



Real Estate Reports

Property:
1625 Alta St
Redlands, CA 92374
APN: 0167-361-03

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
1625 Alta St, Redlands, CA 92374

APN: 0167-361-03
San Bernardino County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

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

Site Address: **1625 ALTA ST
REDLANDS CA 92374**

Assessor Parcel Number: **0167-361-03**

Census Tract: **0080.01**

Housing Tract Number: **4276**

Lot Number: **16**

Legal description: **Lot: 16 District: 12 Tract No: 4276 Abbreviated Description: LOT:16 DIST:12 CITY:REDLANDS
SUBD:TOWN OF LUGONIA TR#:4276 TRACT 4276 LOT 16 ORANGEWOOD ESTATES City/Muni/Twp:
REDLANDS**

Sale Information

Sale Date: **12/19/2017**

Document #: **2017-0538490**

Sale Amount: **\$270,000**

Seller: **PASILLAS,
GUILLERMO S;
PASILLAS
REVOCABLE LIVING
TRUST**

Sale Type:

Cost/SF: **\$156**

Assessment & Tax Information

Assessed Value: **\$126,712**

Land Value: **\$18,207**

Imp. Value: **\$108,505**

Homeowner H
Exemption:

% Improvement: **85.63%**

Tax Amount: **\$1,616.20**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **5-000**

Tax Account ID:

Property Characteristics

Bedrooms: **4**

Year Built: **1964**

Pool:

Bathrooms: **2**

Square Feet: **1,728 SF**

Lot Size: **6,800 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **7**

Garage: **Carport 2**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **I**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Trinity Redevelopment Inc,
1625 Alta St, Redlands, CA 92374

APN: 0167-361-03
San Bernardino County

Mortgage Record

Recording Date: **12/19/2017** Document #: **2017-0538491 BK-PG -**
Loan Amount: **\$243,000** Loan Type: **Commercial Loan**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **PIVOTAL CAPITAL GROUP II LLC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Prior Transfer

Recording Date: **12/19/2017** Document #: **2017-0538490 BK-PG -**
Price: **\$270,000** Document Type: **Grant Deed**
First TD: **\$243,000** Type of Sale: **Sales Price Rounded From Tax**
Mortgage Doc #: **2017-0538491** Interest Rate:
Lender Name: **PIVOTAL CAPITAL GROUP II LLC**
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **PASILLAS, GUILLERMO S; PASILLAS REVOCABLE LIVING TRUST**
Legal description: **Lot: 16 Tract No: MD4276 Map Ref: MAP64 PG88**
City/Muni/Twp: **REDLANDS**

Prior Transfer

Recording Date: **03/30/1995** Document #: **95-097325 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: **PASILLAS, EMILIANO SANCHEZ; PASILLAS, MARIA GUADALUPE SANCHEZ**
Buyer Vesting: **Revocable Trust**
Seller Name: **PASILLAS, EMILIANO SANCHEZ; PASILLAS, MARIA GUADALUPE SANCHEZ**
Legal description: **Lot: 57 Tract No: 4276 Map Ref: MB64 PG88**
City/Muni/Twp: **REDLANDS**

Prior Transfer

Recording Date: **03/22/1995** Document #: **95-088520 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: **PASILLAS, EMILIANO SANCHEZ; PASILLAS, MARIA GUADALUPE SANCHEZ**

Buyer Vesting: **Revocable Trust**

Seller Name: **PASILLAS, EMILIANO SANCHEZ; PASILLAS, MARIA GUADALUPE SANCHEZ**

Legal description: **Lot: 8 Block: 5 Map Ref: MB8 PG7**

City/Muni/Twp: **REDLANDS**



Comparables

Trinity Redevelopment Inc,
1625 Alta St, Redlands, CA 92374

APN: 0167-361-03
San Bernardino County

Quick View										
No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		12/19/2017	\$270,000	\$156	1,728	7/4/2	1964	6,800 SF		
1	1516 CLAY ST	01/22/2018	\$350,000	\$203	1,718	7/3/2	1988	7,200 SF		.32 Mi.
2	1804 CAVE ST	01/16/2018	\$390,000	\$217	1,797	10/4/2	2000	7,350 SF		.21 Mi.
3	1730 WEBSTER ST	01/08/2018	\$305,000	\$241	1,262	4/2/1	1946	6,350 SF	Yes	.30 Mi.
4	114 BEATTIE LN	01/03/2018	\$385,000	\$213	1,802	6/3/2	1987	9,435 SF		.31 Mi.
5	1643 OHIO ST	12/20/2017	\$360,000	\$205	1,754	6/3/2	2006	9,415 SF		.25 Mi.
6	1908 CAVE ST	12/06/2017	\$372,500	\$237	1,569	7/3/2	2000	9,600 SF		.29 Mi.
7	1565 LASSEN ST	11/27/2017	\$329,000	\$310	1,060	6/3/2	1962	8,100 SF		.17 Mi.
8	1450 WASHINGTON ST	11/17/2017	\$245,000	\$135	1,812	8/4/1	1945	12,446 SF		.39 Mi.
9	1623 OHIO ST	11/15/2017	\$117,000	\$122	953	5/2/1	1908	6,400 SF		.25 Mi.
10	1632 WASHINGTON ST	11/09/2017	\$120,000	\$208	576	3/1/1	1947	6,350 SF		.09 Mi.
11	1573 LASSEN ST	11/01/2017	\$275,000	\$259	1,060	5/3/2	1962	8,100 SF		.15 Mi.
12	310 DOYLE AVE	10/30/2017	\$315,000	\$283	1,112	5/3/2	1961	7,072 SF		.17 Mi.
13	1565 OHIO ST	10/23/2017	\$280,000	\$245	1,140	5/3/2	1979	8,400 SF		.28 Mi.
14	1631 OHIO ST	10/11/2017	\$341,000	\$139	2,438	5/3/2	1916	12,800 SF	Yes	.25 Mi.
15	422 E PIONEER AVE	10/11/2017	\$289,000	\$261	1,104	6/3/1	1955	6,700 SF		.28 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		12/19/2017	\$270,000	\$156	1,728	7/4/2	1964	6,800 SF		
1	1516 CLAY ST REDLANDS, CA 92374-2229	01/22/2018	\$350,000	\$203	1,718	7/3/2	1988	7,200 SF		.32 Mi.
APN: 0167-771-46 Document #: 2018-0022025 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:16 Tract No:13125 MapRef:MB 199 PG 58&59 City/Muni/Twp:REDLANDS										
Buyer Name: STRUKELJ, ALEXANDER J										
Seller Name: MURCH, REBEKAH E MURCH IV, CHESTER E										
2	1804 CAVE ST REDLANDS, CA 92374-1706	01/16/2018	\$390,000	\$217	1,797	10/4/2	2000	7,350 SF		.21 Mi.
APN: 0167-851-20 Document #: 2018-0015356 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:2 Tract No:10084 MapRef:MB 232 PG 25-27 City/Muni/Twp:REDLANDS										
Buyer Name: HARIHAR, SMARAN										
Seller Name: PREEMINENT INVESTMENT CORP										
3	1730 WEBSTER ST REDLANDS, CA 92374-2112	01/08/2018	\$305,000	\$241	1,262	4/2/1	1946	6,350 SF	Yes	.30 Mi.
APN: 0167-111-08 Document #: 2018-0005802 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:17 Block:5 Subdivision:ENTERPRISE Tract No:1 MapRef:MB 14 PG 24 City/Muni/Twp:REDLANDS										
Buyer Name: MENDOZA, JESSE MENDOZA, TIFFANY										
Seller Name: CHRISTENSEN, NICHOLAS D CHRISTENSEN, SARAH A										
4	114 BEATTIE LN REDLANDS, CA 92374-1757	01/03/2018	\$385,000	\$213	1,802	6/3/2	1987	9,435 SF		.31 Mi.
APN: 0167-781-40 Document #: 2018-0001608 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:40 Tract No:9979 MapRef:MB 144 PG 23-26 City/Muni/Twp:REDLANDS										
Buyer Name: LOPEZ, MIGUEL LOPEZ, CRISTINA										
Seller Name: RAFANAN, BASIFIA SAUNDERS, YVETTE DAWN										
5	1643 OHIO ST REDLANDS, CA 92374-2241	12/20/2017	\$360,000	\$205	1,754	6/3/2	2006	9,415 SF		.25 Mi.
APN: 0167-121-38 Document #: 2017-0542117 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:10&11 Block:4 Subdivision:ENTERPRISE Tract No:1 MapRef:MB14 PG24 City/Muni/Twp:REDLANDS										
Buyer Name: CHAKMA, ASHISH TALUKDER, UPA										
Seller Name: ALVAREZ, SERGIO E										
6	1908 CAVE ST REDLANDS, CA 92374-1738	12/06/2017	\$372,500	\$237	1,569	7/3/2	2000	9,600 SF		.29 Mi.
APN: 0167-851-27 Document #: 2017-0517398 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Tract No:10084 MapRef:MB232 PG25-27 City/Muni/Twp:REDLANDS										

Buyer Name: WHITEHURST, CHESTER DOMINIC JOHNSON, SHERANI

Seller Name: HESS, SUSAN L KING, PAUL B

7 1565 LASSEN ST **11/27/2017** **\$329,000** **\$310** **1,060** **6/3/2** **1962** **8,100 SF** **.17 Mi.**
REDLANDS, CA 92374-2355

APN: 0167-381-04 Document #: 2017-0503076 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:24 Tract No:6427 MapRef:MAP82 PG51 City/Muni/Twp:REDLANDS

Buyer Name: ROWLAND SMITH, BRIANA

Seller Name: LITTLE, MARTHA VALDEZ TORRES, ALFRED VALDEZ

8 1450 WASHINGTON ST **11/17/2017** **\$245,000** **\$135** **1,812** **8/4/1** **1945** **12,446 SF** **.39 Mi.**
REDLANDS, CA 92374-2251

APN: 0167-213-10 Document #: 2017-0491486 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:28&29 Subdivision:MOUNTAIN VIEW TRACT MapRef:MB15 PG1 City/Muni/Twp:REDLANDS

Buyer Name: ARAD, HOSS SUM ARAD, FATANEH AZAM

Seller Name: BRADLEY JR, JAMES ROGER BRADLEY, DEBRA CHARLENE

9 1623 OHIO ST **11/15/2017** **\$117,000** **\$122** **953** **5/2/1** **1908** **6,400 SF** **.25 Mi.**
REDLANDS, CA 92374-2241

APN: 0167-121-20 Document #: 2017-0487883 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:6 Block:4 Subdivision:ENTERPRISE Tract No:1 MapRef:MAP14 PG24 City/Muni/Twp:REDLANDS

Buyer Name: YATES, LAURIE ANN

Seller Name: VOLZ, MARK W

10 1632 WASHINGTON ST **11/09/2017** **\$120,000** **\$208** **576** **3/1/1** **1947** **6,350 SF** **.09 Mi.**
REDLANDS, CA 92374-2221

APN: 0167-124-08 Document #: 2017-0473805 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:17 Block:1 Subdivision:ENTERPRISE Tract No:1 MapRef:MB14 PG24 City/Muni/Twp:REDLANDS

Buyer Name: MEDINA, EFREN CORONA, DAGOBERTO

Seller Name: PALAFOX, RUBEN PALAFOX, ROSINA

11 1573 LASSEN ST **11/01/2017** **\$275,000** **\$259** **1,060** **5/3/2** **1962** **8,100 SF** **.15 Mi.**
REDLANDS, CA 92374-2355

APN: 0167-381-02 Document #: 2017-0452638 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Tract No:6427 MapRef:MB82 PG51 City/Muni/Twp:REDLANDS

Buyer Name: CHASE, VICTORIA JEAN

Seller Name: RACADIO, MICHAEL J

12 310 DOYLE AVE **10/30/2017** **\$315,000** **\$283** **1,112** **5/3/2** **1961** **7,072 SF** **.17 Mi.**
REDLANDS, CA 92374-2335

APN: 0167-363-45 Document #: 2017-0448309 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:83 Tract No:4276 MapRef:MB64 PG88 City/Muni/Twp:REDLANDS

Buyer Name: GALLARDO, KIM

Seller Name: CLAASIC LLC

13 **1565 OHIO ST** **10/23/2017** **\$280,000** **\$245** **1,140** **5/3/2** **1979** **8,400 SF** **.28 Mi.**
REDLANDS, CA 92374-2215

APN: 0167-761-20 Document #: 2017-0436537 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:37 Tract No:10079 MapRef:MAP142 PG12-14 City/Muni/Twp:REDLANDS

Buyer Name: ORONA, RONALD ORONA, ROBERTA

Seller Name: HOLT, BETTY A HOLT FAMILY TRUST

14 **1631 OHIO ST** **10/11/2017** **\$341,000** **\$139** **2,438** **5/3/2** **1916** **12,800 SF** **Yes** **.25 Mi.**
REDLANDS, CA 92374-2241

APN: 0167-121-37 Document #: 2017-0420388 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:7-9 Block:4 Subdivision:ENTERPRISES Tract No:1 MapRef:MB14 PG24 City/Muni/Twp:REDLANDS

Buyer Name: CAMBEROS, DAVID

Seller Name: UNIDOS POR LA LIBERTAD ORG

15 **422 E PIONEER AVE** **10/11/2017** **\$289,000** **\$261** **1,104** **6/3/1** **1955** **6,700 SF** **.28 Mi.**
REDLANDS, CA 92374-1751

APN: 0167-331-02 Document #: 2017-0420203 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:2 Tract No:4505 MapRef:MB57 PG42 City/Muni/Twp:REDLANDS

Buyer Name: MEJIA, DANNY ISRAEL GAMEZ, CRYSTAL K

Seller Name: BATES, THOMAS A KRELL BATES, DIANE C

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **8,100 SF**

Median # of Baths: **2**

Median Living Area: **1,262 SF**

Median Year Built: **1962**

Price Range - 2 Yrs: **\$117,000 To \$390,000**

Age Range: **12 Years To 110 Years**

Median Value: **\$315,000**

Median Age: **56 Years**



Assessor Map

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

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

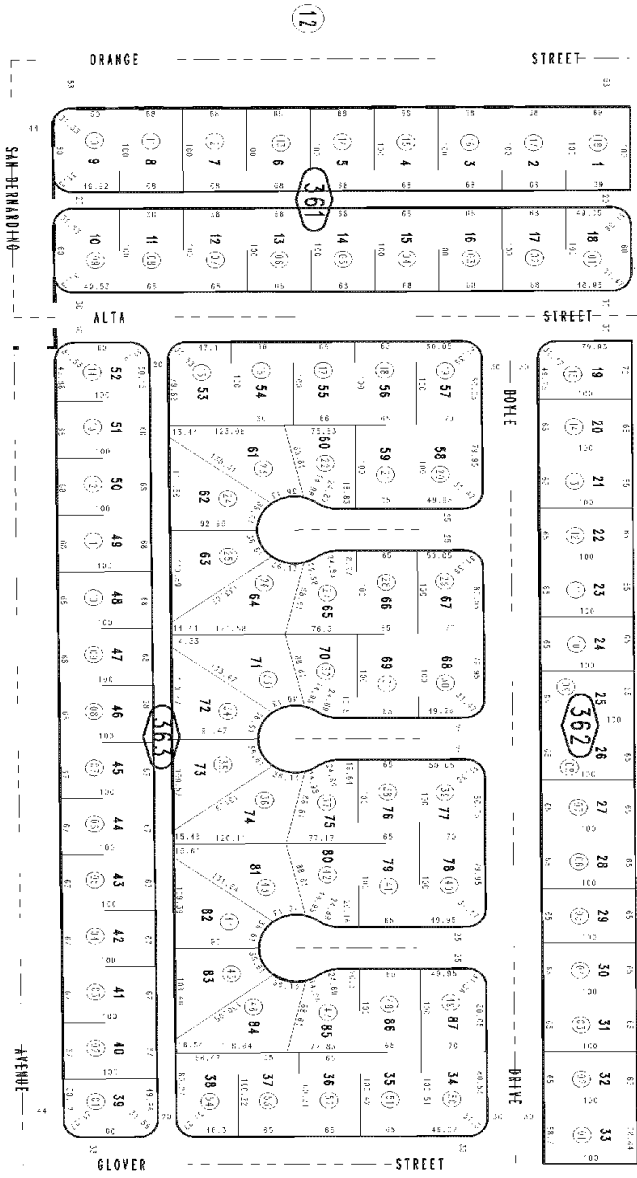


THIS MAP IS FOR THE PURPOSES OF THE 2005 TAXATION ONLY

Orangewood Estates, Tract No. 4276, M.B. 64/88

City of Redlands
Tax Rate Area
3000

0167 - 36



February 2005

Pin. S.E.1/4, Sec. 15
T.1S., R.3W.

Assessor's Map
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San Bernardino County

DESIGNED BY

