



## Real Estate Reports

**Property:**  
**2570 Lawrence Ave**  
**San Bernardino, CA 92404**  
**APN: 0150-331-20-0000**



## Property Details

Trinity Redevelopment Inc,  
2570 Lawrence Ave, San Bernardino, CA 92404

APN: 0150-331-20-0000  
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: **2570 LAWRENCE AVE  
SAN BERNARDINO CA 92404**

Assessor Parcel Number: **0150-331-20-0000**

Census Tract: **0062.01**

Housing Tract Number: **1977**

Lot Number: **11**

Legal description: **Lot: 11 District: 12 Tract No: 1977 Abbreviated Description: LOT:11 DIST:12 CITY:SAN BERNARDINO TR#:1977 TRACT NO 1977 PERRIS HILL HEIGHTS N 20.39 FT LOT 11 AND LOT 12 EX N 124.16 FT THEREOF City/Muni/Twp: SAN BERNARDINO**

### Property Characteristics

Bedrooms: **2**

Year Built: **1951**

Pool: **B**

Bathrooms: **2**

Square Feet: **2,032 SF**

Lot Size: **14,694 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **6**

Garage: **Attached 1**

Fire Place: **1**

Property Type: **Single Family Residential Properties**

Building Style: **I**

Owner  
Exclusions:

Use Code: **Single Family Residential**

Zoning:

### Latest Arm's Length Sale Information

Sale Date: **05/22/2020**

Document #: **2020-0171573**

Sale Amount: **\$255,000**

Seller: **KUGIMIYA,  
YUKINORI**

Sale Type:

Cost/SF: **\$125**

### Assessment & Tax Information

Assessed Value: **\$186,195**

Land Value: **\$36,733**

Imp. Value: **\$149,462**

Homeowner **H**  
Exemption:

% Improvement: **80.27%**

Tax Amount: **\$2,484.81**

Tax Status: **Current**

Tax Year: **2019**

Tax Rate Area: **7-231**

Tax Account ID:



## Transaction History

Trinity Redevelopment Inc,  
2570 Lawrence Ave, San Bernardino, CA 92404

APN: 0150-331-20-0000  
San Bernardino County

### Mortgage Record

Recording Date: **05/28/2020** Document #: **2020-0177096 BK-PG -**  
Loan Amount: **\$255,000** 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: **05/22/2020** Document #: **2020-0171573 BK-PG -**  
Price: **\$255,000** 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: **KUGIMIYA, YUKINORI**  
Legal description: **Lot: 11&12 Tract No: 1977 Map Ref: MB 28 PG 67**  
Abbreviated Description: **PORTION LOTS11&12**  
City/Muni/Twp: **SAN BERNARDINO**

### Prior Transfer

Recording Date: **06/04/1987** Document #: **8718853100000 BK-PG -**  
Price: **N/A** Document Type:  
First TD: **N/A** Type of Sale:  
Mortgage Doc #: Interest Rate:  
Lender Name:  
Buyer Name:  
Buyer Vesting:  
Seller Name:  
Legal description: **Lot: 11 District: 12 Tract No: 1977**  
Abbreviated Description: **TRACT NO 1977 PERRIS HILL HEIGHTS N 20.39 FT LOT 11 AND LOT 12 EX N 124.16 FT THEREOF**  
City/Muni/Twp: **SAN BERNARDINO**



## Comparables

Trinity Redevelopment Inc,  
2570 Lawrence Ave, San Bernardino, CA 92404

APN: 0150-331-20-0000  
San Bernardino County

### Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>		<b>05/22/2020</b>	<b>\$255,000</b>	<b>\$125</b>	<b>2,032</b>	<b>6/2/2</b>	<b>1951</b>	<b>14,694 SF</b>	<b>B</b>	
1	1122 E 26TH ST	06/22/2020	\$355,000	\$204	1,738	7/3/2	1955	7,150 SF	Yes	.18 Mi.
2	2596 VALENCIA AVE	06/10/2020	\$360,000	\$207	1,734	7/2/2	1948	9,600 SF		.35 Mi.
3	1118 E 28TH ST	05/21/2020	\$240,000	\$174	1,376	7/3/2	1957	6,670 SF		.28 Mi.
4	2795 LAWRENCE AVE	05/05/2020	\$330,000	\$220	1,497	7/3/2	1958	6,960 SF		.21 Mi.
5	1173 E 23RD ST	04/29/2020	\$360,000	\$209	1,715	9/5/3	1954	12,325 SF		.32 Mi.
6	2785 VALENCIA AVE	04/24/2020	\$283,500	\$189	1,499	6/2/1	1950	10,720 SF		.36 Mi.
7	2358 VALENCIA AVE	03/27/2020	\$273,000	\$210	1,294	6/3/1	1951	10,500 SF	Yes	.37 Mi.
8	1159 E ALEXANDER AVE	03/24/2020	\$315,000	\$217	1,447	6/3/2	1959	7,250 SF		.28 Mi.
9	2744 VALENCIA AVE	03/17/2020	\$309,000	\$180	1,709	6/2/2	1940	9,600 SF		.38 Mi.
10	2571 LAWRENCE AVE	03/17/2020	\$250,000	\$173	1,444	6/3/2	1950	14,220 SF		.05 Mi.
11	1153 E 28TH ST	03/11/2020	\$319,000	\$195	1,633	7/3/2	1959	7,250 SF		.30 Mi.
12	2444 CEDAR ST	02/25/2020	\$271,000	\$318	850	5/2/1	1950	5,300 SF		.08 Mi.
13	2358 VALENCIA AVE	02/14/2020	\$285,000	\$220	1,294	6/3/1	1951	10,500 SF	Yes	.37 Mi.
14	1159 E 28TH ST	02/11/2020	\$307,000	\$208	1,471	6/3/2	1959	7,250 SF		.31 Mi.
15	1136 E 28TH ST	01/24/2020	\$292,000	\$212	1,376	7/3/2	1957	6,496 SF		.30 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		05/22/2020	\$255,000	\$125	2,032	6/2/2	1951	14,694 SF	B	
1	1122 E 26TH ST SAN BERNARDINO, CA 92404-4133	06/22/2020	\$355,000	\$204	1,738	7/3/2	1955	7,150 SF	Yes	.18 Mi.
APN: 0155-171-58-0000 Document #: 2020-0206683 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Subdivision:TRACT NO 4607 MapRef:MB 57 PG 17 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: TORRES, LUIS R										
Seller Name: BURCH, BRENDA L										
2	2596 VALENCIA AVE SAN BERNARDINO, CA 92404-4038	06/10/2020	\$360,000	\$207	1,734	7/2/2	1948	9,600 SF		.35 Mi.
APN: 0150-302-13-0000 Document #: 2020-0192072 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:7 Subdivision:VALENCIA PLACE MapRef:MB 24 PG 42 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: PEREIRA, IVONNE SUYAPA										
Seller Name: SALVA, BERT SALVA, SANDRA LEE										
3	1118 E 28TH ST SAN BERNARDINO, CA 92404-4114	05/21/2020	\$240,000	\$174	1,376	7/3/2	1957	6,670 SF		.28 Mi.
APN: 0150-373-20-0000 Document #: 2020-0170826 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:193 Tract No:3931 MapRef:MB 50 PG 72&73 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: ROJAS, EMILIO AIMANZA ALMANZA, MARIA ELENA										
Seller Name: DIAZ, JOHN M										
4	2795 LAWRENCE AVE SAN BERNARDINO, CA 92404-4165	05/05/2020	\$330,000	\$220	1,497	7/3/2	1958	6,960 SF		.21 Mi.
APN: 0150-363-10-0000 Document #: 2020-0153233 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:114 Subdivision:TRACT 3931 MapRef:MB 50 PG 72&73 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: CONTRERAS, PRISCILLA CHRISTINE HERRERA, JOSE M										
Seller Name: CASTILLO, GUILLERMO										
5	1173 E 23RD ST SAN BERNARDINO, CA 92404-4170	04/29/2020	\$360,000	\$209	1,715	9/5/3	1954	12,325 SF		.32 Mi.
APN: 0155-183-04-0000 Document #: 2020-0147100 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Subdivision:PARK VIEW HEIGHTS Tract No:4180 MapRef:MB 53 PG 48&49 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: COUPER, FRANCISCA J COUPER, JACQUELINE										
Seller Name: ALEMANY, ARTURO										
6	2785 VALENCIA AVE SAN BERNARDINO, CA 92404-4041	04/24/2020	\$283,500	\$189	1,499	6/2/1	1950	10,720 SF		.36 Mi.
APN: 0150-171-08-0000 Document #: 2020-0142299 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Subdivision:TRACT 3088 MapRef:MB 42 PG 18 City/Muni/Twp:SAN BERNARDINO										

Buyer Name: CUMMINGS, CLIFFORD RAYMOND CUMMINGS, BARBARA  
BRASTED

Seller Name: COX, EVA V

7 **2358 VALENCIA AVE** **03/27/2020** **\$273,000** **\$210** **1,294** **6/3/1** **1951** **10,500 SF** **Yes** **.37 Mi.**  
**SAN BERNARDINO, CA 92404-4034**

APN: 0150-302-22-0000 Document #: 2020-0109996 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:25 Subdivision:TRACT 3464 Tract No:3464 MapRef:MB 46 MAP 5

Buyer Name: ALVAREZ, JORGE A

Seller Name: FANNIE MAE

8 **1159 E ALEXANDER AVE** **03/24/2020** **\$315,000** **\$217** **1,447** **6/3/2** **1959** **7,250 SF** **.28 Mi.**  
**SAN BERNARDINO, CA 92404-4119**

APN: 0150-382-10-0000 Document #: 2020-0105299 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:149 Subdivision:TRACT NO 3931 MapRef:MB 50 PG 72&73 City/Muni/Twp:SAN BERNARDINO

Buyer Name: ACOSTA, DANIELLE ACOSTA, JACOB

Seller Name: GONZALEZ, JESSE VALENZUELA, ANABEL

9 **2744 VALENCIA AVE** **03/17/2020** **\$309,000** **\$180** **1,709** **6/2/2** **1940** **9,600 SF** **.38 Mi.**  
**SAN BERNARDINO, CA 92404-4042**

APN: 0150-293-11-0000 Document #: 2020-0095024 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:22 Subdivision:COUNTRY CLUB SQUARE Tract No:1710 C MapRef:MB 25 MAP 23

Buyer Name: JERRETT, JUSTIN MATTHEW JERRETT, COLLEEN KAIMI

Seller Name: SAIK, JOSIE THERESA

10 **2571 LAWRENCE AVE** **03/17/2020** **\$250,000** **\$173** **1,444** **6/3/2** **1950** **14,220 SF** **.05 Mi.**  
**SAN BERNARDINO, CA 92404-4161**

APN: 0150-332-16-0000 Document #: 2020-0094719 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:17&18 Subdivision:PERRIS HILL HEIGHTS Tract No:1977 P MapRef:MB 28 MAP 67

Buyer Name: ROYAL LION INVESTMENT INC

Seller Name: HUDSON, RICHARD RAY SKINNER, HEATHER YVETTE

11 **1153 E 28TH ST** **03/11/2020** **\$319,000** **\$195** **1,633** **7/3/2** **1959** **7,250 SF** **.30 Mi.**  
**SAN BERNARDINO, CA 92404-4113**

APN: 0150-381-09-0000 Document #: 2020-0088240 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:182 Subdivision:TRACT 3931 MapRef:MB 50 PG 72&73 City/Muni/Twp:SAN BERNARDINO

Buyer Name: PERALTA, ROSA

Seller Name: NARIO, FRANCIS TAMBALQUE, DYADELLE

12 **2444 CEDAR ST** **02/25/2020** **\$271,000** **\$318** **850** **5/2/1** **1950** **5,300 SF** **.08 Mi.**  
**SAN BERNARDINO, CA 92404-4106**

APN: 0150-342-38-0000 Document #: 2020-0066718 Document Type:Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:99 Subdivision:PERRIS PARK MANOR Tract No:3633 MapRef:MB 47 PG 88&89 City/Muni/Twp:SAN BERNARDINO

Buyer Name: SALAZAR, KEITH

Seller Name: 1ST CAPITAL HOMES INVESTMENTS LLC

13	<b>2358 VALENCIA AVE SAN BERNARDINO, CA 92404-4034</b>	<b>02/14/2020</b>	<b>\$285,000</b>	<b>\$220</b>	<b>1,294</b>	<b>6/3/1</b>	<b>1951</b>	<b>10,500 SF</b>	<b>Yes</b>	<b>.37 Mi.</b>
APN: 0150-302-22-0000 Document #: 2020-0055758 Document Type:Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:25 Tract No:3464 MapRef:MB 46 PG 5 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: FEDERAL NATIONAL MORTGAGE ASSOCIATION										
Seller Name: WALLACE, NANCY LOLA										
14	<b>1159 E 28TH ST SAN BERNARDINO, CA 92404-4113</b>	<b>02/11/2020</b>	<b>\$307,000</b>	<b>\$208</b>	<b>1,471</b>	<b>6/3/2</b>	<b>1959</b>	<b>7,250 SF</b>		<b>.31 Mi.</b>
APN: 0150-381-10-0000 Document #: 2020-0050407 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:181 Tract No:3931 MapRef:MB 50 PG 72&73 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: SANTOS, NERY										
Seller Name: HANSON, PETER										
15	<b>1136 E 28TH ST SAN BERNARDINO, CA 92404-4114</b>	<b>01/24/2020</b>	<b>\$292,000</b>	<b>\$212</b>	<b>1,376</b>	<b>7/3/2</b>	<b>1957</b>	<b>6,496 SF</b>		<b>.30 Mi.</b>
APN: 0150-373-17-0000 Document #: 2020-0028201 Document Type:Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:196 Subdivision:TRACT NO 3931 MapRef:MB 50 PG 72&73 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: VENTURA JR, HECTOR ANDRADE, FATIMA										
Seller Name: BARGMANN, NANCY										

## Area Sales Analysis

Total Area Sales: **15**

Median Lot Size: **7,250 SF**

Median Living Area: **1,471 SF**

Price Range - 2 Yrs: **\$240,000 To \$360,000**

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

Median # of Bedrooms: **3**

Median # of Baths: **2**

Median Year Built: **1954**

Age Range: **61 Years To 80 Years**

Median Age: **66 Years**



# Assessor Map

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

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

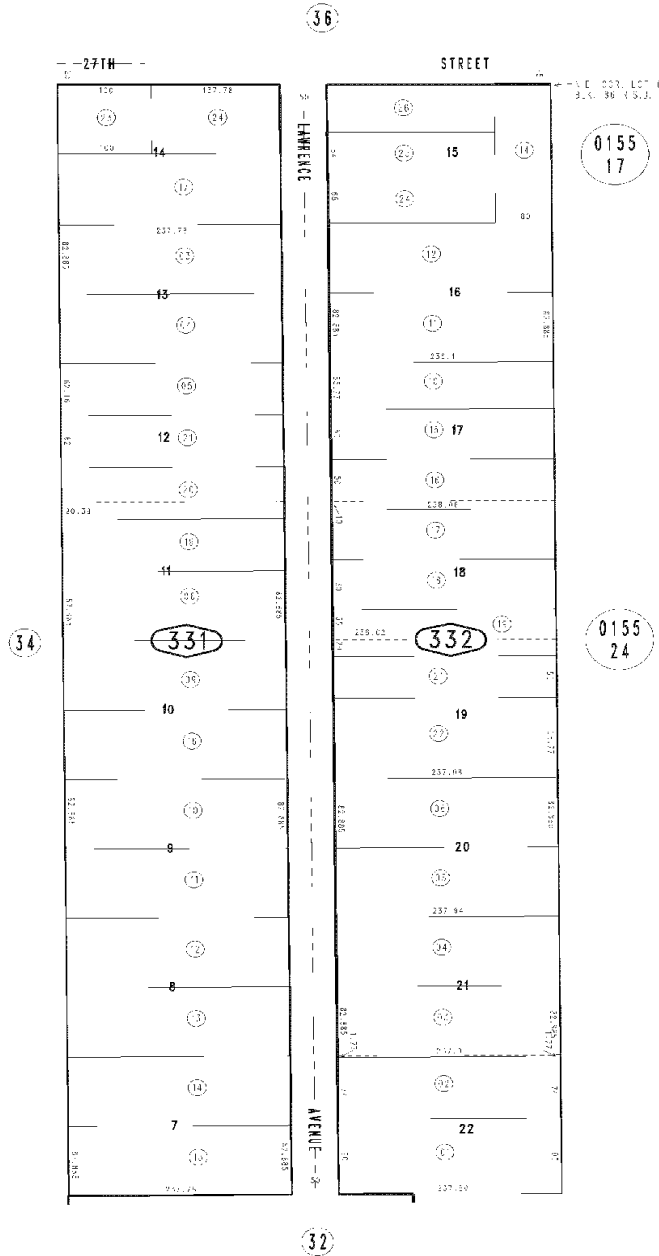
January 2005



THIS MAP IS FOR THE PURPOSES OF THE 2005 TAX RATE ADJUSTMENT

Ptn. Perris Hill Heights, Tract No. 1977  
M.B. 28/67

City of San Bernardino 0150 - 33  
Tax Rate Area  
7231



Assessor's Map  
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San Bernardino County

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## Neighbors

Trinity Redevelopment Inc,  
2570 Lawrence Ave, San Bernardino, CA 92404

APN: 0150-331-20-0000  
San Bernardino County

TRINITY REDEVELOPMENT INC,  
**2570 LAWRENCE AVE**  
**SAN BERNARDINO CA 92404**

APN: 0150-331-20-0000

Bedrooms: 2

Square Feet: 2,032 SF

Year Built: 1951

Bathrooms: 2

Lot Size: 14,694 SF

Garage: A

REY JULIO  
**2524 LAWRENCE AVE**  
**SAN BERNARDINO CA 92404**

APN: 0150-331-19-0000

Bedrooms: 3

Square Feet: 1,154 SF

Year Built: 1951

Bathrooms: 1

Lot Size: 14,694 SF

Garage: D

MUNOZ IRMA; MUNOZ IRMA  
**2574 LAWRENCE AVE**  
**SAN BERNARDINO CA 92404**

APN: 0150-331-21-0000

Bedrooms: 3

Square Feet: 1,102 SF

Year Built: 1950

Bathrooms: 1

Lot Size: 14,694 SF

Garage: D

URRUTIA MARTA  
**2596 LAWRENCE AVE**  
**SAN BERNARDINO CA 92404**

APN: 0150-331-05-0000

Bedrooms: 3

Square Feet: 1,388 SF

Year Built: 1950

Bathrooms: 2

Lot Size: 14,694 SF

Garage: D

AREYAN RICHARD A & PATRICIA C  
**2520 LAWRENCE AVE**  
**SAN BERNARDINO CA 92404**

APN: 0150-331-08-0000

Bedrooms: 3

Square Feet: 1,765 SF

Year Built: 1946

Bathrooms: 2

Lot Size: 19,671 SF

Garage: D

OUELLETTE ANGELA  
**2503 CEDAR ST**  
**SAN BERNARDINO CA 92404**

APN: 0150-343-20-0000

Bedrooms: 2

Square Feet: 850 SF

Year Built: 1950

Bathrooms: 1

Lot Size: 5,406 SF

Garage: A

STARLITE MGMT II LP  
**2497 CEDAR ST**  
**SAN BERNARDINO CA 92404**

APN: 0150-343-19-0000

Bedrooms: 2

Square Feet: 850 SF

Year Built: 1950

Bathrooms: 1

Lot Size: 5,300 SF

Garage: D

VALTIERRA ADRIAN  
**2519 CEDAR ST**  
**SAN BERNARDINO CA 92404**

APN: 0150-343-21-0000

Bedrooms: 2

Square Feet: 850 SF

Year Built: 1950

Bathrooms: 1

Lot Size: 5,300 SF

Garage: D

HUMPHREY SAMUEL & MARY M  
**2614 LAWRENCE AVE**  
**SAN BERNARDINO CA 92404**

APN: 0150-331-04-0000

Bedrooms: 2

Square Feet: 976 SF

Year Built: 1948

Bathrooms: 1

Lot Size: 19,671 SF

Garage: D

ARNOLD JEREMIAH & STEPHANIE LAU  
**2485 CEDAR ST**  
**SAN BERNARDINO CA 92404**

APN: 0150-343-18-0000

Bedrooms: 3

Square Feet: 1,347 SF

Year Built: 1950

Bathrooms: 2

Lot Size: 5,300 SF

Garage: D

MENDEZ MARIA CRISTINA  
**2535 CEDAR ST**  
**SAN BERNARDINO CA 92404**

APN: 0150-343-22-0000

Bedrooms: 2

Square Feet: 850 SF

Year Built: 1950

Bathrooms: 1

Lot Size: 5,300 SF

Garage: D

GARRITY MAUREEN A  
**2496 LAWRENCE AVE**  
**SAN BERNARDINO CA 92404**

APN: 0150-331-09-0000

Bedrooms: 3

Square Feet: 1,621 SF

Year Built: 1953

Bathrooms: 2

Lot Size: 19,671 SF

Garage: C

GUZMAN JOSE LUIS FAMILY TRUST (6/3/0)  
**2471 CEDAR ST**  
**SAN BERNARDINO CA 92404**

APN: 0150-343-17-0000

Bedrooms: 4

Bathrooms: 3

REYES IRENE  
**2551 CEDAR ST**  
**SAN BERNARDINO CA 92404**

APN: 0150-343-23-0000

Bedrooms: 2

Bathrooms: 1

Square Feet: 1,578 SF  
Year Built: 1950

Lot Size: 5,406 SF  
Garage: D

Square Feet: 1,090 SF  
Year Built: 1950

Lot Size: 5,406 SF  
Garage: D

LLAMAS ROGELIO LOPEZ; DE LOPEZ GUADALUPE PIMIENTA

**2457 CEDAR ST**

**SAN BERNARDINO CA 92404**

APN: 0150-343-16-0000

Bedrooms: 2

Square Feet: 850 SF

Year Built: 1950

Bathrooms: 1

Lot Size: 5,406 SF

Garage: A