



Real Estate Reports

Property:
17468 Grevillea St
Fontana, CA 92335
APN: 0194-241-57

Data deemed reliable, but not guaranteed.
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A photograph of a classical building with columns and a balcony, partially obscured by a blue gradient bar.

Property Details

Trinity Redevelopment Inc,
17468 Grevillea St, Fontana, CA 92335

APN: 0194-241-57
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: **17468 GREVILLEA ST
FONTANA CA 92335**

Assessor Parcel Number: **0194-241-57**

Census Tract: **0032.00**

Housing Tract Number:

Lot Number: **580**

Legal description: **Lot: 580 District: 08 Abbreviated Description: LOT:580 DIST:08 CITY:FONTANA S T L AND W CO S B
L E 80 FT W 170 FT S 1/2 E 1/2 E 1/2 LOT 580 EX S 50 FT ST City/Muni/Twp: FONTANA**

Sale Information

Sale Date: **02/23/2018**

Document #: **2018-0066456**

Sale Amount: **\$375,000**

Seller: **PALAZZOLO,
GABRIEL R**

Sale Type:

Cost/SF: **\$192**

Assessment & Tax Information

Assessed Value: **\$365,160**

Land Value: **\$122,400**

Imp. Value: **\$242,760**

Homeowner H
Exemption:

% Improvement: **66.48%**

Tax Amount: **\$5,945.02**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **10-000**

Tax Account ID:

Property Characteristics

Bedrooms: **4**

Year Built: **1961**

Pool:

Bathrooms: **2**

Square Feet: **1,950 SF**

Lot Size: **22,400 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **8**

Garage: **Attached 1**

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,
17468 Grevillea St, Fontana, CA 92335

APN: 0194-241-57
San Bernardino County

Mortgage Release

Recording Date: **03/19/2018** Document #: **2018-0095267 BK-PG -**
Loan Amount: **\$230,000** Document Type: **Release Of Mortgage**
Original Lender: **HOMEBRIDGE FINANCIAL SERVICES INC** Origination Doc #: **2015-0431962 BK-PG -**
Borrowers Name: **GABRIEL R PALAZZOLO**
Origination Recording Date: **10/02/2015** Effective Date: **03/05/2018**
Current Lender: **FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTE TRUSTEE**

Mortgage Record

Recording Date: **03/14/2018** Document #: **2018-0089948 BK-PG -**
Loan Amount: **\$375,000** Loan Type: **Unknown Loan Type**
TD Due Date: Type of Financing:
Interest Rate:
Lender Name: **PLAZA FABRICS INC**
Lender Type: **Other**
Borrowers Name: **TRINITY REDEVELOPMENT INC**
Vesting:

Prior Transfer

Recording Date: **02/23/2018** Document #: **2018-0066456 BK-PG -**
Price: **\$375,000** 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: **PALAZZOLO, GABRIEL R**
Legal description: **Lot: 580 Map Ref: MB 11 PG 12**
Abbreviated Description: **EAST80FT W170FT S2 E2 E2 LOT580**
City/Muni/Twp: **FONTANA**

Mortgage Record

Recording Date: **10/02/2015** Document #: **2015-0431962 BK-PG -**
Loan Amount: **\$230,000** Loan Type: **Conventional**
TD Due Date: **10/01/2045** Type of Financing:
Interest Rate:
Lender Name: **HOMEBRIDGE FINANCIAL SERVICES INC**
Lender Type: **Finance Company**

Borrowers Name: **PALAZZOLO, GABRIEL R**

Vesting:

Prior Transfer

Recording Date: **10/02/2015**

Price: **N/A**

First TD: **\$230,000**

Mortgage Doc #: **2015-0431962**

Lender Name: **HOMEBRIDGE FINANCIAL SERVICES INC**

Buyer Name: **PALAZZOLO, GABRIEL R**

Buyer Vesting:

Seller Name: **PALAZZOLO, VITO; PALAZZOLO, ANTONIO; PALAZZOLO, DOMINIC; PALAZZOLO, JACK;
PALAZZOLO, JERRY; PALAZZOLO, JOSEPH NICOLAS; BRUNI, JOSEPHINE; PALAZZOLO,
SALVATORE W; PALAZZOLO, STEVE; PALAZZOLO, VINCENT; PALAZZOLO, GABE; BREWSTER, VITA**

Legal description: **Lot: 580 Map Ref: MAP11 PG12**

City/Muni/Twp: **FONTANA**

Document #: **2015-0431961 BK-PG -**

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

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

Interest Rate:

Prior Transfer

Recording Date: **10/02/2015**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **PALAZZOLO, GABRIEL**

Buyer Vesting:

Seller Name: **PALAZZOLO, GUISEPPA; PALAZZOLO, JOSEPHINE; PALAZZOLO, GIOSI**

Legal description: **Lot: 580 Map Ref: MAP11 PG12**

City/Muni/Twp: **FONTANA**

Document #: **2015-0431960 BK-PG -**

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

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

Interest Rate:

Prior Transfer

Recording Date: **02/28/1973**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name:

Buyer Vesting:

Seller Name:

Legal description: **Lot: 580 District: 08**

Abbreviated Description: **S T L AND W CO S B L E 80 FT W 170 FT S 1/2 E 1/2 E 1/2 LOT 580 EX S 50 FT ST**

City/Muni/Twp: **FONTANA**

Document #: **5481/526 #142 BK-PG -**

Document Type:

Type of Sale:

Interest Rate:



Comparables

Trinity Redevelopment Inc,
17468 Grevillea St, Fontana, CA 92335

APN: 0194-241-57
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		02/23/2018	\$375,000	\$192	1,950	8/4/2	1961	22,400 SF		
1	17219 DEODAR AVE	03/13/2018	\$365,000	\$204	1,786	7/3/2	1969	8,190 SF		.33 Mi.
2	9334 ALDER AVE	03/08/2018	\$358,000	\$239	1,496	6/4/2	1955	8,680 SF	Yes	.40 Mi.
3	9457 ALDER AVE	03/05/2018	\$325,000	\$270	1,200	5/3/1	1955	17,600 SF		.35 Mi.
4	9811 TANGELO AVE	02/22/2018	\$320,000	\$230	1,387	7/4/2	1964	7,519 SF		.32 Mi.
5	9556 PALMETTO AVE	02/08/2018	\$330,000	\$225	1,466	6/3/2	1960	8,160 SF		.23 Mi.
6	17426 HOLLY DR	01/04/2018	\$232,000	\$255	909	5/3/1	1954	8,400 SF		.09 Mi.
7	9733 PALMETTO AVE	12/29/2017	\$350,000	\$210	1,666	5/2/2	1951	11,700 SF		.28 Mi.
8	9633 TANGELO AVE	12/19/2017	\$290,000	\$190	1,522	6/2/2	1954	8,100 SF	Yes	.14 Mi.
9	17733 SAN BERNARDINO AVE	12/18/2017	\$275,000	\$355	774	4/2/1	1952	5,500 SF		.37 Mi.
10	9421 KAISER AVE	12/14/2017	\$300,000	\$272	1,099	5/3/1	1953	7,920 SF	Yes	.32 Mi.
11	17440 HAWTHORNE CT	12/11/2017	\$360,000	\$237	1,516	6/3/2	1973	9,702 SF	Yes	.14 Mi.
12	9657 KEMPSTER AVE	11/28/2017	\$355,000	\$213	1,659	6/3/2	1966	8,610 SF		.40 Mi.
13	9739 PALMETTO AVE	11/14/2017	\$359,000	\$216	1,661	7/3/2	1958	9,100 SF		.29 Mi.
14	9552 LOMBARDY AVE	11/07/2017	\$342,500	\$192	1,778	7/4/2	1963	11,800 SF		.15 Mi.
15	9432 BLANCHARD AVE	10/30/2017	\$315,000	\$255	1,232	6/3/1	1957	8,400 SF		.39 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		02/23/2018	\$375,000	\$192	1,950	8/4/2	1961	22,400 SF		
1	17219 DEODAR AVE FONTANA, CA 92335-5817	03/13/2018	\$365,000	\$204	1,786	7/3/2	1969	8,190 SF		.33 Mi.
APN: 0194-141-48 Document #: 2018-0088258 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:3 Tract No:7667 MapRef:MB 96 PG 3 City/Muni/Twp:FONTANA										
Buyer Name: ENRIQUEZ, DAVID GUZMAN, APRIL N										
Seller Name: CARNEY, THOMAS										
2	9334 ALDER AVE FONTANA, CA 92335-6125	03/08/2018	\$358,000	\$239	1,496	6/4/2	1955	8,680 SF	Yes	.40 Mi.
APN: 0194-291-35 Document #: 2018-0084066 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:571 Subdivision:SEMI TROPIC LAND AND WATER COMPANY MapRef:MB 11 PG 12 Abbreviated Description:NORTH70FT S140FT E168FT N2 E2 E2 LOT571 City/Muni/Twp:FONTANA										
Buyer Name: LIVINGSTON, DEBRA M										
Seller Name: AMES, ALFONSO										
3	9457 ALDER AVE FONTANA, CA 92335-6126	03/05/2018	\$325,000	\$270	1,200	5/3/1	1955	17,600 SF		.35 Mi.
APN: 0249-081-04 Document #: 2018-0078698 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Block:2 Subdivision:FOOTHILL ACRES Tract No:2763 MapRef:MB 38 PG 83 City/Muni/Twp:FONTANA										
Buyer Name: FONSEKA, KRISANTHA FONSEKA, ANTANET N										
Seller Name: VICTOR AND ORRIS SCAMARA LIVING TRUST										
4	9811 TANGELO AVE BLOOMINGTON, CA 92316-1650	02/22/2018	\$320,000	\$230	1,387	7/4/2	1964	7,519 SF		.32 Mi.
APN: 0252-183-27 Document #: 2018-0063117 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:10 Tract No:6606 MapRef:MB 87 PG 88 City/Muni/Twp:BLOOMINGTON										
Buyer Name: HERNANDEZ, SANDRA HERNANDEZ, MARIA FERNANDA										
Seller Name: GARCIA, YESENIA RAMOS, JOSE AIFREDO GARCIA										
5	9556 PALMETTO AVE FONTANA, CA 92335-5972	02/08/2018	\$330,000	\$225	1,466	6/3/2	1960	8,160 SF		.23 Mi.
APN: 0194-252-32 Document #: 2018-0048698 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:581 Subdivision:THE SEMI TROPIC LAND AND WATER CO MapRef:MB 11 PG 12 Abbreviated Description:EAST2 LOT581 City/Muni/Twp:FONTANA										
Buyer Name: GONZALEZ, GUILLERMO ARECHIGA, MIGUEL										
Seller Name: GERWING, VIRGINIA V										
6	17426 HOLLY DR FONTANA, CA 92335-5941	01/04/2018	\$232,000	\$255	909	5/3/1	1954	8,400 SF		.09 Mi.
APN: 0194-241-08 Document #: 2018-0002743 Document Type: Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:6 Tract No:4123 MapRef:MB 52 PG 23 City/Muni/Twp:FONTANA										

Buyer Name: KMC INVESTMENT CORP

Seller Name: ROJAS, JOHNNY

7 9733 PALMETTO AVE **12/29/2017** **\$350,000** **\$210** **1,666** **5/2/2** **1951** **11,700 SF** **.28 Mi.**
FONTANA, CA 92335-5803

APN: 0252-012-03 Document #: 2017-0557121 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:56 Subdivision:MARYGOLD ACRES MapRef:MB 19 PG 15 Abbreviated Description:PORTION LOT56 City/Muni/Twp:FONTANA

Buyer Name: MEZA, ENRIQUE OSORIO SOLANO, LIZBETH CAMACHO

Seller Name: CLASSIC LLC

8 9633 TANGELO AVE **12/19/2017** **\$290,000** **\$190** **1,522** **6/2/2** **1954** **8,100 SF** **Yes** **.14 Mi.**
FONTANA, CA 92335-5986

APN: 0194-182-02 Document #: 2017-0540023 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:33 Subdivision:LOMBARDY SQUARE Tract No:3684 MapRef:MB48 PG24&25 City/Muni/Twp:FONTANA

Buyer Name: CLASSIC LLC

Seller Name: FANNIE MAE FEDERAL NATIONAL MORTGAGE ASSOCIATION

9 17733 SAN BERNARDINO AVE **12/18/2017** **\$275,000** **\$355** **774** **4/2/1** **1952** **5,500 SF** **.37 Mi.**
FONTANA, CA 92335-6175

APN: 0252-041-23 Document #: 2017-0535532 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:48 Subdivision:MARYGOLD ACRES MapRef:MB19 PG15

Buyer Name: HAWKINS, D AUNDRA R WHITFIELD, CHERYL

Seller Name: CLAASIC LLC

10 9421 KAISER AVE **12/14/2017** **\$300,000** **\$272** **1,099** **5/3/1** **1953** **7,920 SF** **Yes** **.32 Mi.**
FONTANA, CA 92335-5832

APN: 0194-193-14 Document #: 2017-0529837 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:41 Tract No:3858 MapRef:MB49 PG94&95 City/Muni/Twp:FONTANA

Buyer Name: DEL CAMPO, PABLO A MARTIN CEDILLO, GLORIA

Seller Name: PRIETO, PATRICIA

11 17440 HAWTHORNE CT **12/11/2017** **\$360,000** **\$237** **1,516** **6/3/2** **1973** **9,702 SF** **Yes** **.14 Mi.**
FONTANA, CA 92335-5933

APN: 0194-282-40 Document #: 2017-0523282 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Tract No:8492 MapRef:MAP115 PG33 City/Muni/Twp:FONTANA

Buyer Name: RAMIREZ, RICARDO RAMIREZ, JASMIN

Seller Name: LOHMEYER, ARTHEA A

12 9657 KEMPSTER AVE **11/28/2017** **\$355,000** **\$213** **1,659** **6/3/2** **1966** **8,610 SF** **.40 Mi.**
FONTANA, CA 92335-5840

APN: 0194-142-13 Document #: 2017-0504808 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:20 Tract No:7667 MapRef:MB96 PG3 City/Muni/Twp:FONTANA

Buyer Name: MEDINA, ABRAHAM

Seller Name: HINKLE, FRANCES E

13 **9739 PALMETTO AVE** **11/14/2017** **\$359,000** **\$216** **1,661** **7/3/2** **1958** **9,100 SF** **.29 Mi.**
FONTANA, CA 92335-5803

APN: 0252-012-02 Document #: 2017-0485306 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:56 Subdivision:MARYGOLD ACRES MapRef:MAP19 PG15 City/Muni/Twp:FONTANA

Buyer Name: ZARA, JASON ZARA, KRISTINE J

Seller Name: HAID, KEVIN SCOTT

14 **9552 LOMBARDY AVE** **11/07/2017** **\$342,500** **\$192** **1,778** **7/4/2** **1963** **11,800 SF** **.15 Mi.**
FONTANA, CA 92335-5943

APN: 0194-173-13 Document #: 2017-0460077 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:579 Subdivision:SEMI TROPIC LAND & WATER COMPANY MapRef:MB11 PG12 City/Muni/Twp:FONTANA

Buyer Name: GUERRA, JOSE GUDINO, MARICELA

Seller Name: WRIGHT, ANGELA P PATRONE FAMILY TRUST

15 **9432 BLANCHARD AVE** **10/30/2017** **\$315,000** **\$255** **1,232** **6/3/1** **1957** **8,400 SF** **.39 Mi.**
FONTANA, CA 92335-5808

APN: 0194-195-04 Document #: 2017-0448386 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Tract No:4490 MapRef:MP62 PG24 City/Muni/Twp:FONTANA

Buyer Name: DE SIXTOS, LIDIA LOPEZ

Seller Name: GUTIERREZ, SANTIAGO

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **8,400 SF**

Median # of Baths: **2**

Median Living Area: **1,496 SF**

Median Year Built: **1957**

Price Range - 2 Yrs: **\$232,000 To \$365,000**

Age Range: **45 Years To 67 Years**

Median Value: **\$330,000**

Median Age: **61 Years**



Assessor Map

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

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

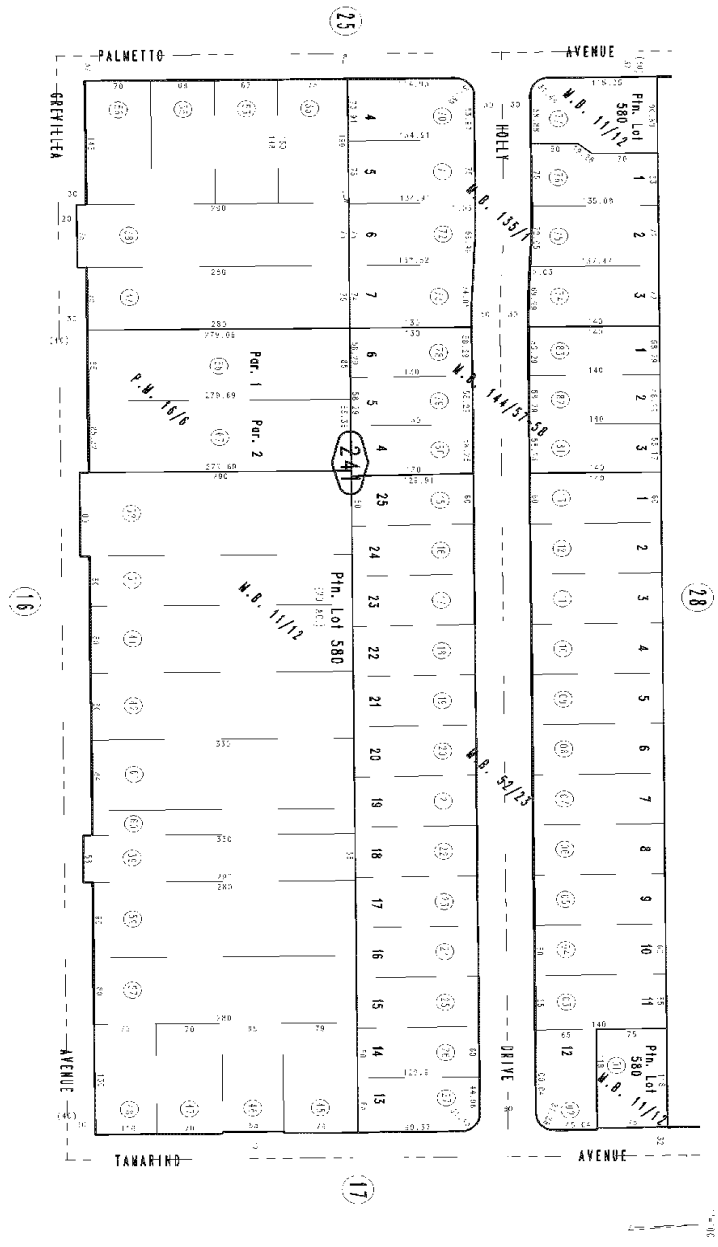


THE MAP IS FOR THE PURPOSES OF THE 2003 TAXATION ONLY

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

City of Fontana
Tax Rate Area
10000

0194 - 24



December 2003

Title Co. 6786, N.S. 142/53-52
Title Co. 6724, N.S. 15/1
Title Co. 4123, N.S. 52/73
City of Fontana 10000 P.S. 673

Assessor's Map
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San Bernardino County

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