



Real Estate Reports

Property:
15883 Los Cedros Ave
Fontana, CA 92336
APN: 0228-076-10

Data deemed reliable, but not guaranteed.
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Trinity Redevelopment Inc,
15883 Los Cedros Ave, Fontana, CA 92336

APN: 0228-076-10
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: **15883 LOS CEDROS AVE
FONTANA CA 92336**

Assessor Parcel Number: **0228-076-10**

Census Tract: **0023.04**

Housing Tract Number: **3348**

Lot Number: **82**

Legal description: **Lot: 82 District: 08 Tract No: 3348 Abbreviated Description: LOT:82 DIST:08 CITY:FONTANA
TR#:3348 TRACT 3348 LOT 82 HIGHLAND HAVEN City/Muni/Twp: FONTANA**

Sale Information

Sale Date: **12/15/2017**

Document #: **2017-0532127**

Sale Amount: **\$280,000**

Seller: **DUENAS, MICHAEL**

Sale Type:

Cost/SF: **\$318**

Assessment & Tax Information

Assessed Value: **\$126,794**

Land Value: **\$55,612**

Imp. Value: **\$71,182**

Homeowner
Exemption:

% Improvement: **56.14%**

Tax Amount: **\$1,889.50**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **10-041**

Tax Account ID:

Property Characteristics

Bedrooms: **2**

Year Built: **1953**

Pool:

Bathrooms: **1**

Square Feet: **880 SF**

Lot Size: **10,004 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:



Transaction History

Trinity Redevelopment Inc,
15883 Los Cedros Ave, Fontana, CA 92336

APN: 0228-076-10
San Bernardino County

Mortgage Release

Recording Date: **12/27/2017**
Loan Amount: **\$86,250**
Original Lender: **STEARNS LENDING INC**
Borrowers Name: **MICHAEL DUENAS**
Origination Recording Date: **09/01/2011**
Current Lender: **MERS, INC. AS NOMINEE FOR STEARNS LENDING, INC., ITS SUCCESSORS AND ASSIGNS**

Document #: **2017-0546435 BK-PG -**
Document Type: **Substitution Of Trustee And Full Reconveyance**
Origination Doc #: **2011-0367813 BK-PG -**
Effective Date: **12/21/2017**

Prior Transfer

Recording Date: **12/15/2017**
Price: **\$280,000**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **DUENAS, MICHAEL**
Legal description: **Lot: 82 Tract No: 3348 Map Ref: MB47 PG14-16**
City/Muni/Twp: **FONTANA**

Document #: **2017-0532127 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Prior Transfer

Recording Date: **09/23/2016**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:
Buyer Name: **DUENAS, MICHAEL**
Buyer Vesting:
Seller Name: **ALFARO, LAURA M; MORA ALFARO, LAURA MARIA**
Legal description: **Lot: 82 Tract No: 3348 Map Ref: MB47 PG14-16**
City/Muni/Twp: **FONTANA**

Document #: **2016-0395144 BK-PG -**
Document Type: **Quit Claim Deed**
Type of Sale: **Price As "0", "None", "No Consideration"**
Interest Rate:

Mortgage Record

Recording Date: **09/01/2011**
Loan Amount: **\$86,250**
TD Due Date: **09/01/2041**
Interest Rate:
Lender Name: **STEARNS LENDING INC**
Lender Type: **Finance Company**

Document #: **2011-0367813 BK-PG -**
Loan Type: **Conventional**
Type of Financing:

Borrowers Name: **DUENAS, MICHAEL; MORA ALFARO, LAURA MARIA**

Vesting: **Joint Tenants**

Prior Transfer

Recording Date: **09/01/2011**

Price: **N/A**

First TD: **\$86,250**

Mortgage Doc #: **2011-0367813**

Lender Name: **STEARNS LENDING INC**

Buyer Name: **DUENAS, MICHAEL; MORA ALFARO, LAURA MARIA**

Buyer Vesting: **Joint Tenants**

Seller Name: **DUENAS, MICHAEL**

Legal description: **Lot: 82 Tract No: 3348 Map Ref: MB47 PG14-16**

City/Muni/Twp: **FONTANA**

Document #: **2011-0367812 BK-PG -**

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

Type of Sale: **Non-Arms Length Transfer**

Interest Rate:

Prior Transfer

Recording Date: **06/22/2010**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **DUENAS, MICHAEL**

Buyer Vesting: **Married Man As His Sole And Separate Property**

Seller Name: **ALFARO, LAURA MARIA MORA**

Legal description: **Lot: 82 Tract No: 3348 Map Ref: MB47 PG14-16**

City/Muni/Twp: **FONTANA**

Document #: **2010-0249177 BK-PG -**

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

Type of Sale: **Non-Arms Length Transfer**

Interest Rate:

Prior Transfer

Recording Date: **06/22/2010**

Price: **\$107,500**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **DUENAS, MICHAEL**

Buyer Vesting: **Married Man As His Sole And Separate Property**

Seller Name: **DAWSON, CHERYL THOMAS; THOMAS FAMILY TRUST**

Legal description: **Lot: 82 Tract No: 3348 Map Ref: MB47 PG14-16**

City/Muni/Twp: **FONTANA**

Document #: **2010-0249176 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Price Unconfirmed**

Interest Rate:

Prior Transfer

Recording Date: **10/06/2009**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Document #: **2009-0439977 BK-PG -**

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

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

Interest Rate:

Buyer Name: **THOMAS, DOROTHY; THOMAS FAMILY TRUST**
Buyer Vesting: **Family Trust**
Seller Name: **THOMAS, DC NOSAKHERE**
Legal description: **Lot: 82 Tract No: 3348**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: **04/03/2009**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **THOMAS, D C NOSAKHERE**

Buyer Vesting: **Married Man As His Sole And Separate Property**

Seller Name: **CARR, VICK**

Legal description: **Lot: 82 Tract No: 3348 Map Ref: MB47 PG14-16**

Document #: **2009-0142182 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Price As "0", "None", "No
Consideration"**

Interest Rate:



Comparables

Trinity Redevelopment Inc,
15883 Los Cedros Ave, Fontana, CA 92336

APN: 0228-076-10
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		12/15/2017	\$280,000	\$318	880	4/2/1	1953	10,004 SF		
1	15903 LOS CEDROS AVE	01/31/2018	\$350,000	\$182	1,919	6/4/2	2006	10,004 SF		.02 Mi.
2	16032 CASCADE DR	01/18/2018	\$531,000	\$189	2,800	8/3/2	2013	7,688 SF		.31 Mi.
3	16034 PFC PARIS MONTANEZ DR	01/10/2018	\$510,000	\$137	3,699	10/5/3	2013	7,020 SF		.36 Mi.
4	6919 JESSICA PL	12/28/2017	\$416,000	\$199	2,081	6/3/3	2005	5,116 SF		.17 Mi.
5	6694 TOKAY AVE	12/21/2017	\$460,000	N/A		//		10,020 SF		.17 Mi.
6	15974 CASCADE DR	12/20/2017	\$506,000	\$169	2,984	10/4/2	2013	7,841 SF		.28 Mi.
7	15573 SOUTHWIND AVE	11/16/2017	\$510,000	\$187	2,716	7/4/2	1999	7,232 SF	Spa Only	.39 Mi.
8	6928 ABIGAIL LN	11/01/2017	\$435,000	\$150	2,900	8/4/2	2004	5,068 SF		.31 Mi.
9	15644 AEROSTAR CT	10/26/2017	\$452,000	\$170	2,648	8/4/2	1998	8,926 SF		.33 Mi.
10	6591 ALMERIA ST	09/28/2017	\$251,000	\$224	1,116	5/3/2	1983	9,120 SF		.28 Mi.
11	16015 LOS CEDROS AVE	09/28/2017	\$286,000	\$346	825	5/3/1	1954	10,004 SF		.16 Mi.
12	15605 AEROSTAR CT	09/27/2017	\$450,000	\$165	2,714	9/4/2	1998	6,215 SF		.37 Mi.
13	6571 TOKAY AVE	09/26/2017	\$459,000	N/A		//		10,805 SF		.33 Mi.
14	6704 CHERIMOYA AVE	09/18/2017	\$290,000	\$240	1,206	4/2/1	1952	10,020 SF		.22 Mi.
15	15874 WINCHESTER CT	09/13/2017	\$400,000	\$238	1,679	7/3/2	1999	6,600 SF		.31 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		12/15/2017	\$280,000	\$318	880	4/2/1	1953	10,004 SF		
1	15903 LOS CEDROS AVE FONTANA, CA 92336-1335	01/31/2018	\$350,000	\$182	1,919	6/4/2	2006	10,004 SF		.02 Mi.
APN: 0228-076-12 Document #: 2018-0036221 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:80 Subdivision: HIGHLAND HAVEN Tract No: 3348 MapRef: MB 47 PG 14-16 City/Muni/Twp: FONTANA										
Buyer Name: GARABET, ANTOINE L GARABET, CARMEN										
Seller Name: NNAMDI OBINMA, FIDELIS										
2	16032 CASCADE DR FONTANA, CA 92336-5066	01/18/2018	\$531,000	\$189	2,800	8/3/2	2013	7,688 SF		.31 Mi.
APN: 0228-151-25 Document #: 2018-0018375 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:6 Tract No: 17389 MapRef: MB 335 PG 70-72 City/Muni/Twp: FONTANA										
Buyer Name: YAKIMOWICH, ANTHONY										
Seller Name: ASBERRY, TRACY LYNN ASBERRY, CHRISTOPHER KALANI										
3	16034 PFC PARIS MONTANEZ DR FONTANA, CA 92336-5069	01/10/2018	\$510,000	\$137	3,699	10/5/3	2013	7,020 SF		.36 Mi.
APN: 0228-151-45 Document #: 2018-0008905 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:26 Tract No: 17389 MapRef: MB 335 PG 70-72 City/Muni/Twp: FONTANA										
Buyer Name: PANDYA, SUNNY ASHVIN PATEL, NISHA VISHNU										
Seller Name: TRAN, WINSTON PHAN, KELLY										
4	6919 JESSICA PL FONTANA, CA 92336-5050	12/28/2017	\$416,000	\$199	2,081	6/3/3	2005	5,116 SF		.17 Mi.
APN: 0228-203-14 Document #: 2017-0552070 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:14 Tract No: 16724-1 MapRef: MB 308 PG 26-28 City/Muni/Twp: FONTANA										
Buyer Name: CONNER, CHARLES H										
Seller Name: EBLI, MARY P EBLI, CHAD J										
5	6694 TOKAY AVE FONTANA, CA 92336-1338	12/21/2017	\$460,000	N/A		//		10,020 SF		.17 Mi.
APN: 0228-321-11 Document #: 2017-0544100 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:260 Subdivision: HIGHLAND HAVEN Tract No: 3348 MapRef: MAP47 PG14-16 City/Muni/Twp: FONTANA										
Buyer Name: FLORES, LORENZO GARCIA GARCIA, ALEJANDRA										
Seller Name: S & G HOMES LLC										
6	15974 CASCADE DR FONTANA, CA 92336-5067	12/20/2017	\$506,000	\$169	2,984	10/4/2	2013	7,841 SF		.28 Mi.
APN: 0228-151-20 Document #: 2017-0542222 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Tract No: 17389 MapRef: MB335 PG70-72 City/Muni/Twp: FONTANA										

Buyer Name: DARWISH, GOMA ELGHARABAWY, SANAA

Seller Name: SHEN, PATRICK

7	15573 SOUTHWIND AVE FONTANA, CA 92336-4179	11/16/2017	\$510,000	\$187	2,716	7/4/2	1999	7,232 SF	Spa Only	.39 Mi.
APN: 0228-761-50 Document #: 2017-0490327 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:22 Tract No:15655-14 MapRef:MAP270 PG10-13 City/Muni/Twp:FONTANA										
Buyer Name: CANO, SIFREDO A GUERRA, ESMERALDA G										
Seller Name: THE BURR FAMILY REVOCABLE LIVING TRUST										
8	6928 ABIGAIL LN FONTANA, CA 92336-5769	11/01/2017	\$435,000	\$150	2,900	8/4/2	2004	5,068 SF		.31 Mi.
APN: 0228-662-33 Document #: 2017-0452640 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:33 Tract No:16478 MapRef:MB299 PG88-91 City/Muni/Twp:FONTANA										
Buyer Name: LAM, LAI WAH										
Seller Name: NGAI, MING KIT										
9	15644 AEROSTAR CT FONTANA, CA 92336-4172	10/26/2017	\$452,000	\$170	2,648	8/4/2	1998	8,926 SF		.33 Mi.
APN: 0228-821-13 Document #: 2017-0444377 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:13 Tract No:15655-10 MapRef:MB269 PG25-28 City/Muni/Twp:FONTANA										
Buyer Name: JOHNSON, ROBERT B JOHNSON, KRYSTLE										
Seller Name: SAFIE, OMAR T SAFIE, ISABEL C										
10	6591 ALMERIA ST FONTANA, CA 92336-1301	09/28/2017	\$251,000	\$224	1,116	5/3/2	1983	9,120 SF		.28 Mi.
APN: 0228-292-12 Document #: 2017-0401371 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:373 Subdivision:HIGHLAND HAVEN Tract No:3348 MapRef:MB47 PG14-16 City/Muni/Twp:FONTANA										
Buyer Name: JUMPING FROG INVESTMENTS LLC										
Seller Name: LAUREL, RITA										
11	16015 LOS CEDROS AVE FONTANA, CA 92336-1336	09/28/2017	\$286,000	\$346	825	5/3/1	1954	10,004 SF		.16 Mi.
APN: 0228-334-10 Document #: 2017-0402515 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:68 Tract No:3348 MapRef:MB47 PG14-16 City/Muni/Twp:FONTANA										
Buyer Name: DE LOERA VELASCO, SERGIO M RAMIREZ, ELISEO MACIAS										
Seller Name: TENORIO, SINIA CONSUELO AMADOR PAREDES, CARLOS JOSHUA										
12	15605 AEROSTAR CT FONTANA, CA 92336-4172	09/27/2017	\$450,000	\$165	2,714	9/4/2	1998	6,215 SF		.37 Mi.
APN: 0228-821-21 Document #: 2017-0398407 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:21 Tract No:15655-10 MapRef:MAP269 PG25-28 City/Muni/Twp:FONTANA										

Buyer Name: GILPIN, JOHN B GILPIN, ANAIDA H

Seller Name: MALEK, DANIEL

13	6571 TOKAY AVE FONTANA, CA 92336-1337	09/26/2017	\$459,000	N/A	//	10,805 SF	.33 Mi.
APN: 0228-303-08 Document #: 2017-0397661 Document Type: Grant Deed Price Code: R							
Property Type: Single Family Residential Properties				Land Use: Single Family Residential			
Legal: Lot:227 Subdivision:HIGHLAND HAVEN Tract No:3348 MapRef:MB47 PG14-16 City/Muni/Twp:FONTANA							
Buyer Name: RODRIGUEZ, MARIO VICENTE MORALES							
Seller Name: LA PALMA INVESTMENTS INC							
14	6704 CHERIMOYA AVE FONTANA, CA 92336-1313	09/18/2017	\$290,000	\$240	1,206	4/2/1	1952 10,020 SF .22 Mi.
APN: 0228-322-12 Document #: 2017-0385302 Document Type: Grant Deed Price Code: R							
Property Type: Single Family Residential Properties				Land Use: Single Family Residential			
Legal: Lot:211 Tract No:3348 MapRef:MB47 PG14-16 City/Muni/Twp:FONTANA							
Buyer Name: MARTINEZ, WILLIAM OSBALDO							
Seller Name: PINA JR, JESUS PINA SR, JESUS							
15	15874 WINCHESTER CT FONTANA, CA 92336-5008	09/13/2017	\$400,000	\$238	1,679	7/3/2	1999 6,600 SF .31 Mi.
APN: 0228-651-06 Document #: 2017-0379130 Document Type: Grant Deed Price Code: R							
Property Type: Single Family Residential Properties				Land Use: Single Family Residential			
Legal: Lot:51 Tract No:12314 MapRef:MB240 PG3-10 City/Muni/Twp:FONTANA							
Buyer Name: ENTWISTLE, JEANETTE							
Seller Name: STAGNER, JOHN R THE JOHN R STAGNER REVOCABLE TRUST							

Area Sales Analysis

Total Area Sales: **15**

Median Lot Size: **7,841 SF**

Median Living Area: **2,081 SF**

Price Range - 2 Yrs: **\$251,000 To \$531,000**

Median Value: **\$450,000**

Median # of Bedrooms: **3**

Median # of Baths: **2**

Median Year Built: **1999**

Age Range: **5 Years To 66 Years**

Median Age: **19 Years**



Assessor Map

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

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

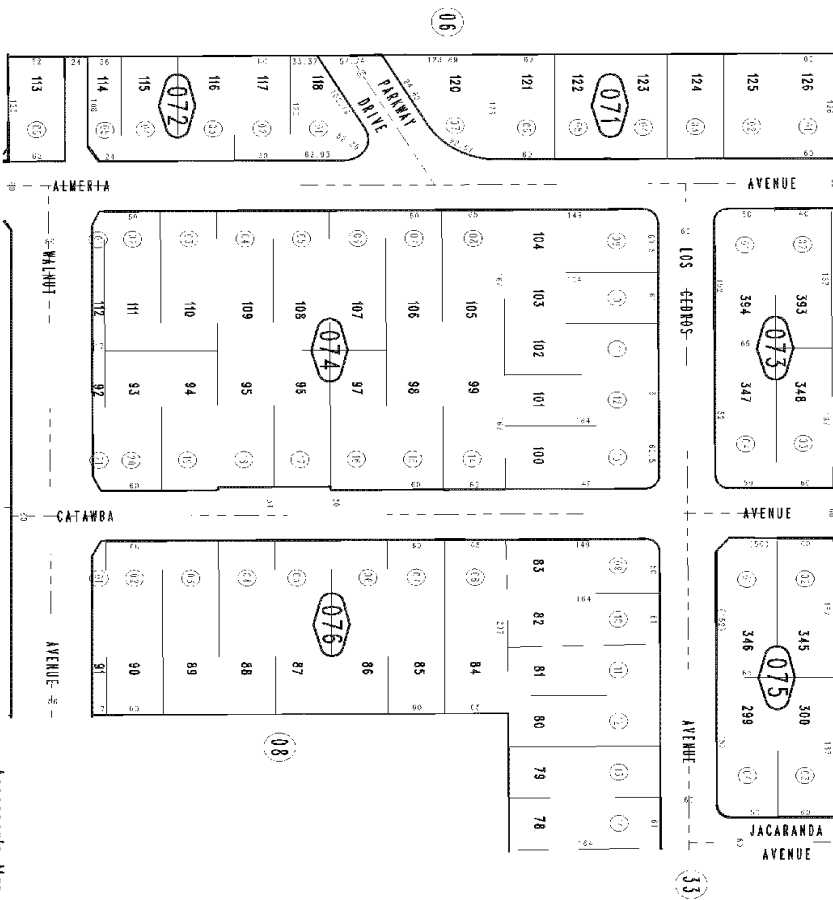


THE SEAL OF THE CITY OF FONTANA
OF CALIFORNIA
1925

Ptn. Highland Haven, Tract No. 3348
M.B. 47/14-16

City of Fontana
Tax Rate Area
10041

0228-07



February 2004

Assessor's Map
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San Bernardino County

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