LLC

Seller Name: SMITH, LEE DORA

14 **1380 MAGNOLIA AVE** **08/15/2019** **\$225,000** **\$292** **768** **4/2/1** **1924** **7,050 SF** **.34 Mi.**
SAN BERNARDINO, CA 92411-1726

APN: 0143-125-08-0000 Document #: 2019-0280384 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:11 Subdivision:GRAND VIEW MANOR MapRef:MB 23 PG 79 City/Muni/Twp:SAN BERNARDINO

Buyer Name: MARTINEZ, EDGARDO A SANDOVAL, ANA

Seller Name: REYNA, GRISELDA MUNGUIA

15 **1504 FLORES ST** **08/15/2019** **\$204,000** **\$155** **1,313** **6/4/2** **1960** **7,410 SF** **.29 Mi.**
SAN BERNARDINO, CA 92411-1621

APN: 0143-264-03-0000 Document #: 2019-0280395 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:20 Tract No:6052 MapRef:MB 76 PG 11 City/Muni/Twp:SAN BERNARDINO

Buyer Name: STARS AND STRIPES RE CONSULTING LLC

Seller Name: BUNKLEY, CLADIE MAE

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **7,245 SF**

Median # of Baths: **1**

Median Living Area: **1,062 SF**

Median Year Built: **1955**

Price Range - 2 Yrs: **\$120,000 To \$335,000**

Age Range: **14 Years To 95 Years**

Median Value: **\$235,000**

Median Age: **64 Years**



Assessor Map

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

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

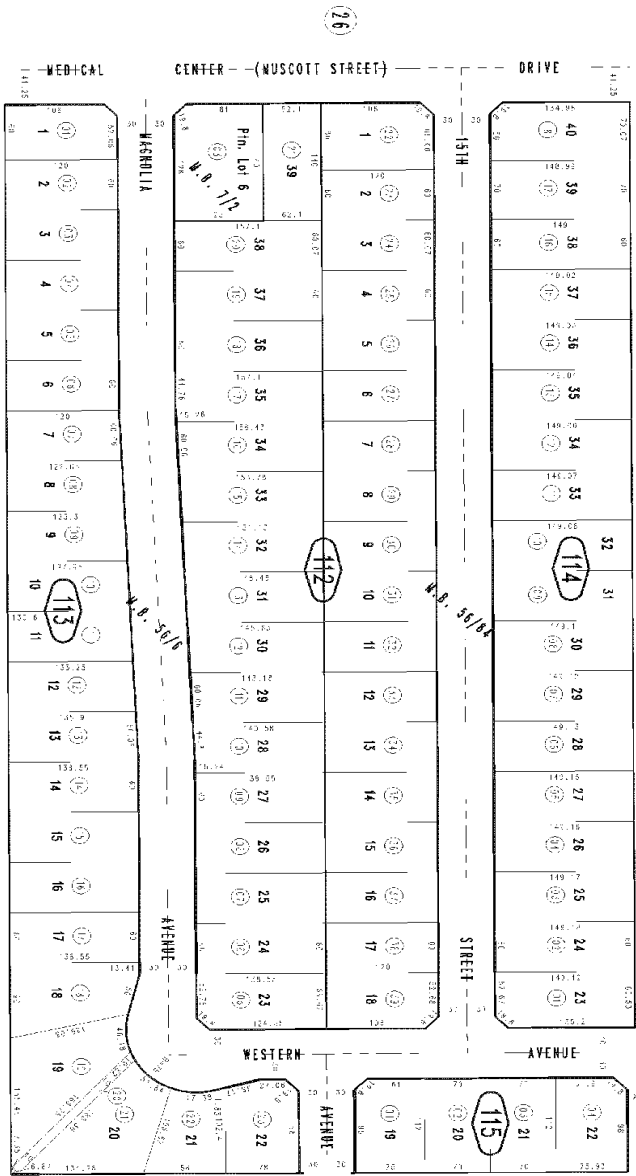
THIS MAP IS FOR THE PURPOSES OF THE 2005 TAXATION ONLY



Ptn. Rancho San Bernardino
M.B. 7/2

City of San Bernardino 0143 - 11
Tax Rate Area
7001

BLK
59
R.S.B.



February 2005

Castillo Grande Sub. No. 2, Tract No. 429, A.D. 50/14
Castillo Grande Sub. No. 1, Tract No. 429, A.D. 50/2

Ptn. S.E.1/4, Sec. 32
T.1N., R.4W.

Assessor's Map
Book 0143 Page 11
San Bernardino County

01433



Neighbors

Trinity Redevelopment Inc,
1578 Magnolia Ave, San Bernardino, CA 92411

APN: 0143-112-19-0000
San Bernardino County

TRINITY REDEVELOPMENT INC,
1578 MAGNOLIA AVE
SAN BERNARDINO CA 92411

APN: 0143-112-19-0000

Bedrooms: 4

Square Feet: 1,687 SF

Year Built: 1954

Bathrooms: 2

Lot Size: 9,420 SF

Garage: A

BIRKS WARREN D
1574 MAGNOLIA AVE
SAN BERNARDINO CA 92411

APN: 0143-112-18-0000

Bedrooms: 3

Square Feet: 1,029 SF

Year Built: 1954

Bathrooms: 1

Lot Size: 9,300 SF

Garage: A

ALVARADO WILLIAM S & ERLINDA R
1584 MAGNOLIA AVE
SAN BERNARDINO CA 92411

APN: 0143-112-20-0000

Bedrooms: 3

Square Feet: 987 SF

Year Built: 1954

Bathrooms: 1

Lot Size: 9,420 SF

Garage: A

CASAS RICHARD J & MARGARET L
1568 MAGNOLIA AVE
SAN BERNARDINO CA 92411

APN: 0143-112-17-0000

Bedrooms: 3

Square Feet: 987 SF

Year Built: 1954

Bathrooms: 1

Lot Size: 9,240 SF

Garage: A

BRANTLEY YOLANDA; BRANTLEY YOLANDA D
1579 W 15TH ST
SAN BERNARDINO CA 92411

APN: 0143-112-25-0000

Bedrooms: 3

Square Feet: 1,022 SF

Year Built: 1955

Bathrooms: 1

Lot Size: 7,200 SF

Garage: A

ROBERSON KAY F
1585 W 15TH ST
SAN BERNARDINO CA 92411

APN: 0143-112-24-0000

Bedrooms: 3

Square Feet: 1,382 SF

Year Built: 1955

Bathrooms: 1

Lot Size: 7,200 SF

Garage: A

LOPEZ FAMILY TRUST (9-26-10)
1575 W 15TH ST
SAN BERNARDINO CA 92411

APN: 0143-112-26-0000

Bedrooms: 3

Square Feet: 1,022 SF

Year Built: 1955

Bathrooms: 1

Lot Size: 7,200 SF

Garage: A

CALDERON LUIS NELSON MENDEZ; MENDEZ DINORA DEL
CARMEN

1445 MEDICAL CENTER DR
SAN BERNARDINO CA 92411

APN: 0143-112-03-0000

Bedrooms: 4

Square Feet: 2,680 SF

Year Built: 1941

Bathrooms: 3

Lot Size: 11,970 SF

Garage: A

DOUCETTE FELICE Y
1455 MEDICAL CENTER DR
SAN BERNARDINO CA 92411

APN: 0143-112-21-0000

Bedrooms: 3

Square Feet: 1,029 SF

Year Built: 1954

Bathrooms: 1

Lot Size: 8,680 SF

Garage: A

NUNEZ SALVADOR; HERRERA MARIA A
1564 MAGNOLIA AVE
SAN BERNARDINO CA 92411

APN: 0143-112-16-0000

Bedrooms: 3

Square Feet: 987 SF

Year Built: 1954

Bathrooms: 1

Lot Size: 9,060 SF

Garage: A

WILLIAMS MARVIN
1569 W 15TH ST
SAN BERNARDINO CA 92411

APN: 0143-112-27-0000

Bedrooms: 4

Square Feet: 1,686 SF

Year Built: 1955

Bathrooms: 2

Lot Size: 7,200 SF

Garage: A

COBRA 28 NO 2 LP
1589 W 15TH ST
SAN BERNARDINO CA 92411

APN: 0143-112-23-0000

Bedrooms: 5

Square Feet: 1,022 SF

Year Built: 1955

Bathrooms: 2

Lot Size: 7,200 SF

Garage: A

JIMENEZ FRANCISCO J; GASPAR TERESA
1579 MAGNOLIA AVE
SAN BERNARDINO CA 92411

APN: 0143-113-04-0000

Bedrooms: 3

Bathrooms: 1

ROMERO GUSTAVO; MARTINEZ MARIA I
1575 MAGNOLIA AVE
SAN BERNARDINO CA 92411

APN: 0143-113-05-0000

Bedrooms: 3

Bathrooms: 1

Square Feet: 987 SF
Year Built: 1954

Lot Size: 7,260 SF
Garage: A

Square Feet: 987 SF
Year Built: 1954

Lot Size: 7,440 SF
Garage: A

CHAU CHRISTOPHER; CHAU TERESA H

1585 MAGNOLIA AVE

SAN BERNARDINO CA 92411

APN: 0143-113-03-0000

Bedrooms: 3

Square Feet: 1,029 SF

Year Built: 1954

Bathrooms: 1

Lot Size: 7,200 SF

Garage: A