



Real Estate Reports

Property:
17439 Barbee St
Fontana, CA 92336
APN: 0190-272-15

Data deemed reliable, but not guaranteed.
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Property Details

Trinity Redevelopment Inc,
17439 Barbee St, Fontana, CA 92336

APN: 0190-272-15
San Bernardino County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **9377 HAVEN AVE STE 110
RANCHO
CUCAMONGA CA 91730**

Site Address: **17439 BARBEE ST
FONTANA CA 92336**

Assessor Parcel Number: **0190-272-15**

Census Tract: **0029.02**

Housing Tract Number: **3968**

Lot Number: **35**

Legal description: **Lot: 35 District: 08 Tract No: 3968 Abbreviated Description: LOT:35 DIST:08 CITY:FONTANA
TR#:3968 TRACT 3968 LOT 35 City/Muni/Twp: FONTANA**

Sale Information

Sale Date: **01/11/2018**

Document #: **2018-0010878**

Sale Amount: **\$288,000**

Seller: **IRBY, DEBRA A; THE
CHARLYNE R
MORUZZI LIVING
TRUST**

Sale Type:

Cost/SF: **\$210**

Assessment & Tax Information

Assessed Value: **\$42,475**

Land Value: **\$7,206**

Imp. Value: **\$35,269**

Homeowner **H**
Exemption:

% Improvement: **83.03%**

Tax Amount: **\$411.80**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **10-000**

Tax Account ID:

Property Characteristics

Bedrooms: **3**

Year Built: **1951**

Pool:

Bathrooms: **1**

Square Feet: **1,368 SF**

Lot Size: **8,540 SF**

Partial Baths: **1**

Number of Units: **0**

No of Stories: **1**

Total Rooms: **5**

Garage: **Attached 2**

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,
17439 Barbee St, Fontana, CA 92336

APN: 0190-272-15
San Bernardino County

Mortgage Record

Recording Date: **01/11/2018**
Loan Amount: **\$293,000**
TD Due Date:
Interest Rate:
Lender Name: **DURANT ENTERPRISES INC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Document #: **2018-0010879 BK-PG -**
Loan Type: **Unknown Loan Type**
Type of Financing:

Prior Transfer

Recording Date: **01/11/2018**
Price: **\$288,000**
First TD: **\$293,000**
Mortgage Doc #: **2018-0010879**
Lender Name: **DURANT ENTERPRISES INC**
Buyer Name: **TRINITY REDEVELOPMENT INC**
Buyer Vesting:
Seller Name: **IRBY, DEBRA A; THE CHARLYNE R MORUZZI LIVING TRUST**
Legal description: **Lot: 35 Tract No: 3968 Map Ref: MB 50 PG 74&75**
City/Muni/Twp: **FONTANA**

Document #: **2018-0010878 BK-PG -**
Document Type: **Grant Deed**
Type of Sale: **Sales Price Rounded From Tax**
Interest Rate:

Mortgage Assignment

Recording Date: **12/29/2017**
Loan Amount: **\$177,000**
Original Lender: **LIBERTY HOME EQUITY SOLUTIONS INC**
Borrowers Name: **CHARLYNE R MORUZZI**
Origination Recording Date: **02/07/2013**
Assignor Name: **LIBERTY HOME EQUITY SOLUTIONS, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**

Document #: **2017-0553727 BK-PG -**
Document Type: **Assignment Of Mortgage**
Origination Doc #: **2013-0055351 BK-PG -**
Effective Date: **12/13/2017**
Assignee Name: **OCWEN LOAN SERVICING, LLC**

Prior Transfer

Recording Date: **03/07/2013**
Price: **N/A**
First TD: **N/A**
Mortgage Doc #:
Lender Name:

Document #: **2013-0097109 BK-PG -**
Document Type: **Intra-family Transfer Or Dissolution**
Type of Sale: **Non-Arms Length Transfer**
Interest Rate:

Buyer Name: **MORUZZI, CHARLYNE R; CHARLYNE R MORUZZI LIVING TRUST**
Buyer Vesting: **Living Trust**
Seller Name: **MORUZZI, CHARLYNE R**
Legal description: **Lot: 35 Tract No: 3968 Map Ref: MB50 PG74&75**
City/Muni/Twp: **FONTANA**

Mortgage Record

Recording Date: 02/07/2013	Document #: 2013-0055351 BK-PG -
Loan Amount: \$177,000	Loan Type: Reverse Mortgage
TD Due Date: 11/01/2072	Type of Financing: ARM
Interest Rate: 2.45%	
Lender Name: LIBERTY HOME EQUITY SOLUTIONS INC	
Lender Type: Other	
Borrowers Name: MORUZZI, CHARLYNE R	
Vesting:	
Fixed Step:	
Adjustable Rate Index: 1 Month Libor	Change Index:
Rate Change Frequency: Monthly	First Change Date: 05/01/2013
Int Rate not <:	Int Rate not >:
Maximum Interest Rate: 12.45%	Interest Only Period:
Prepayment Penalty Rider: No	Prepayment Penalty Term:

Prior Transfer

Recording Date: 02/07/2013	Document #: 2013-0055350 BK-PG -
Price: N/A	Document Type: Intra-family Transfer Or Dissolution
First TD: \$177,000	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #: 2013-0055351	Interest Rate: 3.53%
Lender Name: LIBERTY HOME EQUITY SOLUTIONS INC	
Buyer Name: MORUZZI, CHARLYNE R	
Buyer Vesting:	
Seller Name: MORUZZI, CHARLYNE R; CHARLYNE R MORUZZI LIVING TRUST	
Fixed Step:	
Adjustable Rate Index: 1 Month Libor	Change Index:
Rate Change Frequency: Monthly	First Change Date: 05/01/2013
Int Rate not <:	Int Rate not >:
Maximum Interest Rate: 12.45%	Interest Only Period:
Prepayment Penalty Rider: No	Prepayment Penalty Term:
Legal description: Lot: 35 Tract No: 3968 Map Ref: MB50 PG74&75	
City/Muni/Twp: FONTANA	

Prior Transfer

Recording Date: 05/20/2008	Document #: 2008-0229315 BK-PG -
Price: N/A	Document Type: Intra-family Transfer Or Dissolution
First TD: N/A	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: MORUZZI, CHARLYNE R; THE CHARLYNE R MORUZZI LIVING TRUST	
Buyer Vesting: Living Trust	

Seller Name: **MORUZZI, CHARLYNE R**
Legal description: **Lot: 35 Tract No: 3968 Map Ref: MB50 PG74&75**
City/Muni/Twp: **FONTANA**

Prior Transfer

Recording Date: **04/22/2008**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **MORUZZI, CHARLYNE R**

Buyer Vesting:

Seller Name: **MORUZZI, RAYMOND ROMEO; MORUZZI, CHARLYNE R; MORUZZI, RAYMOND R**

Legal description: **Lot: 35 Tract No: 3968 Map Ref: MB50 PG74&75**

Document #: **2008-0179606 BK-PG -**

Document Type: **Affidavit Of Death Of Joint
Tenant**

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

Interest Rate:



Comparables

Trinity Redevelopment Inc,
17439 Barbee St, Fontana, CA 92336

APN: 0190-272-15
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		01/11/2018	\$288,000	\$211	1,368	5/3/1	1951	8,540 SF		
1	17615 IVY AVE	12/29/2017	\$380,000	\$255	1,489	6/3/2	1968	9,100 SF	Yes	.38 Mi.
2	17422 PAINE ST	12/15/2017	\$285,000	\$271	1,049	5/2/1	1952	8,645 SF		.04 Mi.
3	17748 BARBEE ST	11/29/2017	\$274,500	\$225	1,216	5/1/1	1953	7,800 SF		.39 Mi.
4	17640 VINE CT	11/08/2017	\$350,000	\$255	1,371	6/3/2	1971	7,500 SF		.33 Mi.
5	17401 PAINE ST	11/08/2017	\$323,000	\$262	1,232	6/3/1	1953	8,710 SF		.08 Mi.
6	17545 MILLER AVE	09/26/2017	\$340,000	\$290	1,172	5/3/1	1953	11,550 SF	Yes	.37 Mi.
7	17625 IVY AVE	09/14/2017	\$280,000	\$169	1,653	5/3/2	1968	9,295 SF	Yes	.39 Mi.
8	17515 IVY AVE	09/08/2017	\$345,000	\$248	1,386	6/4/2	1965	7,700 SF		.32 Mi.
9	17349 REED ST	09/01/2017	\$346,500	\$283	1,222	5/3/2	1971	8,500 SF		.13 Mi.
10	7852 BLANCHARD AVE	08/31/2017	\$279,000	\$181	1,538	7/3/2	1970	7,300 SF	Spa Only	.34 Mi.
11	17481 UPLAND AVE	08/25/2017	\$300,000	\$176	1,696	6/2/1	1926	10,005 SF		.38 Mi.
12	17147 BARBEE ST	08/23/2017	\$320,000	\$213	1,500	6/3/2	1977	8,120 SF	Yes	.37 Mi.
13	17425 UPLAND AVE	08/21/2017	\$276,000	\$203	1,354	5/2/2	1962	8,100 SF		.38 Mi.
14	17559 COURT ST	08/08/2017	\$298,000	\$435	684	5/2/1	1925	37,800 SF		.20 Mi.
15	17527 VINE ST	08/04/2017	\$307,000	\$208	1,470	5/3/1	1953	8,680 SF		.28 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		01/11/2018	\$288,000	\$211	1,368	5/3/1	1951	8,540 SF		
1	17615 IVY AVE FONTANA, CA 92335-8532	12/29/2017	\$380,000	\$255	1,489	6/3/2	1968	9,100 SF	Yes	.38 Mi.
APN: 0192-302-08 Document #: 2017-0555290 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:13 Tract No:7578 MapRef:MB 100 PG 71&72 City/Muni/Twp:FONTANA										
Buyer Name: DELGADO, ANGELA										
Seller Name: MOBLEY, STACEY K THE KENNETH L JORDAN AND LINDA M JORDAN										
2	17422 PAINE ST FONTANA, CA 92336-2727	12/15/2017	\$285,000	\$271	1,049	5/2/1	1952	8,645 SF		.04 Mi.
APN: 0190-281-08 Document #: 2017-0532443 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:11 Subdivision:SHRLEY HEIGHTS TRACT Tract No:3173 MapRef:MAP42 PG100 City/Muni/Twp:FONTANA										
Buyer Name: VASQUEZ, VERONICA VASQUEZ, YVONNE GUTIERREZ										
Seller Name: PIPER, MICHAEL R PIPER, JOYCE E										
3	17748 BARBEE ST FONTANA, CA 92336-2804	11/29/2017	\$274,500	\$225	1,216	5/1/1	1953	7,800 SF		.39 Mi.
APN: 0243-091-27 Document #: 2017-0507243 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:17 Tract No:4096 MapRef:MB52 PG7&8 City/Muni/Twp:FONTANA										
Buyer Name: MOGHADAM, SAHAR HEJAZI										
Seller Name: STRADELLA, CARRIE ESTATE OF VIRGINIA LEE ESPINOSA										
4	17640 VINE CT FONTANA, CA 92335-3768	11/08/2017	\$350,000	\$255	1,371	6/3/2	1971	7,500 SF		.33 Mi.
APN: 0192-311-12 Document #: 2017-0472323 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:7 Tract No:7317 MapRef:MB101 PG55&56 City/Muni/Twp:FONTANA										
Buyer Name: GOMEZ FRANCO, ALVARO										
Seller Name: FIGUEROA, EDWIN O FIGUEROA, JOSEFA KARINA										
5	17401 PAINE ST FONTANA, CA 92336-2728	11/08/2017	\$323,000	\$262	1,232	6/3/1	1953	8,710 SF		.08 Mi.
APN: 0190-282-10 Document #: 2017-0471137 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:28 Subdivision:SHIRLEY HEIGHTS Tract No:3173 MapRef:MAP42 PG100 City/Muni/Twp:FONTANA										
Buyer Name: CAMOU, TIMOTHY B RESTEMAYER, KYLE Q										
Seller Name: ADAMS, GARY D ADAMS, SUSAN L										
6	17545 MILLER AVE FONTANA, CA 92336-2201	09/26/2017	\$340,000	\$290	1,172	5/3/1	1953	11,550 SF	Yes	.37 Mi.
APN: 0190-291-24 Document #: 2017-0396905 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:507 Subdivision:SEMI TROPIC LAND & WATER COMPANY MapRef:MB11 PG12 City/Muni/Twp:FONTANA										

Buyer Name: ARELLAN, ISIDRO

Seller Name: DOMINGUEZ, SIMON DOMINGUEZ, TERESA

7	17625 IVY AVE FONTANA, CA 92335-8532	09/14/2017	\$280,000	\$169	1,653	5/3/2	1968	9,295 SF	Yes	.39 Mi.
APN: 0192-302-09 Document #: 2017-0380188 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:12 Tract No:7578 MapRef:MB100 PG71&72 City/Muni/Twp:FONTANA										
Buyer Name: MADRID, ZERLENE L GONZALES, CHANEL V										
Seller Name: MCCLEARN, CAROL A										
8	17515 IVY AVE FONTANA, CA 92335-3705	09/08/2017	\$345,000	\$248	1,386	6/4/2	1965	7,700 SF		.32 Mi.
APN: 0192-285-12 Document #: 2017-0371111 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Tract No:6906 MapRef:MP87 PG36&37 City/Muni/Twp:FONTANA										
Buyer Name: VASQUEZ, MARCO T DUENAS, VICTOR										
Seller Name: RUIZ, ELVA										
9	17349 REED ST FONTANA, CA 92336-2750	09/01/2017	\$346,500	\$283	1,222	5/3/2	1971	8,500 SF		.13 Mi.
APN: 0190-271-32 Document #: 2017-0359669 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:12 Tract No:4939 MapRef:MB60 PG44 City/Muni/Twp:FONTANA										
Buyer Name: MORALES, VICTOR E SILVA SILVA, JULIA										
Seller Name: SOSA, SERGIO ORLANDO CORNEJO, STEPHANIE										
10	7852 BLANCHARD AVE FONTANA, CA 92336-2634	08/31/2017	\$279,000	\$181	1,538	7/3/2	1970	7,300 SF	Spa Only	.34 Mi.
APN: 0190-224-05 Document #: 2017-0358893 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:1 Tract No:8208 MapRef:MB107 PG90&91 City/Muni/Twp:FONTANA										
Buyer Name: GOVEA, JOEL										
Seller Name: DOMINGUEZ, JANICE										
11	17481 UPLAND AVE FONTANA, CA 92335-9004	08/25/2017	\$300,000	\$176	1,696	6/2/1	1926	10,005 SF		.38 Mi.
APN: 0192-103-18 Document #: 2017-0349215 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Tract No:6266 MapRef:MB77 PG95&96 City/Muni/Twp:FONTANA										
Buyer Name: KHOURI, RAFIC										
Seller Name: BORGARDS, CINDY RAE BORGARDS, WILLIAM										
12	17147 BARBEE ST FONTANA, CA 92336-2627	08/23/2017	\$320,000	\$213	1,500	6/3/2	1977	8,120 SF	Yes	.37 Mi.
APN: 0190-232-05 Document #: 2017-0344481 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:16 Subdivision:BEVERLY HEIGHTS Tract No:3007 MapRef:MB41 PG17 City/Muni/Twp:FONTANA										

Buyer Name: VALENZUELA, ERNIE VALENZUELA, CRYSTAL AYALA

Seller Name: CHAVEZ, MARIO

13 **17425 UPLAND AVE** **08/21/2017** **\$276,000** **\$203** **1,354** **5/2/2** **1962** **8,100 SF** **.38 Mi.**
FONTANA, CA 92335-9004

APN: 0192-103-12 Document #: 2017-0340318 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:13 Tract No:6266 MapRef:MB77 PG95&96 City/Muni/Twp:FONTANA

Buyer Name: MONK, DARRYL THOMPSON MONK, WILMA PERRY

Seller Name: SHARPE, FRANCES E

14 **17559 COURT ST** **08/08/2017** **\$298,000** **\$435** **684** **5/2/1** **1925** **37,800 SF** **.20 Mi.**
FONTANA, CA 92336-2771

APN: 0190-301-17 Document #: 2017-0322719 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:H&G Subdivision:INGERSOLL COURT Tract No:1928 MapRef:MB28 PG7 City/Muni/Twp:FONTANA

Buyer Name: CASTELLANOS, RAYMOND

Seller Name: CLAASIC LLC

15 **17527 VINE ST** **08/04/2017** **\$307,000** **\$208** **1,470** **5/3/1** **1953** **8,680 SF** **.28 Mi.**
FONTANA, CA 92335-3717

APN: 0192-283-13 Document #: 2017-0318170 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:3 Tract No:3860 MapRef:MB49 PG88&89 City/Muni/Twp:FONTANA

Buyer Name: PANTALEON, LUZ TORRES, JOSE

Seller Name: ZHAO, RUI QIAO

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **8,645 SF**

Median # of Baths: **2**

Median Living Area: **1,371 SF**

Median Year Built: **1962**

Price Range - 2 Yrs: **\$274,500 To \$380,000**

Age Range: **41 Years To 93 Years**

Median Value: **\$307,000**

Median Age: **56 Years**



Assessor Map

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

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



THE MAP IS FOR THE PURPOSE
OF THE 2003 TAXATION ONLY

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

City of Fontana
Tax Rate Area
10000

0190 - 27

November 2003

Parcel No. 4377, 4378, 4379
Parcel No. 4373, 4374, 4375
Parcel No. 4376, 4377, 4378

Ptn. S.E.1/4, Sec. 5
T.1S., R.5W.

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