



# Real Estate Reports

**Property:**  
**3853 Arlington Dr**  
**San Bernardino, CA 92404**  
**APN: 0154-454-03**

Data deemed reliable, but not guaranteed.  
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## Property Details

Trinity Redevelopment Inc,  
3853 Arlington Dr, San Bernardino, CA 92404

APN: 0154-454-03  
San Bernardino County

### Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **9377 HAVEN AVE # 212  
RANCHO  
CUCAMONGA CA 91730**

Site Address: **3853 ARLINGTON DR  
SAN BERNARDINO CA 92404**

Assessor Parcel Number: **0154-454-03**

Census Tract: **0051.00**

Housing Tract Number: **4506**

Lot Number: **17**

Legal description: **Lot: 17 District: 12 Tract No: 4506 Abbreviated Description: LOT:17 DIST:12 CITY:SAN BERNARDINO TR#:4506 TRACT 4506 LOT 17 City/Muni/Twp: SAN BERNARDINO**

### Sale Information

Sale Date: **11/21/2017**

Document #: **2017-0497841**

Sale Amount: **\$240,000**

Seller: **CEJA, CHASITY**

Sale Type:

Cost/SF: **\$154**

### Assessment & Tax Information

Assessed Value: **\$247,200**

Land Value: **\$73,900**

Imp. Value: **\$173,300**

Homeowner H  
Exemption:

% Improvement: **70.11%**

Tax Amount: **\$3,542.32**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **7-001**

Tax Account ID:

### Property Characteristics

Bedrooms: **4**

Year Built: **1956**

Pool:

Bathrooms: **2**

Square Feet: **1,550 SF**

Lot Size: **11,400 SF**

Partial Baths: **1**

Number of Units: **0**

No of Stories: **1**

Total Rooms: **6**

Garage: **Attached 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,  
3853 Arlington Dr, San Bernardino, CA 92404

APN: 0154-454-03  
San Bernardino County

### Mortgage Release

Recording Date: **12/28/2017** Document #: **2017-0551581 BK-PG -**  
Loan Amount: **\$73,000** Document Type: **Release Of Mortgage**  
Original Lender: **WMC MORTGAGE CORP** Origination Doc #: **2005-0814052 BK-PG -**  
Borrowers Name: **CHASITY CEJA**  
Origination Recording Date: **10/31/2005** Effective Date: **12/18/2017**  
Current Lender: **FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE**

### Mortgage Release

Recording Date: **12/28/2017** Document #: **2017-0551578 BK-PG -**  
Loan Amount: **\$292,000** Document Type: **Release Of Mortgage**  
Original Lender: **WMC MORTGAGE CORP** Origination Doc #: **2005-0814051 BK-PG -**  
Borrowers Name: **CHASITY CEJA**  
Origination Recording Date: **10/31/2005** Effective Date: **12/18/2017**  
Current Lender: **FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE**

### Mortgage Record

Recording Date: **12/13/2017** Document #: **2017-0526581 BK-PG -**  
Loan Amount: **\$245,000** 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:

### Foreclosure Record

Recording Date: **12/07/2017** Document #: **2017-0518247 BK-PG -**  
Document Type: **Notice Of Rescission**  
Original Foreclosure Document: **2014-0414349**  
Legal description:

### Prior Transfer

Recording Date: **11/21/2017** Document #: **2017-0497841 BK-PG -**  
Price: **\$240,000** 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: **CEJA, CHASITY**  
Legal description: **Lot: 17 Tract No: 4506 Map Ref: MAP59 PG33&34**  
City/Muni/Twp: **SAN BERNARDINO**

## Foreclosure Record

Recording Date: **07/13/2017** Document #: **2017-0283945 BK-PG -**  
Document Type: **Notice Of Sale**  
Auction Location: **13220 CENTRAL AVE, CHINO**  
Auction Date/Time: **08/21/2017 01:00 P.M.**  
Min. Bid Amount **\$272,967**  
Legal description:

## Foreclosure Record

Recording Date: **02/17/2015** Document #: **2015-0060144 BK-PG -**  
Document Type: **Notice Of Sale**  
Auction Location: **13220 CENTRAL AVE, CHINO**  
Auction Date/Time: **03/24/2015 01:00 P.M.**  
Min. Bid Amount **\$264,665**  
Legal description:

## Foreclosure Record

Recording Date: **11/05/2014** Document #: **2014-0414349 BK-PG -**  
Document Type: **Notice Of Default** Case Number: **2014-07077-CA**  
Beneficiary Name:  
Trustor Names: **CEJA, CHASITY**  
Trustee Name: **WESTERN PROGRESSIVE LLC**  
Mailing Address: **2002 SUMMIT BLVD# 600, ATLANTA, GA 30319-**  
Trustee Phone #:  
TS#: **2014-07077-CA** Loan Doc #: **2005-0814051**  
Loan Date: **10/31/2005** Loan Amount: **\$292,000**  
Contact Name: **OCWEN LOAN SERVICING LLC**  
Attention: **WESTERN PROGRESSIVE LLC**  
Mailing Address: **30 CORPORATE PARK# 450, IRVINE, CA 92606-**  
Legal description:

## Mortgage Assignment

Recording Date: **04/18/2012** Document #: **2012-0148736 BK-PG -**  
Loan Amount: **\$292,000** Document Type: **Assignment Of Mortgage**  
Original Lender: **WMC MORTGAGE CORP** Origination Doc #: **2005-0814051 BK-PG -**  
Borrowers Name: **CHASITY CEJA**  
Effective Date:  
Origination Recording Date: **10/31/2005** Assignee Name: **WELLS FARGO BANK,  
NATIONAL ASSOCIATION, AS  
TRUSTEE FOR MORGAN  
STANLEY CAPITAL I INC. TRUST  
2006-HE1, MORTGAGE**  
Assignor Name: **MERS, INC. AS NOMINEE FOR  
WMC MORTGAGE CORP., ITS  
SUCCESSORS AND ASSIGNS**

## Mortgage Release

Recording Date: **11/16/2005** Document #: **2005-0862476 BK-PG -**  
Loan Amount: **\$250,000** Document Type: **Release Of Mortgage**  
Original Lender: **GMAC MORTGAGE CORP** Origination Doc #: **2005-0194993 BK-PG -**  
Borrowers Name: **DAVID MEDINA** Effective Date:  
Origination Recording Date: **03/22/2005**  
Current Lender: **EXECUTIVE TRUSTEE SERVICES, INC AS TRUSTEE**

## Mortgage Record

Recording Date: **10/31/2005** Document #: **2005-0814052 BK-PG -**  
Loan Amount: **\$73,000** Loan Type: **Stand Alone Second**  
TD Due Date: **11/01/2020** Type of Financing:  
Interest Rate:  
Lender Name: **WMC MORTGAGE CORP**  
Lender Type: **Subprime Lender**  
Borrowers Name: **CEJA, CHASITY**  
Vesting: **Married Woman As Her Sole And Separate Property**

## Mortgage Record

Recording Date: **10/31/2005** Document #: **2005-0814051 BK-PG -**  
Loan Amount: **\$292,000** Loan Type: **Balloon**  
TD Due Date: **11/01/2035** Type of Financing: **Fixed To Adjustable**  
Interest Rate: **7.02%**  
Lender Name: **WMC MORTGAGE CORP**  
Lender Type: **Subprime Lender**  
Borrowers Name: **CEJA, CHASITY**  
Vesting: **Married Woman As Her Sole And Separate Property**  
Fixed Step:  
Adjustable Rate Index: **6 Month Libor** Change Index: **6.75%**  
Rate Change Frequency: **Semi-Annual** First Change Date: **11/01/2007**  
Int Rate not <: **7.02%** Int Rate not >: **10.02%**  
Maximum Interest Rate: **13.52%** Interest Only Period:  
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

## Prior Transfer

Recording Date: **10/31/2005** Document #: **2005-0814050 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: **CEJA, CHASITY**  
Buyer Vesting: **Married Woman As Her Sole And Separate Property**  
Seller Name: **CEJA JR, JOSE**

Legal description: **Lot: 17 Tract No: 4506 Map Ref: MAP59 PG33&34**

City/Muni/Twp: **SAN BERNARDINO**

## Prior Transfer

Recording Date: **10/31/2005**

Price: **\$365,000**

First TD: **\$292,000**

Mortgage Doc #: **2005-0814051**

Lender Name: **WMC MORTGAGE CORP**

Buyer Name: **CEJA, CHASITY**

Buyer Vesting: **Married Woman As Her Sole And Separate Property**

Seller Name: **MEDINA, DAVID; MEDINA, APRIL**

Fixed Step:

Adjustable Rate Index: **6 Month Libor**

Rate Change Frequency: **Semi-Annual**

Int Rate not <: **7.02%**

Maximum Interest Rate: **13.52%**

Prepayment Penalty Rider: **No**

Legal description: **Lot: 17 Tract No: 4506 Map Ref: MAP59 PG33&34**

City/Muni/Twp: **SAN BERNARDINO**

Document #: **2005-0814049 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Full-Computed From Transfer Tax**

Interest Rate:

Change Index: **6.75%**

First Change Date: **11/01/2007**

Int Rate not >: **10.02%**

Interest Only Period:

Prepayment Penalty Term:

## Mortgage Release

Recording Date: **08/25/2005**

Loan Amount: **N/A**

Original Lender: **NOT PROVIDED**

Borrowers Name: **MEDINA DAVID ETUX**

Origination Recording Date:

Current Lender: **ARROWHEAD CENTRAL CREDIT UNION AS TRSUTEE**

Document #: **2005-0630509 BK-PG -**

Document Type: **Release Of Mortgage**

Origination Doc #: **2004-0869006**

Effective Date:

## Mortgage Release

Recording Date: **04/08/2005**

Loan Amount: **\$190,820**

Original Lender: **MOUNTAIN WEST FINANCIAL  
INC**

Borrowers Name: **DAVID MEDINA**

Origination Recording Date: **03/31/2004**

Current Lender: **MERS, INC.**

Document #: **2005-0244184 BK-PG -**

Document Type: **Substitution Of Trustee And Full  
Reconveyance**

Origination Doc #: **2004-0218125 BK-PG -**

Effective Date:

## Mortgage Record

Recording Date: **03/22/2005**

Loan Amount: **\$250,000**

TD Due Date: **04/01/2035**

Interest Rate:

Lender Name: **GMAC MORTGAGE CORP**

Lender Type: **Mortgage Company**

Borrowers Name: **MEDINA, DAVID; MEDINA, APRIL**

Vesting: **Joint Tenants**

Document #: **2005-0194993 BK-PG -**

Loan Type: **Unknown Loan Type**

Type of Financing:

## Mortgage Record

Recording Date: **11/24/2004** Document #: **2004-0869006 BK-PG -**  
Loan Amount: **\$35,000** Loan Type: **Stand Alone Second**  
TD Due Date: **12/01/2024** Type of Financing:  
Interest Rate:  
Lender Name: **ARROWHEAD CENTRAL CU**  
Lender Type: **Credit Union**  
Borrowers Name: **MEDINA, DAVID; MEDINA, APRIL**  
Vesting: **Joint Tenants**

## Mortgage Record

Recording Date: **03/31/2004** Document #: **2004-0218125 BK-PG -**  
Loan Amount: **\$190,820** Loan Type: **FHA**  
TD Due Date: **04/01/2034** Type of Financing:  
Interest Rate:  
Lender Name: **MOUNTAIN WEST FINANCIAL INC**  
Lender Type: **Finance Company**  
Borrowers Name: **MEDINA, DAVID; MEDINA, APRIL**  
Vesting: **Joint Tenants**

## Mortgage Record

Recording Date: **03/05/2003** Document #: **2003-0145674 BK-PG -**  
Loan Amount: **\$167,632** Loan Type: **FHA**  
TD Due Date: **03/01/2033** Type of Financing:  
Interest Rate:  
Lender Name: **MOUNTAIN WEST FINANCIAL INC**  
Lender Type: **Not Known**  
Borrowers Name: **MEDINA, DAVID; MEDINA, APRIL**  
Vesting: **Joint Tenants**

## Prior Transfer

Recording Date: **03/05/2003** Document #: **2003-0145673 BK-PG -**  
Price: **\$170,000** Document Type: **Grant Deed**  
First TD: **\$167,632** Type of Sale: **Full-Computed From Transfer Tax**  
Mortgage Doc #: **2003-0145674** Interest Rate:  
Lender Name: **MOUNTAIN WEST FINANCIAL INC**  
Buyer Name: **MEDINA, DAVID; MEDINA, APRIL**  
Buyer Vesting: **Joint Tenants**  
Seller Name: **WESSEL, H BRENT; WESSEL, COLEEN A**  
Legal description: **Lot: 17 Tract No: 4506 Map Ref: MAP59 PG33&34**  
City/Muni/Twp: **SAN BERNARDINO**

## Mortgage Record

Recording Date: **06/10/1999** Document #: **99-247938 BK-PG -**  
Loan Amount: **\$118,500** Loan Type: **Unknown Loan Type**  
TD Due Date: **07/01/2029** Type of Financing:

Interest Rate:

Lender Name: **NORWEST MTG**

Lender Type: **Mortgage Company**

Borrowers Name: **WESSEL, H BRENT; WESSEL, COLEEN A**

Vesting:



## Comparables

Trinity Redevelopment Inc,  
3853 Arlington Dr, San Bernardino, CA 92404

APN: 0154-454-03  
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>11/21/2017</b>	<b>\$240,000</b>	<b>\$155</b>	<b>1,550</b>	<b>6/4/2</b>	<b>1956</b>	<b>11,400 SF</b>		
1	3684 BROADMOOR BLVD	01/30/2018	\$286,000	\$131	2,171	8/4/2	1958	9,825 SF	Yes	.26 Mi.
2	3854 ARLINGTON DR	01/19/2018	\$400,000	\$207	1,927	7/4/2	1956	10,000 SF		.02 Mi.
3	585 E 39TH ST	01/16/2018	\$416,000	\$230	1,807	6/3/2	1957	8,800 SF	Spa Only	.35 Mi.
4	3640 SEPULVEDA AVE	12/29/2017	\$250,000	\$255	980	5/2/1	1950	7,830 SF		.30 Mi.
5	124 PALMYRA DR	12/29/2017	\$245,000	\$132	1,856	6/3/2	1957	9,500 SF	Heated	.15 Mi.
6	124 PALMYRA DR	12/28/2017	\$227,000	\$122	1,856	6/3/2	1957	9,500 SF	Heated	.15 Mi.
7	567 MAYWOOD AVE	11/22/2017	\$350,000	\$153	2,284	7/3/2	1953	9,750 SF		.36 Mi.
8	3544 LEROY ST	11/08/2017	\$310,000	\$223	1,389	7/3/1	1950	7,182 SF	Yes	.40 Mi.
9	3892 BROADMOOR BLVD	11/07/2017	\$280,000	\$180	1,549	7/3/1	1954	8,800 SF	Yes	.17 Mi.
10	3854 ARLINGTON DR	10/27/2017	\$300,000	\$155	1,927	7/4/2	1956	10,000 SF		.02 Mi.
11	3640 SEPULVEDA AVE	10/23/2017	\$156,500	\$159	980	5/2/1	1950	7,830 SF		.30 Mi.
12	3631 WALL AVE	10/16/2017	\$283,000	\$242	1,165	6/3/1	1950	7,772 SF		.28 Mi.
13	291 E 36TH ST	09/25/2017	\$240,000	\$252	952	5/2/1	1950	7,810 SF		.36 Mi.
14	295 E 36TH ST	09/21/2017	\$310,000	\$290	1,068	6/3/1	1950	9,230 SF	Yes	.37 Mi.
15	3681 GENEVIEVE ST	09/18/2017	\$232,000	\$269	860	6/2/1	1950	6,150 SF		.35 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		11/21/2017	\$240,000	\$155	1,550	6/4/2	1956	11,400 SF		
1	<b>3684 BROADMOOR BLVD SAN BERNARDINO, CA 92404-1710</b>	01/30/2018	\$286,000	\$131	2,171	8/4/2	1958	9,825 SF	Yes	.26 Mi.
APN: 0153-024-02 Document #: 2018-0034376 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:8 Tract No:4236 MapRef:MB 53 PG 68 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: CAL HOMES GROUP INC										
Seller Name: FANNIE MAE SERVICELINK										
2	<b>3854 ARLINGTON DR SAN BERNARDINO, CA 92404-1606</b>	01/19/2018	\$400,000	\$207	1,927	7/4/2	1956	10,000 SF		.02 Mi.
APN: 0154-454-09 Document #: 2018-0020127 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:16 Tract No:4506 MapRef:MB 59 PG 33&34 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: SANDOVAL, EDWARD A SANDOVAL, RENEE M										
Seller Name: TRINITY REDEVELOPMENT INC										
3	<b>585 E 39TH ST SAN BERNARDINO, CA 92404-1743</b>	01/16/2018	\$416,000	\$230	1,807	6/3/2	1957	8,800 SF	Spa Only	.35 Mi.
APN: 0154-321-40 Document #: 2018-0015197 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:16 Tract No:4831 MapRef:MB 61 PG 74 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: EDWARDS, JAMISON HENDRY EDWARDS, HELEN M										
Seller Name: RUIZ, BLANCA O										
4	<b>3640 SEPULVEDA AVE SAN BERNARDINO, CA 92404-1618</b>	12/29/2017	\$250,000	\$255	980	5/2/1	1950	7,830 SF		.30 Mi.
APN: 0153-011-26 Document #: 2017-0556597 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:5 Tract No:3475 MapRef:MB 46 PG 32 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: ALVAREZ, MARK A										
Seller Name: BARR INVESTMENTS LLC										
5	<b>124 PALMYRA DR SAN BERNARDINO, CA 92404-1652</b>	12/29/2017	\$245,000	\$132	1,856	6/3/2	1957	9,500 SF	Heated	.15 Mi.
APN: 0154-464-45 Document #: 2017-0554381 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:27 Tract No:5416 MapRef:MB 64 PG 19&20 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: GROUP XIII PROPERTIES LP										
Seller Name: MERIDIAN TRUST LLC										
6	<b>124 PALMYRA DR SAN BERNARDINO, CA 92404-1652</b>	12/28/2017	\$227,000	\$122	1,856	6/3/2	1957	9,500 SF	Heated	.15 Mi.
APN: 0154-464-45 Document #: 2017-0552828 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:27 Tract No:5416 MapRef:MB 64 PG 19&20 City/Muni/Twp:SAN BERNARDINO										

Buyer Name: MERIDIAN TRUST LLC

Seller Name: BALLEY, JOHN W BALLEY, TAMMY

**7 567 MAYWOOD AVE** **11/22/2017** **\$350,000** **\$153** **2,284** **7/3/2** **1953** **9,750 SF** **.36 Mi.**  
**SAN BERNARDINO, CA 92404-1764**

APN: 0154-333-02 Document #: 2017-0501034 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:13&14 Subdivision: PALMCROFT PARKDALE UNIT Tract No:2399 MapRef: MAP34 PG39 City/Muni/Twp: SAN BERNARDINO

Buyer Name: PEREZ, FRANK PEREZ, VANESSA N

Seller Name: RUTHER, CLARA E RUTHER FAMILY LIVING TRUST

**8 3544 LEROY ST** **11/08/2017** **\$310,000** **\$223** **1,389** **7/3/1** **1950** **7,182 SF** **Yes** **.40 Mi.**  
**SAN BERNARDINO, CA 92404-2252**

APN: 0153-034-16 Document #: 2017-0471947 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:13 Tract No:3517 MapRef: MAP46 PG51 City/Muni/Twp: SAN BERNARDINO

Buyer Name: DE LEON, JOSE

Seller Name: ROBINSON, ROBERT ROBINSON, SUSAN

**9 3892 BROADMOOR BLVD** **11/07/2017** **\$280,000** **\$180** **1,549** **7/3/1** **1954** **8,800 SF** **Yes** **.17 Mi.**  
**SAN BERNARDINO, CA 92404-1711**

APN: 0154-382-09 Document #: 2017-0470444 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:34 Tract No:3619 MapRef: MB54 PG39 City/Muni/Twp: SAN BERNARDINO

Buyer Name: 1ST CAPITAL HOME INVESTMENTS LLC

Seller Name: FOOR, EDWARD L

**10 3854 ARLINGTON DR** **10/27/2017** **\$300,000** **\$155** **1,927** **7/4/2** **1956** **10,000 SF** **.02 Mi.**  
**SAN BERNARDINO, CA 92404-1606**

APN: 0154-454-09 Document #: 2017-0446568 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:16 Tract No:4506 MapRef: MAP59 PG33&34 City/Muni/Twp: SAN BERNARDINO

Buyer Name: TRINITY REDEVELOPMENT INC

Seller Name: FANNIE MAE FEDERAL NATIONAL MORTGAGE ASSOCIATION

**11 3640 SEPULVEDA AVE** **10/23/2017** **\$156,500** **\$159** **980** **5/2/1** **1950** **7,830 SF** **.30 Mi.**  
**SAN BERNARDINO, CA 92404-1618**

APN: 0153-011-26 Document #: 2017-0438096 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:5 Tract No:3475 MapRef: MB46 PG32 City/Muni/Twp: SAN BERNARDINO

Buyer Name: BARR INVESTMENTS LLC

Seller Name: WILMINGTON TRUST NATIONAL ASSOCIATION CITIBANK NA

**12 3631 WALL AVE** **10/16/2017** **\$283,000** **\$242** **1,165** **6/3/1** **1950** **7,772 SF** **.28 Mi.**  
**SAN BERNARDINO, CA 92404-1663**

APN: 0153-013-04 Document #: 2017-0425592 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:45 Tract No:3475 MapRef: MB46 PG32 City/Muni/Twp: SAN BERNARDINO

Buyer Name: PEREZ JR, JOSE RAMON

Seller Name: MCGOWAN, NICHOLAS J MCGOWAN, YOLANDA

13 **291 E 36TH ST** **09/25/2017** **\$240,000** **\$252** **952** **5/2/1** **1950** **7,810 SF** **.36 Mi.**  
**SAN BERNARDINO, CA 92404-1602**

APN: 0153-051-02 Document #: 2017-0394108 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:2 Tract No:3527 MapRef:MP47 PG38 City/Muni/Twp:SAN BERNARDINO

Buyer Name: AVINA, LUIS NAVARRO, SANDRA V

Seller Name: NAPOLES, SANTIAGO E NAPOLES, LORENA L

14 **295 E 36TH ST** **09/21/2017** **\$310,000** **\$290** **1,068** **6/3/1** **1950** **9,230 SF** **Yes** **.37 Mi.**  
**SAN BERNARDINO, CA 92404-1602**

APN: 0153-051-01 Document #: 2017-0390979 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Tract No:3527 MapRef:MP47 PG38 City/Muni/Twp:SAN BERNARDINO

Buyer Name: YANEZ, ARLENE VALENCIA

Seller Name: NAPOLES, SANTIAGO NAPOLES, LORENA

15 **3681 GENEVIEVE ST** **09/18/2017** **\$232,000** **\$269** **860** **6/2/1** **1950** **6,150 SF** **.35 Mi.**  
**SAN BERNARDINO, CA 92405-2203**

APN: 0152-036-27 Document #: 2017-0383600 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:40 Block:37 Tract No:2023 MapRef:MB29 PG68 City/Muni/Twp:SAN BERNARDINO

Buyer Name: LUNA, ANTONIO E LUNA, SUSAN

Seller Name: SIBLEY, SHAWNA

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **8,800 SF**

Median # of Baths: **1**

Median Living Area: **1,549 SF**

Median Year Built: **1953**

Price Range - 2 Yrs: **\$156,500 To \$416,000**

Age Range: **60 Years To 68 Years**

Median Value: **\$283,000**

Median Age: **65 Years**



# Assessor Map

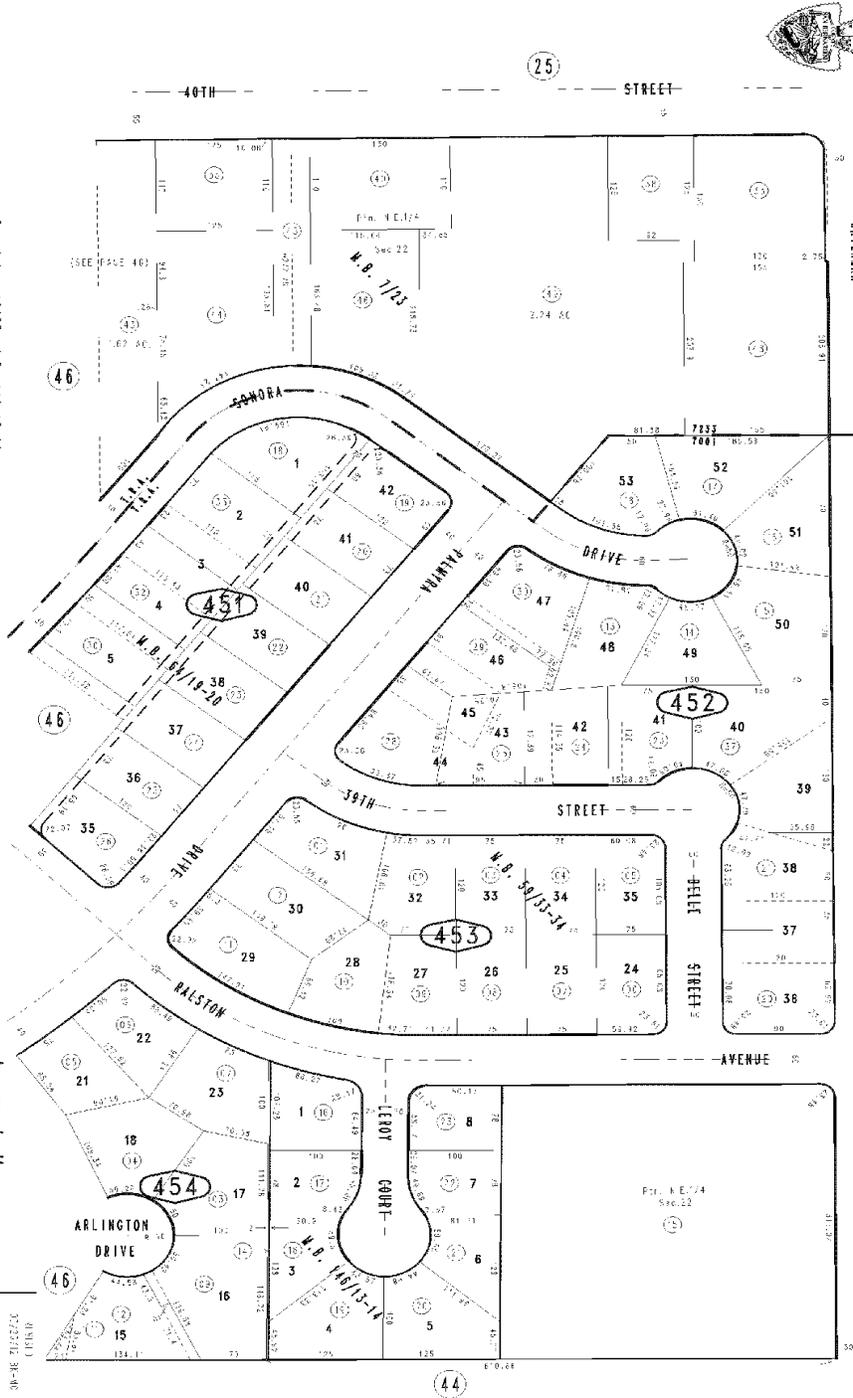
[Click here to get the map in PDF](#)

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

February 2005

Tract No. 2477, S.B. 767-2-11  
 E.P. Tract No. 547-2, S.B. 647-18-20  
 Tr. Tract No. 450-1, S.B. 527-3-34

Assessor's Map  
 Book 0154 Page 45  
 San Bernardino County



70017233  
 City of San Bernardino  
 Tax Rate Area

Pln. N.E.1/4 SEC.22, T.1N., R.4W., Muscupiabe Rancho, S.B.B.&M.  
 M.B. 7/23

City of San Bernardino 0154 - 45  
 Tax Rate Area  
 70017233

0154-45  
 02/25/05 38-46

