



Real Estate Reports

Property:
35068 Avenue B
Yucaipa, CA 92399
APN: 0319-054-22

Data deemed reliable, but not guaranteed.
TM SM ® Trademark(s) of Black Knight IP Holding Company, LLC, or an affiliate.
© 2017 Black Knight Financial Technology Solutions, LLC. All Rights Reserved.



Property Details

Trinity Redevelopment Inc,
35068 Avenue B, Yucaipa, CA 92399

APN: 0319-054-22
San Bernardino County

Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

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

Site Address: **35068 AVENUE B
YUCAIPA CA 92399**

Assessor Parcel Number: **0319-054-22**

Census Tract: **0088.00**

Housing Tract Number:

Lot Number:

Legal description: **Block: 92 District: 12 Abbreviated Description: BLK:92 DIST:12 REVISED MAP OF YUCAIPA CITY S
1/2 LOTS 20 21 22 AND 23 BLK 92 City/Muni/Twp: YUCAIPA**

Sale Information

Sale Date: **06/30/2017**

Document #: **2017-0270401**

Sale Amount: **\$175,000**

Seller: **MORTON, JOSEPH
GERALD**

Sale Type:

Cost/SF: **\$227**

Assessment & Tax Information

Assessed Value: **\$130,000**

Land Value: **\$80,000**

Imp. Value: **\$50,000**

Homeowner H
Exemption:

% Improvement: **38.46%**

Tax Amount: **\$1,747.87**

Tax Status: **Delinquent: 2017**

Tax Year: **2017**

Tax Rate Area: **22-002**

Tax Account ID:

Property Characteristics

Bedrooms: **2**

Year Built: **1946**

Pool:

Bathrooms: **1**

Square Feet: **768 SF**

Lot Size: **12,000 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **6**

Garage: **Detached 1**

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Residential (General) (Single)**

Zoning:



Transaction History

Trinity Redevelopment Inc,
35068 Avenue B, Yucaipa, CA 92399

APN: 0319-054-22
San Bernardino County

Mortgage Release

Recording Date: **07/12/2017** Document #: **2017-0282194 BK-PG -**
Loan Amount: **N/A** Document Type: **Substitution Of Trustee And Full Reconveyance**
Original Lender: **DUNG H. LE AND CHRISTINA K. LE, HUSBAND AND WIFE AS JOINT TENANTS** Origination Doc #: **2017-0127494 BK-PG -**
Borrowers Name: **JOSEPH GERALD MORTON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**
Origination Recording Date: **03/28/2017** Effective Date: **06/28/2017**
Current Lender: **DUNG H. LE AND CHRISTINA K. LE, HUSBAND AND WIFE AS JOINT TENANTS AS TRUSTEE**

Mortgage Record

Recording Date: **07/10/2017** Document #: **2017-0279636 BK-PG -**
Loan Amount: **\$192,000** Loan Type: **Unknown Loan Type**
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: **06/30/2017** Document #: **2017-0270401 BK-PG -**
Price: **\$175,000** 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: **MORTON, JOSEPH GERALD**
Legal description: **Lot: 20-23 Block: 92 Map Ref: MAP17 PG91-93**
City/Muni/Twp: **YUCAIPA**

Mortgage Release

Recording Date: **04/10/2017** Document #: **2017-0147242 BK-PG -**
Loan Amount: **N/A** Document Type: **Substitution Of Trustee And Full Reconveyance**
Original Lender: **NOT PROVIDED** Origination Doc #: **2016-0386494 BK-PG -**
Borrowers Name: **JOSEPH GERALD MORTON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**
Origination Recording Date: **09/19/2016** Effective Date: **04/04/2017**

Mortgage Record

Recording Date: **03/28/2017** Document #: **2017-0127494 BK-PG -**
Loan Amount: **\$165,000** Loan Type: **Conventional**
TD Due Date: **04/01/2018** Type of Financing:
Interest Rate:
Lender Name: **DUNG H LE ETUX**
Lender Type: **Private Party**
Borrowers Name: **MORTON, JOSEPH GERALD**
Vesting: **Married Man As His Sole And Separate Property**

Mortgage Record

Recording Date: **09/19/2016** Document #: **2016-0386494 BK-PG -**
Loan Amount: **\$100,000** Loan Type: **Conventional**
TD Due Date: **10/01/2017** Type of Financing:
Interest Rate:
Lender Name: **COMPASS ALTERNATIVE INVESTMENTS LLC**
Lender Type: **Other**
Borrowers Name: **MORTON, JOSEPH GERALD**
Vesting: **Married Man As His Sole And Separate Property**

Prior Transfer

Recording Date: **09/19/2016** Document #: **2016-0386493 BK-PG -**
Price: **N/A** Document Type: **Intra-family Transfer Or Dissolution**
First TD: **\$100,000** Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #: **2016-0386494** Interest Rate:
Lender Name: **COMPASS ALTERNATIVE INVESTMENTS LLC**
Buyer Name: **MORTON, JOSEPH GERALD**
Buyer Vesting: **Married Man As His Sole And Separate Property**
Seller Name: **MAPES, BUNNIE MARIE**
Legal description: **Lot: 20-23 Block: 92 Map Ref: MAP17 PG91-93**
City/Muni/Twp: **YUCAIPA**

Prior Transfer

Recording Date: **09/19/2016** Document #: **2016-0386492 BK-PG -**
Price: **N/A** Document Type: **Affidavit Of Death Of Joint Tenant**
First TD: **N/A** Type of Sale: **Price As "0", "None", "No Consideration"**
Mortgage Doc #: Interest Rate:
Lender Name:
Buyer Name: **MORTON, LARRY KENNETH**
Buyer Vesting:
Seller Name: **GRAMMER, ELLA LOUISE; GRAMMER, GERALD W; MORTON, LARRY KENNETH**
Legal description: **Lot: 20-23 Block: 92 Map Ref: MAP91 PG92&93**

City/Muni/Twp: YUCAIPA

Prior Transfer

Recording Date: **08/11/2016**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **MORTON, JOSEPH GERALD**

Buyer Vesting:

Seller Name: **MORTON, LARRY KENNETH**

Legal description: **Lot: 20-23 Block: 92 Map Ref: MAP17 PG91-93**

City/Muni/Twp: **YUCAIPA**

Document #: **2016-0325288 BK-PG -**

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

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

Interest Rate:

Prior Transfer

Recording Date: **08/22/1990**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name:

Buyer Vesting:

Seller Name:

Legal description: **Block: 92 District: 12**

Abbreviated Description: **REVISED MAP OF YUCAIPA CITY S 1/2 LOTS 20 21 22 AND 23 BLK 92**

City/Muni/Twp: **YUCAIPA**

Document #: **9033605600000 BK-PG -**

Document Type:

Type of Sale:

Interest Rate:



Comparables

Trinity Redevelopment Inc,
35068 Avenue B, Yucaipa, CA 92399

APN: 0319-054-22
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
	Subject Property	06/30/2017	\$175,000	\$228	768	6/2/1	1946	12,000 SF		
1	34929 MICHAEL LN	08/07/2017	\$385,000	\$258	1,489	5/3/2	2017	20,560 SF		.30 Mi.
2	34975 ACACIA AVE	05/16/2017	\$257,000	\$210	1,221	5/3/2	1951	5,800 SF		.21 Mi.
3	35317 YUCAIPA BLVD	12/12/2016	\$395,000	\$413	956	4/2/1	1947	12,000 SF		.34 Mi.
4	12231 DOUGLAS ST	12/06/2016	\$510,000	\$183	2,776	9/4/3	2015	23,706 SF		.59 Mi.
5	35246 AVENUE A	10/27/2016	\$275,000	\$176	1,562	5/3/2	1946	10,150 SF		.25 Mi.
6	12539 CALIFORNIA ST	09/30/2016	\$215,000	\$272	788	5/2/1	1939	10,700 SF		.43 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		06/30/2017	\$175,000	\$228	768	6/2/1	1946	12,000 SF		
1	34929 MICHAEL LN YUCAIPA, CA 92399-4421	08/07/2017	\$385,000	\$258	1,489	5/3/2	2017	20,560 SF		.30 Mi.
APN: 0319-091-51 Document #: 2017-0320731 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Residential (General) (Single)										
Legal: Block:138&147 Subdivision:YUCAIPA CITY MapRef:MAP17 PG91-93 City/Muni/Twp:YUCAIPA										
Buyer Name: SANCHEZ, HENRY F										
Seller Name: C&D BUILDERS & DEVELOPERS INC										
2	34975 ACACIA AVE YUCAIPA, CA 92399-2851	05/16/2017	\$257,000	\$210	1,221	5/3/2	1951	5,800 SF		.21 Mi.
APN: 0303-243-26 Document #: 2017-0201377 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Residential (General) (Single)										
Legal: Lot:12 Block:67 Subdivision:YUCAIPA CITY MapRef:MAP17 PG91-93 City/Muni/Twp:YUCAIPA										
Buyer Name: DALGITY, MATTHEW R RODRIGUEZ, ANDRINA A										
Seller Name: MEHLMAN, ROBERT K										
3	35317 YUCAIPA BLVD YUCAIPA, CA 92399-4436	12/12/2016	\$395,000	\$413	956	4/2/1	1947	12,000 SF		.34 Mi.
APN: 0322-022-14 Document #: 2016-0541899 Document Type: Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Residential (General) (Single)										
Legal: Lot:2&3 Block:74 MapRef:MB17 PG91-93 City/Muni/Twp:YUCAIPA										
Buyer Name: AMERICAN TOWERS LLC										
Seller Name: CHANG, YOUNG JU CHANG, BYUNG CHUL										
4	12231 DOUGLAS ST YUCAIPA, CA 92399-4430	12/06/2016	\$510,000	\$183	2,776	9/4/3	2015	23,706 SF		.59 Mi.
APN: 0322-065-48 Document #: 2016-0532120 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Residential (General) (Single)										
Legal: Lot:4 MapRef:PM16821 MB219 PG89&9 City/Muni/Twp:YUCAIPA										
Buyer Name: DAVIS, RONALD P DAVIS, SUSAN J										
Seller Name: MBTK HOMES LLC										
5	35246 AVENUE A YUCAIPA, CA 92399-4325	10/27/2016	\$275,000	\$176	1,562	5/3/2	1946	10,150 SF		.25 Mi.
APN: 0319-063-40 Document #: 2016-0453561 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Residential (General) (Single)										
Legal: Lot:23&24 Block:75 Subdivision:YUCAIPA CITY MapRef:MB17 PG91-93 City/Muni/Twp:YUCAIPA										
Buyer Name: LOZA, TY PORRAS, CARLOS R										
Seller Name: STAFFORD, RYAN STAFFORD, KATIE										
6	12539 CALIFORNIA ST YUCAIPA, CA 92399-4710	09/30/2016	\$215,000	\$272	788	5/2/1	1939	10,700 SF		.43 Mi.
APN: 0319-141-22 Document #: 2016-0409395 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Residential (General) (Single)										
Legal: Block:6 Subdivision:SUBDIVISION #2 OF A VALLEY MapRef:MB17 PG99&100 City/Muni/Twp:YUCAIPA										

Buyer Name: WILLIAMS, ALAN W WILLAMS, BARBARA

Seller Name: LENTZ, KAREN L

Area Sales Analysis

Total Area Sales: **6**

Median Lot Size: **11,350 SF**

Median Living Area: **1,355 SF**

Price Range - 2 Yrs: **\$215,000 To \$510,000**

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

Median # of Bedrooms: **3**

Median # of Baths: **2**

Median Year Built: **1949**

Age Range: **1 Years To 79 Years**

Median Age: **69 Years**



Assessor Map

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

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

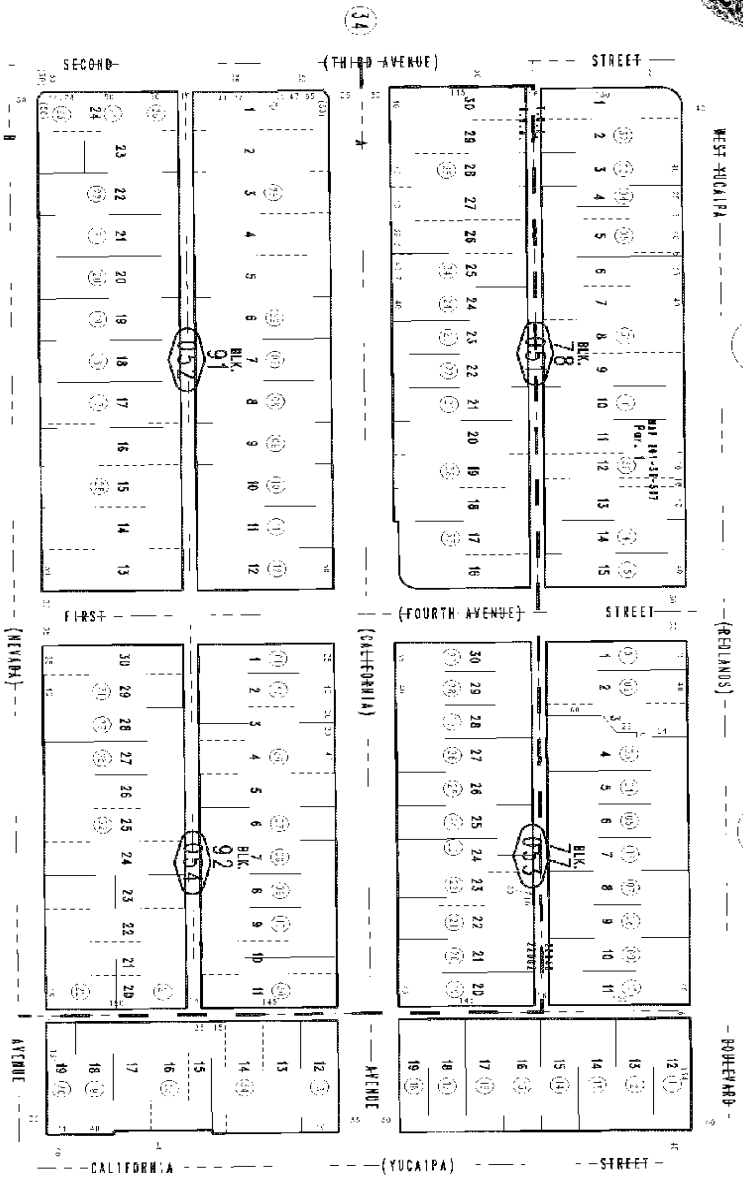


THIS MAP IS NOT THE PROPERTY
OF THE CITY OF YUCAIPA

Ptn. Revised Map of Yucaipa City
M.B. 17/91-93

City of Yucaipa
Tax Roll Area
Z2002 Z2046

0319 - 05



December 2004

Assessor's Map
Book 0319 Page 05
San Bernardino County

THE
CITY OF
YUCAIPA

