



Real Estate Reports

Property:
4234 Cypress Dr
San Bernardino, CA 92407
APN: 0265-092-09

Data deemed reliable, but not guaranteed.
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Property Details

Now Group Llc,
4234 Cypress Dr, San Bernardino, CA 92407

APN: 0265-092-09
San Bernardino County

Owner Information

Primary Owner: **NOW GROUP LLC,**

Secondary Owner:

Mail Address: **4616 W SAHARA AVE # 233
LAS VEGAS NV 89102**

Site Address: **4234 CYPRESS DR
SAN BERNARDINO CA 92407**

Assessor Parcel Number: **0265-092-09**

Census Tract: **0045.09**

Housing Tract Number: **1748**

Lot Number: **88**

Legal description: **Lot: 88 District: 12 Tract No: 1748 Abbreviated Description: LOT:88 DIST:12 CITY:SAN BERNARDINO SUBD:ARROWHEAD SUBURBAN FARMS TR#:1748 TR NO 1748 ARROWHEAD SUB FARMS TR E N 1/2 LOT 88 City/Muni/Twp: SAN BERNARDINO**

Sale Information

Sale Date: **08/25/2017**

Document #: **2017-0349454**

Sale Amount: **\$130,000**

Seller: **MERRITT, ROSS;
MERRITT, RAYMOND
D**

Sale Type:

Cost/SF: **\$161**

Assessment & Tax Information

Assessed Value: **\$180,000**

Land Value: **\$55,000**

Imp. Value: **\$125,000**

Homeowner
Exemption:

% Improvement: **69.44%**

Tax Amount: **\$616.38**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **107-047**

Tax Account ID:

Property Characteristics

Bedrooms: **2**

Year Built: **1955**

Pool:

Bathrooms: **1**

Square Feet: **804 SF**

Lot Size: **8,990 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **5**

Garage:

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style: **N**

Owner
Exclusions:

Use Code: **Single Family Residential**

Zoning:



Transaction History

Now Group Llc,
4234 Cypress Dr, San Bernardino, CA 92407

APN: 0265-092-09
San Bernardino County

Prior Transfer

Recording Date: **08/25/2017**

Price: **\$130,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **NOW GROUP LLC**

Buyer Vesting:

Seller Name: **MERRITT, ROSS; MERRITT, RAYMOND D; THE MERRITT FAMILY REVOCABLE LIVING TRUS**

Legal description: **Lot: 88 Tract No: 1748 Map Ref: MB25 PG59**

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

Document #: **2017-0349454 BK-PG -**

Document Type: **Grant Deed**

Type of Sale: **Sales Price Rounded From Tax**

Interest Rate:

Prior Transfer

Recording Date: **02/14/2017**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **MERRITT, ROSS; MERRITT, RAYMOND D**

Buyer Vesting: **Tenants In Common**

Seller Name: **MERRITT, ROSS; MERRITT, RAYMOND D; THE MERRITT FAMILY REVOCABLE LIVING TRUS**

Legal description: **Lot: 88 Tract No: E Map Ref: MB25 PG59**

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

Document #: **2017-0064187 BK-PG -**

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

Type of Sale: **This Sale Only Conveys A Partial
Interest**

Interest Rate:

Prior Transfer

Recording Date: **07/12/2002**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **MERRITT, RAYMOND E; MERRITT, HELEN**

Buyer Vesting: **Revocable Living Trust**

Seller Name: **MERRITT, RAY; MERRITT, HELEN**

Legal description: **Lot: 88 Tract No: 1748 Map Ref: MB25 PG59**

Abbreviated Description: **NORTH2 LOT88**

Document #: **2002-0360203 BK-PG -**

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

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

Interest Rate:



Comparables

Now Group Llc,
4234 Cypress Dr, San Bernardino, CA 92407

APN: 0265-092-09
San Bernardino County

Quick View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property		08/25/2017	\$130,000	\$162	804	5/2/1	1955	8,990 SF		
1	1145 W HILL DR	05/10/2018	\$237,500	\$222	1,067	5/3/1	1956	8,990 SF		.18 Mi.
2	4295 CEDAR DR	03/21/2018	\$280,000	\$269	1,040	5/3/1	1971	8,979 SF		.23 Mi.
3	1184 W 45TH ST	03/21/2018	\$325,000	\$193	1,678	7/3/2	2004	7,200 SF		.23 Mi.
4	4268 N 3RD AVE	03/16/2018	\$245,000	\$224	1,089	5/2/1	1945	3,700 SF		.33 Mi.
5	1085 W HILL DR	03/15/2018	\$305,000	\$183	1,660	7/3/2	1962	8,979 SF		.26 Mi.
6	4412 WESTERN CREEK CIR	02/26/2018	\$366,000	\$184	1,980	9/4/2	2005	10,019 SF		.31 Mi.
7	4259 N MAGNOLIA DR	02/21/2018	\$235,000	\$203	1,152	6/3/1	1961	8,990 SF		.09 Mi.
8	4190 N 4TH AVE	02/06/2018	\$270,000	\$234	1,150	5/2/1	1948	10,875 SF		.12 Mi.
9	4594 ORANGE DR	01/25/2018	\$375,000	\$189	1,980	9/4/2	2005	9,148 SF	Spa Only	.23 Mi.
10	4230 CEDAR DR	01/17/2018	\$240,000	\$338	708	4/2/1	1953	9,425 SF		.13 Mi.
11	1275 W HILL DR	01/11/2018	\$232,000	\$169	1,372	5/2/2	1979	9,030 SF		.21 Mi.
12	4285 N 3RD AVE	01/03/2018	\$283,000	\$254	1,110	5/2/1	1953	19,840 SF		.38 Mi.
13	5282 LANTERN CREST DR	01/03/2018	\$325,000	\$171	1,897	7/4/3	2000	7,296 SF		.37 Mi.
14	5114 N MAGNOLIA DR	12/28/2017	\$265,000	\$180	1,472	6/4/2	1978	8,235 SF		.14 Mi.
15	4189 MOUNTAIN DR	12/14/2017	\$170,000	\$285	596	4/2/1	1950	7,750 SF		.24 Mi.

Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
Subject Property										
		08/25/2017	\$130,000	\$162	804	5/2/1	1955	8,990 SF		
1	1145 W HILL DR SAN BERNARDINO, CA 92407-2929	05/10/2018	\$237,500	\$222	1,067	5/3/1	1956	8,990 SF		.18 Mi.
APN: 0265-093-10 Document #: 2018-0171749 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:80 Subdivision: ARROWHEAD SUBDIVISION FARMS Tract No:1748 MapRef: MB 25 PG 59 Abbreviated Description: NORTH2 LOT80 City/Muni /Twp: SAN BERNARDINO										
Buyer Name: AVELAR, ANTONIO T										
Seller Name: RIPPY, SCOTT R RIPPY, JAMIE L										
2	4295 CEDAR DR SAN BERNARDINO, CA 92407-2952	03/21/2018	\$280,000	\$269	1,040	5/3/1	1971	8,979 SF		.23 Mi.
APN: 0265-103-23 Document #: 2018-0099671 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:40 Subdivision: ARROWHEAD SUBURBAN FARMS Tract No:1748&E MapRef: MB 25 PG 59										
Buyer Name: TORO, CARLOS M										
Seller Name: BRITTON, TARNARA L LESLIE, TAMARA L										
3	1184 W 45TH ST SAN BERNARDINO, CA 92407-4971	03/21/2018	\$325,000	\$193	1,678	7/3/2	2004	7,200 SF		.23 Mi.
APN: 0265-351-20 Document #: 2018-0099452 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Tract No:14715 MapRef: MB 294 PG 60-63 City/Muni/Twp: SAN BERNARDINO										
Buyer Name: MAROOFI, OMAR MAROOFI, BEHESHTA										
Seller Name: RUSK, DONALD C RUSK, NANCY										
4	4268 N 3RD AVE SAN BERNARDINO, CA 92407-3002	03/16/2018	\$245,000	\$224	1,089	5/2/1	1945	3,700 SF		.33 Mi.
APN: 0265-111-20 Document #: 2018-0093559 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:4 Subdivision: ARROWHEAD SUBURBAN FARMS Tract No:1748 MapRef: MB 25 PG 59 Abbreviated Description: PORTION LOT4 City/Muni /Twp: SAN BERNARDINO										
Buyer Name: MALDONADO, CINTIA SELENE LLAMAS										
Seller Name: OASIS INVESTMENT PROPERTIES LLC										
5	1085 W HILL DR SAN BERNARDINO, CA 92407-3069	03/15/2018	\$305,000	\$183	1,660	7/3/2	1962	8,979 SF		.26 Mi.
APN: 0265-103-19 Document #: 2018-0091997 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:21 Subdivision: ARROWHEAD SUBURBAN FARMS TRACT E Tract No:1748 MapRef: MB 25 PG 59 Abbreviated Description: EAST2 LOT21 City/Muni /Twp: SAN BERNARDINO										
Buyer Name: GALVAN, JONATHAN RODRIGO GALVAN, DYANA LYNN										
Seller Name: FREEMAN, TYSEAN J RODGERS, GENEVA M										
6	4412 WESTERN CREEK CIR SAN BERNARDINO, CA 92407-4976	02/26/2018	\$366,000	\$184	1,980	9/4/2	2005	10,019 SF		.31 Mi.
APN: 0265-351-37 Document #: 2018-0068681 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:36 Tract No:14715 MapRef: MB 294 PG 60-63 City/Muni/Twp: SAN BERNARDINO										

Buyer Name: CORTEZ, OBDULIA MORA, GERARDO MONTELONGO

Seller Name: PALAFOX, MARIA TERESA

7 4259 N MAGNOLIA DR **02/21/2018** **\$235,000** **\$203** **1,152** **6/3/1** **1961** **8,990 SF** **.09 Mi.**
SAN BERNARDINO, CA 92407-2962

APN: 0265-091-20 Document #: 2018-0062526 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:97 Subdivision: ARROWHEAD SUBURBAN FARM Tract No: 1748 MapRef: MB 25 PG 59 Abbreviated Description: SOUTH2 LOT97 City/Muni/Twp: SAN BERNARDINO

Buyer Name: CHAVEZ, DIANA E

Seller Name: AUSTIN, JOSEPHINE A AUSTIN FAMILY TRUST

8 4190 N 4TH AVE **02/06/2018** **\$270,000** **\$234** **1,150** **5/2/1** **1948** **10,875 SF** **.12 Mi.**
SAN BERNARDINO, CA 92407-2908

APN: 0265-141-23 Document #: 2018-0045326 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Subdivision: UNSURVEYED RANCHO MUSCUPIABE MapRef: MB 7 PG 23 Sec/Twnship/Range: W2SW4 S16T01NR04W City/Muni/Twp: SAN BERNARDINO

Buyer Name: PENA, JUAN C ARCOS ARCOS, CLARA

Seller Name: EMMX INVESTMENT INC

9 4594 ORANGE DR **01/25/2018** **\$375,000** **\$189** **1,980** **9/4/2** **2005** **9,148 SF** **Spa** **.23 Mi.**
SAN BERNARDINO, CA 92407-4973 **Only**

APN: 0265-351-57 Document #: 2018-0028636 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:56 Tract No: 14715 MapRef: MB 294 PG 60-63 City/Muni/Twp: SAN BERNARDINO

Buyer Name: RIVERA, JAIRON E

Seller Name: GONZALEZ, JUAN J GONZALEZ, ELIA R

10 4230 CEDAR DR **01/17/2018** **\$240,000** **\$338** **708** **4/2/1** **1953** **9,425 SF** **.13 Mi.**
SAN BERNARDINO, CA 92407-2926

APN: 0265-102-11 Document #: 2018-0016681 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:47 Subdivision: ARROWHEAD SUBURBAN FARMS SUBDIVISION Tract No: 1748 MapRef: MB 25 PG 59 Abbreviated Description: SOUTH2 LOT47 City/Muni/Twp: SAN BERNARDINO

Buyer Name: OTANEZ, SALVADOR OTANEZ, JACQUELINE YESENIA

Seller Name: EVERT INVESTMENTS LLC

11 1275 W HILL DR **01/11/2018** **\$232,000** **\$169** **1,372** **5/2/2** **1979** **9,030 SF** **.21 Mi.**
SAN BERNARDINO, CA 92407-2977

APN: 0265-081-19 Document #: 2018-0011731 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 MapRef: MB 77 PG 52 Abbreviated Description: MAP NO 7408 City/Muni/Twp: SAN BERNARDINO

Buyer Name: SK INVESTMENT AND MANAGEMENT LLC

Seller Name: QAQISH, MAHER F KAKISH, MARYS

12 4285 N 3RD AVE **01/03/2018** **\$283,000** **\$254** **1,110** **5/2/1** **1953** **19,840 SF** **.38 Mi.**
SAN BERNARDINO, CA 92407-3001

APN: 0265-121-37 Document #: 2018-0001459 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:33 Subdivision: ARROWHEAD SUBURBAN FARMS Tract No: C MapRef: MB 23 PG 23 Abbreviated Description: NORTH2 LOT33 City/Muni/Twp: SAN BERNARDINO

Buyer Name: BENDER, ETHAN ALEXANDER

Seller Name: MACIEL, LUIS

13 **5282 LANTERN CREST DR** **01/03/2018** **\$325,000** **\$171** **1,897** **7/4/3** **2000** **7,296 SF** **.37 Mi.**
SAN BERNARDINO, CA 92407-5366

APN: 0154-761-18 Document #: 2018-0000140 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:18 Tract No:14448 MapRef:MB 260 PG 38-43 City/Muni/Twp:SAN BERNARDINO

Buyer Name: GUARDADO, MARIO ANGULO LARA, MARIO A ANGULO

Seller Name: ROSEN, MICHAEL L ROSEN, RACHEL S

14 **5114 N MAGNOLIA DR** **12/28/2017** **\$265,000** **\$180** **1,472** **6/4/2** **1978** **8,235 SF** **.14 Mi.**
SAN BERNARDINO, CA 92407-2982

APN: 0265-082-20 Document #: 2017-0551507 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:3 MapRef:MB 8 PG 100 Abbreviated Description:MAP NO 1055 City/Muni/Twp:SAN BERNARDINO

Buyer Name: MORALES, CHRISTOPHER

Seller Name: PADGETT, JAMES D PADGETT, MICHELLE L

15 **4189 MOUNTAIN DR** **12/14/2017** **\$170,000** **\$285** **596** **4/2/1** **1950** **7,750 SF** **.24 Mi.**
SAN BERNARDINO, CA 92407-3446

APN: 0265-161-34 Document #: 2017-0530382 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:15 Subdivision:ARROWHEAD SUBURBAN FARMS Tract No:A MapRef:MAP21 PG6 City/Muni/Twp:SAN BERNARDINO

Buyer Name: SIERRA, JESSE ANGEL

Seller Name: BAILEY PAYNE LLC

Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **8,990 SF**

Median # of Baths: **1**

Median Living Area: **1,152 SF**

Median Year Built: **1962**

Price Range - 2 Yrs: **\$170,000 To \$375,000**

Age Range: **13 Years To 73 Years**

Median Value: **\$270,000**

Median Age: **56 Years**



Assessor Map

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

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



THIS MAP IS FOR THE PURPOSES OF THE 2005 GENERAL TAXATION ONLY

Pin. Arrowhead Suburban Farms, Tract E, Tr. No. 1748
M.B. 25/59

San Bernardino Unified 0265-09
Tax Rate Area
10/047 10/071

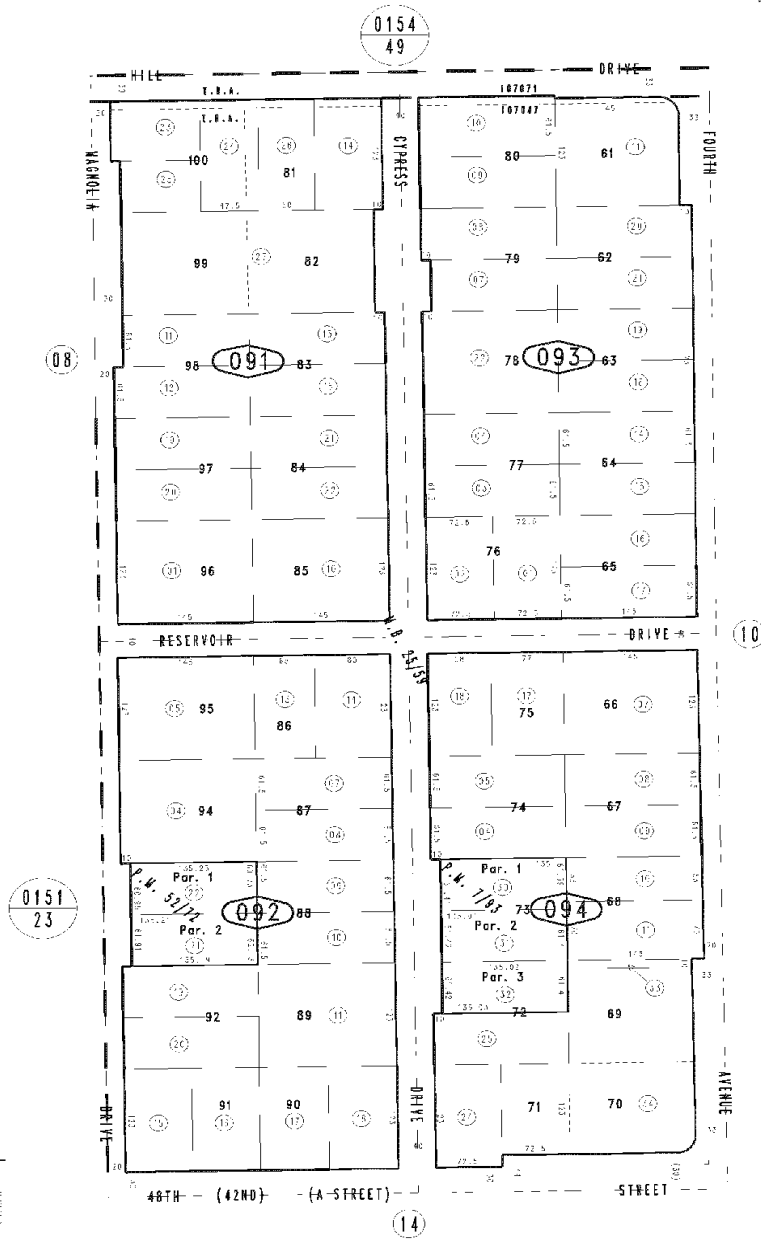
January 2005

OFFICIAL BOOK NO. 5344, P.M. 52772
OFFICIAL BOOK NO. 5337, P.M. 52783

Pin. N.W. 1/4, Sec. 16
T. 1N., R. 4W.

Assessor's Map
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San Bernardino County

APR 2010



0154
49

0151
23

14



Now Group Llc,
4234 Cypress Dr, San Bernardino, CA 92407

APN: 0265-092-09
San Bernardino County

NOW GROUP LLC,
4234 CYPRESS DR
SAN BERNARDINO CA 92407

APN: 0265-092-09

Bedrooms: 2

Square Feet: 804 SF

Year Built: 1955

Bathrooms: 1

Lot Size: 8,990 SF

Garage:

SEVILLA MARCIAL C & MONICA
4252 CYPRESS DR
SAN BERNARDINO CA 92407

APN: 0265-092-10

Bedrooms: 3

Square Feet: 1,200 SF

Year Built: 1952

Bathrooms: 1

Lot Size: 8,990 SF

Garage: D

REESE JACK E & DONNA L
4240 CYPRESS DR
SAN BERNARDINO CA 92407

APN: 0265-092-08

Bedrooms: 2

Square Feet: 684 SF

Year Built: 1952

Bathrooms: 1

Lot Size: 8,990 SF

Garage:

SOSA MARCO A
4242 CYPRESS DR
SAN BERNARDINO CA 92407

APN: 0265-092-07

Bedrooms: 3

Square Feet: 2,207 SF

Year Built: 1960

Bathrooms: 2

Lot Size: 8,930 SF

Garage:

OROZCO, HUTILIA
4227 N MAGNOLIA DR
SAN BERNARDINO CA 92407

APN: 0265-092-22

Bedrooms: 3

Square Feet: 1,326 SF

Year Built: 1979

Bathrooms: 2

Lot Size: 8,235 SF

Garage: A

SERVIN ROSENDO IRAN; DIAZ BERNARDA
4221 N MAGNOLIA DR
SAN BERNARDINO CA 92407

APN: 0265-092-21

Bedrooms: 3

Square Feet: 1,326 SF

Year Built: 1979

Bathrooms: 2

Lot Size: 8,370 SF

Garage: A

CASTILLO, YSELA
4232 CYPRESS DR
SAN BERNARDINO CA 92407

APN: 0265-092-11

Bedrooms: 2

Square Feet: 604 SF

Year Built: 1949

Bathrooms: 1

Lot Size: 17,835 SF

Garage: D

NEELY THOMAS W
4219 N MAGNOLIA DR
SAN BERNARDINO CA 92407

APN: 0265-092-19

Bedrooms: 3

Square Feet: 1,466 SF

Year Built: 1972

Bathrooms: 1

Lot Size: 8,990 SF

Garage: A

BLACK TIMOTHY S
4241 CYPRESS DR
SAN BERNARDINO CA 92407

APN: 0265-094-04

Bedrooms: 1

Square Feet: 624 SF

Year Built: 1949

Bathrooms: 0.75

Lot Size: 8,990 SF

Garage: D

ANDERSON BONNIE L TR (6-22-06)
1151 RESERVOIR DR
SAN BERNARDINO CA 92407

APN: 0265-092-14

Bedrooms: 4

Square Feet: 1,222 SF

Year Built: 1956

Bathrooms: 1

Lot Size: 9,840 SF

Garage: D

PHILLIPS RALPH E & MARTHA L
1153 RESERVOIR DR
SAN BERNARDINO CA 92407

APN: 0265-092-13

Bedrooms: 2

Square Feet: 1,701 SF

Year Built: 1956

Bathrooms: 2

Lot Size: 7,995 SF

Garage: D

CHIPREZ JOSE SERGIO
4209 N MAGNOLIA DR
SAN BERNARDINO CA 92407

APN: 0265-092-20

Bedrooms: 3

Square Feet: 1,466 SF

Year Built: 1972

Bathrooms: 1

Lot Size: 8,990 SF

Garage: A

HERNANDEZ JAIME & MARIA
1163 RESERVOIR DR
SAN BERNARDINO CA 92407

APN: 0265-092-05

Bedrooms: 4

Bathrooms: 1

ANTWI DIPHATH
4245 CYPRESS DR
SAN BERNARDINO CA 92407

APN: 0265-094-18

Bedrooms: 3

Bathrooms: 2

Square Feet: 1,728 SF
Year Built: 1956

Lot Size: 17,835 SF
Garage: A

Square Feet: 1,475 SF
Year Built: 1948

Lot Size: 8,364 SF
Garage: A

MARTINELL VALERIE TRUST (4/18/08)

4235 CYPRESS DR
SAN BERNARDINO CA 92407

APN: 0265-094-25

Bedrooms: 3

Square Feet: 1,324 SF

Year Built: 1962

Bathrooms: 1

Lot Size: 8,845 SF

Garage: A

