



## Real Estate Reports

**Property:**  
**5632 Palomar Ave**  
**San Bernardino, CA 92404**  
**APN: 0285-336-03**

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# Property Details

Jpmorgan Chase Bank,  
5632 Palomar Ave, San Bernardino, CA 92404

APN: 0285-336-03  
San Bernardino County



## Recent Foreclosure Activity

## Owner Information

Primary Owner: **JPMORGAN CHASE BANK,**

Secondary Owner:

Mail Address: **3415 VISION DR  
COLUMBUS OH 43219**

Site Address: **5632 PALOMAR AVE  
SAN BERNARDINO CA 92404**

Assessor Parcel Number: **0285-336-03**

Census Tract: **0074.03**

Housing Tract Number: **6236**

Lot Number: **8**

Legal description: **Lot: 8 District: 12 Tract No: 6236 Abbreviated Description: LOT:8 DIST:12 CITY:SAN BERNARDINO TR#:6236 TRACT 6236 LOT 8 City/Muni/Twp: SAN BERNARDINO**

## Sale Information

Sale Date: **03/28/2018**

Document #: **2018-0107024**

Sale Amount: **\$261,000**

Seller: **MCDANIEL, BRYAN;  
MCDANIEL, LORI**

Sale Type:

Cost/SF: **\$183**

Foreclosure Deed Type:	<b>Lender Owned</b>
Recording Date:	<b>03/28/2018</b>

## Assessment & Tax Information

Assessed Value: **\$251,900**

Land Value: **\$75,100**

Imp. Value: **\$176,800**

Homeowner  
Exemption:

% Improvement: **70.19%**

Tax Amount: **\$3,281.73**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **107-025**

Tax Account ID:

## Property Characteristics

Bedrooms: **3**

Year Built: **1961**

Pool:

Bathrooms: **2**

Square Feet: **1,420 SF**

Lot Size: **8,736 SF**

Partial Baths:

Number of Units: **0**

No of Stories: **1**

Total Rooms: **5**

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

Jpmorgan Chase Bank,  
5632 Palomar Ave, San Bernardino, CA 92404

APN: 0285-336-03  
San Bernardino County

### Prior Transfer

Recording Date: **03/28/2018**

Price: **\$261,000**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **JPMORGAN CHASE BANK**

Buyer Vesting:

Seller Name: **MCDANIEL, BRYAN; MCDANIEL, LORI**

Legal description: **Lot: 8 Tract No: 6236 Map Ref: MB 80 PG 43&44**

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

Document #: **2018-0107024 BK-PG -**

Document Type: **Trustee's Deed (Certificate Of Title)**

Type of Sale: **Full Amount On Deed**

Interest Rate:

### Foreclosure Record

Recording Date: **10/18/2017**

Document Type: **Notice Of Sale**

Auction Location: **13180 CENTRAL AVE, CHINO**

Auction Date/Time: **11/14/2017 02:00 P.M.**

Min. Bid Amount **\$480,028**

Legal description:

Document #: **2017-0429939 BK-PG -**

### Foreclosure Record

Recording Date: **05/18/2017**

Document Type: **Notice Of Sale**

Auction Location: **13180 CENTRAL AVE, CHINO**

Auction Date/Time: **06/15/2017 02:00 P.M.**

Min. Bid Amount **\$471,541**

Legal description:

Document #: **2017-0204145 BK-PG -**

### Foreclosure Record

Recording Date: **10/11/2016**

Document Type: **Notice Of Default**

Beneficiary Name:

Trustor Names: **MCDANIEL, BRYAN; MCDANIEL, LORI**

Trustee Name: **TRUSTEE CORPS**

Mailing Address: **17100 GILLETTE AVE, IRVINE, CA 92614-**

Trustee Phone #: **949-252-8300**

TS#: **CA08002204-16-1**

Loan Date: **10/19/2007**

Document #: **2016-0421831 BK-PG -**

Case Number: **CA08002204-16-1**

Loan Doc #: **2007-0588506**

Loan Amount: **\$309,000**

Contact Name: **JPMORGAN CHASE BANK NATIONAL ASSOCIATION**  
Attention: **MTC FINANCIAL INC**  
Mailing Address: **17100 GILLETTE AVE, IRVINE, CA 92614-**  
Legal description:

## Foreclosure Record

Recording Date: **02/28/2014** Document #: **2014-0077420 BK-PG -**  
Document Type: **Notice Of Rescission**  
Original Foreclosure Document: **2013-0291798**  
Legal description:

## Foreclosure Record

Recording Date: **02/13/2014** Document #: **2014-0061208 BK-PG -**  
Document Type: **Notice Of Sale**  
Auction Location: **351 N ARROWHEAD AVE, SAN BERNARDINO**  
Auction Date/Time: **03/06/2014 12:00 P.M.**  
Min. Bid Amount **\$415,612**  
Legal description:

## Foreclosure Record

Recording Date: **10/03/2013** Document #: **2013-0431417 BK-PG -**  
Document Type: **Notice Of Sale**  
Auction Location: **351 N ARROWHEAD AVE, SAN BERNARDINO**  
Auction Date/Time: **10/24/2013 12:00 P.M.**  
Min. Bid Amount **\$348,486**  
Legal description:

## Foreclosure Record

Recording Date: **10/03/2013** Document #:  
Document Type: **Cancelled**  
Original Foreclosure Document:  
Legal description:

## Foreclosure Record

Recording Date: **10/03/2013** Document #:  
Document Type: **Postponed To Future Sale Date**  
Auction Location: **San Bernardino (CA),**  
Auction Date/Time: **10/24/2013 12:00 P.M.**  
Min. Bid Amount  
Legal description:

## Foreclosure Record

Recording Date: **07/02/2013** Document #: **2013-0291798 BK-PG -**  
Document Type: **Notice Of Default** Case Number: **757096CA**

Beneficiary Name:

Trustor Names: **MCDANIEL, BRYAN; MCDANIEL, LORI**

Trustee Name: **CALIFORNIA RECONVEYANCE COMPANY**

Mailing Address: **9200 OAKDALE AVE, CHATSWORTH, CA 91311-**

Trustee Phone #: **800-892-6902**

TS#: **757096CA**

Loan Date: **10/19/2007**

Contact Name: **JPMORGAN CHASE BANK NATIONAL ASSOCIATION**

Attention:

Mailing Address: **7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256-**

Legal description:

Loan Doc #: **2007-0588506**

Loan Amount: **\$309,000**

## Foreclosure Record

Recording Date: **01/10/2013**

Document #: **2013-0012142 BK-PG -**

Document Type: **Notice Of Rescission**

Original Foreclosure Document: **2013-0000501**

Legal description:

## Foreclosure Record

Recording Date: **01/02/2013**

Document #: **2013-0000501 BK-PG -**

Document Type: **Notice Of Default**

Case Number: **757096CA**

Beneficiary Name:

Trustor Names: **MCDANIEL, BRYAN; MCDANIEL, LORI**

Trustee Name: **CALIFORNIA RECONVEYANCE COMPANY**

Mailing Address: **9200 OAKDALE AVE, CHATSWORTH, CA 91311-**

Trustee Phone #: **800-892-6902**

TS#: **757096CA**

Loan Date: **10/19/2007**

Contact Name: **JPMORGAN CHASE BANK NATIONAL ASSOCIATION**

Attention:

Mailing Address: **7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256-**

Legal description:

Loan Doc #: **2007-0588506**

Loan Amount: **\$309,000**

## Mortgage Assignment

Recording Date: **10/18/2012**

Document #: **2012-0433226 BK-PG -**

Loan Amount: **\$309,000**

Document Type: **Assignment Of Mortgage**

Original Lender: **WASHINGTON MUTUAL BANK  
FA**

Origination Doc #: **2007-0588506 BK-PG -**

Borrowers Name: **BRYAN MCDANIEL**

Origination Recording Date: **10/19/2007**

Effective Date:

Assignor Name: **FEDERAL DEPOSIT INSURANCE  
CORPORATION, AS RECEIVER  
OF WASHINGTON MUTUAL  
BANK F/K/A WASHINGTON  
MUTUAL BANK, FA, BY  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, ITS  
ATTORNEY-IN-FACT**

Assignee Name: **JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, ITS  
SUCCESSORS AND ASSIGNS**

## Foreclosure Record

Recording Date: **10/31/2011**

Document #: **2011-0451268 BK-PG -**

Document Type: **Notice Of Rescission**

Original Foreclosure Document: **2009-0144788**

Legal description:

## Foreclosure Record

Recording Date: **10/20/2011**

Document #: **2011-0437777 BK-PG -**

Document Type: **Notice Of Sale**

Auction Location: **13220 CENTRAL AVE, CHINO**

Auction Date/Time: **11/14/2011 01:00 P.M.**

Min. Bid Amount **\$332,554**

Legal description:

## Foreclosure Record

Recording Date: **08/02/2011**

Document #:

Document Type: **Cancelled**

Original Foreclosure Document:

Legal description:

## Foreclosure Record

Recording Date: **08/02/2011**

Document #:

Document Type: **Postponed To Future Sale Date**

Auction Location: **San Bernardino (CA),**

Auction Date/Time: **08/23/2011 12:00 P.M.**

Min. Bid Amount

Legal description:

## Foreclosure Record

Recording Date: **08/01/2011**

Document #: **2011-0309950 BK-PG -**

Document Type: **Notice Of Sale**

Auction Location: **351 N ARROWHEAD AVE, SAN BERNARDINO**

Auction Date/Time: **08/23/2011 12:00 P.M.**

Min. Bid Amount **\$365,408**

Legal description:

## Foreclosure Record

Recording Date: **05/12/2010**

Document #:

Document Type: **Cancelled**

Original Foreclosure Document:

Legal description:

## Foreclosure Record

Recording Date: **05/12/2010**

Document #:

Document Type: **Postponed To Future Sale Date**

Auction Location: **San Bernardino (CA)**,  
Auction Date/Time: **06/02/2010 12:00 P.M.**  
Min. Bid Amount  
Legal description:

## Foreclosure Record

Recording Date: **05/11/2010**  
Document Type: **Notice Of Sale**

Document #: **2010-0185341 BK-PG -**

Auction Location: **351 N ARROWHEAD AVE, SAN BERNARDINO**  
Auction Date/Time: **06/02/2010 12:00 P.M.**  
Min. Bid Amount **\$342,761**  
Legal description:

## Foreclosure Record

Recording Date: **04/07/2009**  
Document Type: **Notice Of Default**

Document #: **2009-0144788 BK-PG -**  
Case Number: **433038CA**

Beneficiary Name:

Trustor Names: **MCDANIEL, BRYAN; MCDANIEL, LORI**  
Trustee Name: **CALIFORNIA RECONVEYANCE CO**  
Mailing Address: **9200 OAKDALE AVE, CHATSWORTH, CA 91311-**  
Trustee Phone #: **800-892-6902**

TS#: **433038CA**

Loan Doc #: **2007-0588506**

Loan Date: **10/19/2007**

Loan Amount: **\$309,000**

Contact Name: **JPMORGAN CHASE BANK NA**

Attention:

Mailing Address: **7301 BAYMEADOWS WAY, JACKSONVILLE, FL 32256-**

Legal description:

## Mortgage Release

Recording Date: **11/09/2007**  
Loan Amount: **\$297,000**  
Original Lender: **MANDALAY MORTGAGE LLC**  
Borrowers Name: **BRYAN MCDANIEL**

Document #: **2007-0625789 BK-PG -**  
Document Type: **Release Of Mortgage**  
Origination Doc #: **2005-0571166 BK-PG -**

Origination Recording Date: **08/05/2005**

Effective Date:

Current Lender: **WELLS FARGO BANK, N.A. AS TRUSTEE**

## Mortgage Record

Recording Date: **10/19/2007**  
Loan Amount: **\$309,000**  
TD Due Date: **11/01/2037**  
Interest Rate: **8.56%**  
Lender Name: **WASHINGTON MUTUAL BANK FA**  
Lender Type: **Bank**  
Borrowers Name: **MCDANIEL, BRYAN; MCDANIEL, LORI**  
Vesting: **Joint Tenants**

Document #: **2007-0588506 BK-PG -**  
Loan Type: **Unknown Loan Type**  
Type of Financing: **Fixed To Adjustable**

Fixed Step:

Adjustable Rate Index: **Twelve Month Average**

Change Index: **3.7%**



Rate Change Frequency: **Monthly**  
Int Rate not <:  
Maximum Interest Rate: **9.95%**  
Prepayment Penalty Rider: **No**

First Change Date: **12/01/2007**  
Int Rate not >:  
Interest Only Period:  
Prepayment Penalty Term:

## Mortgage Release

Recording Date: **08/26/2005** Document #: **2005-0634590 BK-PG -**  
Loan Amount: **\$200,000** Document Type: **Substitution Of Trustee And Full Reconveyance**  
Original Lender: **FIELDSTONE MORTGAGE CO** Origination Doc #: **2004-0912081 BK-PG -**  
Borrowers Name: **BRYAN MCDANIEL**  
Origination Recording Date: **12/10/2004** Effective Date:  
Current Lender: **MERS INC AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY**

## Mortgage Release

Recording Date: **08/23/2005** Document #: **2005-0622059 BK-PG -**  
Loan Amount: **\$200,000** Document Type: **Release Of Mortgage**  
Original Lender: **FIELDSTONE MORTGAGE CO** Origination Doc #: **2004-0912081 BK-PG -**  
Borrowers Name: **BRYAN MCDANIEL**  
Origination Recording Date: **12/10/2004** Effective Date:  
Current Lender: **EXECUTIVE TRUSTEE SERVICES, INC. AS TRUSTEE**

## Mortgage Record

Recording Date: **08/05/2005** Document #: **2005-0571166 BK-PG -**  
Loan Amount: **\$297,000** Loan Type: **Unknown Loan Type**  
TD Due Date: **08/01/2035** Type of Financing: **Fixed To Adjustable**  
Interest Rate: **6.75%**  
Lender Name: **MANDALAY MORTGAGE LLC**  
Lender Type: **Mortgage Company**  
Borrowers Name: **MCDANIEL, BRYAN; MCDANIEL, LORI**  
Vesting: **Joint Tenants**  
Fixed Step:  
Adjustable Rate Index: **6 Month Libor** Change Index: **5.75%**  
Rate Change Frequency: **Semi-Annual** First Change Date: **08/01/2007**  
Int Rate not <: **6.75%** Int Rate not >: **9.75%**  
Maximum Interest Rate: **12.75%** Interest Only Period: **5 Years**  
Prepayment Penalty Rider: **Yes** Prepayment Penalty Term: **24 Months**

## Mortgage Record

Recording Date: **12/10/2004** Document #:  
Loan Amount: **\$50,000** Loan Type:  
TD Due Date: Type of Financing:  
Interest Rate:  
Lender Name:  
Lender Type:  
Borrowers Name: **MCDANIEL, BRYAN; MCDANIEL, LORI**  
Vesting: **Joint Tenants**  
Fixed Step:

Adjustable Rate Index: **Libor**  
Rate Change Frequency: **Semi-Annual**  
Int Rate not <:  
Maximum Interest Rate:  
Prepayment Penalty Rider: **No**

Change Index:  
First Change Date:  
Int Rate not >:  
Interest Only Period:  
Prepayment Penalty Term:

## Mortgage Record

Recording Date: **12/10/2004**  
Loan Amount: **\$200,000**  
TD Due Date: **01/01/2035**  
Interest Rate: **5.99%**  
Lender Name: **FIELDSTONE MORTGAGE CO**  
Lender Type: **Subprime Lender**  
Borrowers Name: **MCDANIEL, BRYAN; MCDANIEL, LORI**  
Vesting: **Joint Tenants**

Document #: **2004-0912081 BK-PG -**  
Loan Type: **Unknown Loan Type**  
Type of Financing: **Fixed To Adjustable**

Fixed Step:  
Adjustable Rate Index: **Libor**  
Rate Change Frequency: **Semi-Annual**  
Int Rate not <:  
Maximum Interest Rate:  
Prepayment Penalty Rider: **No**

Change Index: **5.5%**  
First Change Date:  
Int Rate not >:  
Interest Only Period:  
Prepayment Penalty Term:

## Prior Transfer

Recording Date: **12/10/2004**  
Price: **\$250,000**  
First TD: **\$200,000**  
Mortgage Doc #: **2004-0912081**  
Lender Name: **FIELDSTONE MORTGAGE CO**  
Buyer Name: **MCDANIEL, BRYAN; MCDANIEL, LORI**  
Buyer Vesting: **Joint Tenants**  
Seller Name: **OSHANE, DAVID D; OSHANE, REBECCA D**  
Fixed Step:

Document #: **2004-0912080 BK-PG -**  
Document Type: **Grant Deed**  
Type of Sale: **Full-Computed From Transfer Tax**  
Interest Rate:

Adjustable Rate Index: **Libor**  
Rate Change Frequency: **Semi-Annual**  
Int Rate not <:  
Maximum Interest Rate:  
Prepayment Penalty Rider: **No**

Change Index: **5.5%**  
First Change Date:  
Int Rate not >:  
Interest Only Period:  
Prepayment Penalty Term:

Legal description: **Lot: 8 Tract No: 6236 Map Ref: MP80 PG43&44**  
City/Muni/Twp: **SAN BERNARDINO**

## Mortgage Record

Recording Date: **12/26/2003**  
Loan Amount: **\$166,500**  
TD Due Date: **01/01/2034**  
Interest Rate: **6.25%**  
Lender Name: **AMERQUEST MORTGAGE CO**  
Lender Type: **Subprime Lender**  
Borrowers Name: **OSHANE, DAVID D; OSHANE, REBECCA D**  
Vesting: **Joint Tenants**

Document #: **2003-0946857 BK-PG -**  
Loan Type: **Unknown Loan Type**  
Type of Financing: **Fixed To Adjustable**

Fixed Step:  
Adjustable Rate Index: **Libor**  
Rate Change Frequency: **Semi-Annual**  
Int Rate not <:  
Maximum Interest Rate:  
Prepayment Penalty Rider: **No**

Change Index: **4.75%**  
First Change Date:  
Int Rate not >:  
Interest Only Period:  
Prepayment Penalty Term:

## Mortgage Record

Recording Date: **01/21/2003**  
Loan Amount: **\$149,000**  
TD Due Date: **02/01/2033**  
Interest Rate: **6.85%**  
Lender Name: **ARGENT MORTGAGE CO LLC**  
Lender Type: **Credit Union**  
Borrowers Name: **OSHANE, DAVID D; OSHANE, REBECCA D**  
Vesting: **Joint Tenants**

Document #: **2003-0037774 BK-PG -**  
Loan Type:  
Type of Financing: **Fixed To Adjustable**

Fixed Step:  
Adjustable Rate Index: **Libor**  
Rate Change Frequency: **Semi-Annual**  
Int Rate not <:  
Maximum Interest Rate:  
Prepayment Penalty Rider: **No**

Change Index: **6.5%**  
First Change Date:  
Int Rate not >:  
Interest Only Period:  
Prepayment Penalty Term:

## Prior Transfer

Recording Date: **01/21/2003**  
Price: **N/A**  
First TD: **\$149,000**  
Mortgage Doc #: **2003-0037774**  
Lender Name: **ARGENT MORTGAGE CO LLC**  
Buyer Name: **OSHANE, DAVID D; OSHANE, REBECCA D**  
Buyer Vesting: **Joint Tenants**  
Seller Name: **OSHANE, DAVID D; OSHANE, REBECCA D; GARCIA, REBECCA**

Document #: **2003-0037773 BK-PG -**  
Document Type: **Intra-family Transfer Or  
Dissolution**  
Type of Sale: **Non-Arms Length Transfer**  
Interest Rate:

Fixed Step:  
Adjustable Rate Index: **Libor**  
Rate Change Frequency: **Semi-Annual**  
Int Rate not <:  
Maximum Interest Rate:  
Prepayment Penalty Rider: **No**

Change Index: **6.5%**  
First Change Date:  
Int Rate not >:  
Interest Only Period:  
Prepayment Penalty Term:

Legal description: **Lot: 8 Tract No: 6236 Map Ref: MAP80 PG43&44**  
City/Muni/Twp: **SAN BERNARDINO**

## Mortgage Record

Recording Date: **12/15/2000**  
Loan Amount: **\$128,937**  
TD Due Date: **01/01/2031**  
Interest Rate:  
Lender Name: **CHARTER FUNDING**  
Lender Type: **Other**  
Borrowers Name: **OSHANE, DAVID D; GARCIA, REBECCA**

Document #: **20000461690 BK-PG -**  
Loan Type: **FHA**  
Type of Financing:

Vesting:

## Prior Transfer

Recording Date: **12/15/2000**

Price: **\$130,000**

First TD: **\$128,937**

Mortgage Doc #: **20000461690**

Lender Name: **CHARTER FUNDING**

Buyer Name: **OSHANE, DAVID D; GARCIA, REBECCA**

Buyer Vesting:

Seller Name: **BEVARD, DEBORAH LILLICH**

Legal description: **Lot: 8 Tract No: 6236 Map Ref: MAP80 PG43&44**

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

Document #: **20000461689 BK-PG -**

Document Type: **Grant Deed**

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

Interest Rate:

## Prior Transfer

Recording Date: **09/27/1993**

Price: **N/A**

First TD: **N/A**

Mortgage Doc #:

Lender Name:

Buyer Name: **BEVARD, DEBORAH LILLICH**

Buyer Vesting:

Seller Name: **BEVARD, DAVID C**

Legal description: **Lot: 8 Tract No: 6236 Map Ref: MAP80 PG43&44**

Document #: **93-413069 BK-PG -**

Document Type: **Quit Claim Deed**

Type of Sale:

Interest Rate:



## Comparables

Jpmorgan Chase Bank,  
5632 Palomar Ave, San Bernardino, CA 92404

APN: 0285-336-03  
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>03/28/2018</b>	<b>\$261,000</b>	<b>\$184</b>	<b>1,420</b>	<b>5/3/2</b>	<b>1961</b>	<b>8,736 SF</b>		
1	26017 EDGEMONT DR	07/27/2018	\$350,000	\$199	1,755	6/3/2	1960	9,200 SF	Yes	.16 Mi.
2	5655 MCKINLEY AVE	07/09/2018	\$325,000	\$197	1,643	7/4/3	1960	10,030 SF		.09 Mi.
3	25786 ALTO CT	06/28/2018	\$355,000	\$208	1,706	6/3/1	2004	9,500 SF		.36 Mi.
4	5517 N EDGEMONT DR	06/11/2018	\$409,000	\$242	1,685	7/4/2	1961	10,465 SF	Spa Only	.18 Mi.
5	5612 NEWBURY AVE	06/08/2018	\$300,000	\$223	1,344	6/4/2	1958	9,460 SF	Yes	.36 Mi.
6	3154 HUDSON AVE	06/07/2018	\$315,000	\$203	1,550	7/3/2	1969	8,640 SF		.25 Mi.
7	25770 TOLUCA DR	06/06/2018	\$315,000	\$198	1,589	6/3/2	1960	9,350 SF		.24 Mi.
8	2261 E FOOTHILL DR	06/05/2018	\$325,000	\$228	1,420	6/4/2	1961	10,660 SF	Yes	.11 Mi.
9	5650 MCKINLEY AVE	05/30/2018	\$265,000	\$198	1,335	6/3/2	1960	9,200 SF	Yes	.06 Mi.
10	25755 LOS FLORES DR	05/24/2018	\$350,000	\$213	1,638	6/3/2	1959	9,350 SF	Yes	.27 Mi.
11	26037 EDGEMONT DR	05/04/2018	\$325,000	\$175	1,850	6/3/2	1962	8,858 SF		.18 Mi.
12	25751 MESA CT	04/17/2018	\$370,000	\$189	1,950	9/4/2	1981	9,933 SF		.30 Mi.
13	25945 EDGEMONT DR	04/13/2018	\$330,000	\$181	1,815	6/3/2	1960	8,436 SF		.13 Mi.
14	2237 E FOOTHILL DR	04/10/2018	\$336,000	\$236	1,420	5/3/2	1961	11,480 SF		.12 Mi.
15	25840 AVALON AVE	04/09/2018	\$290,000	\$208	1,390	6/3/2	1963	9,288 SF		.38 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		03/28/2018	\$261,000	\$184	1,420	5/3/2	1961	8,736 SF		
1	<b>26017 EDMONT DR SAN BERNARDINO, CA 92404-3050</b>	07/27/2018	\$350,000	\$199	1,755	6/3/2	1960	9,200 SF	Yes	.16 Mi.
APN: 0285-335-07 Document #: 2018-0273144 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:7 Tract No:6103 MapRef:MB 77 PG 10-12 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: LALLY, JENNA NICOLE										
Seller Name: HAUTZ, JO ANNE										
2	<b>5655 MCKINLEY AVE SAN BERNARDINO, CA 92404-3032</b>	07/09/2018	\$325,000	\$197	1,643	7/4/3	1960	10,030 SF		.09 Mi.
APN: 0285-332-17 Document #: 2018-0247902 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:35 Tract No:6103 MapRef:MB 77 PG 10-12										
Buyer Name: WEAVER, JAMES J										
Seller Name: HALIBURTON, RONALD C HALIBURTON, VIVAN F										
3	<b>25786 ALTO CT SAN BERNARDINO, CA 92404-3063</b>	06/28/2018	\$355,000	\$208	1,706	6/3/1	2004	9,500 SF		.36 Mi.
APN: 0285-271-06 Document #: 2018-0235674 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:9 Tract No:5096 MapRef:MB 62 PG 49&50 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: LOPEZ, RAUL										
Seller Name: O BRIEN, KENNETH ZIMMERMAN, JANICE										
4	<b>5517 N EDMONT DR SAN BERNARDINO, CA 92404-3018</b>	06/11/2018	\$409,000	\$242	1,685	7/4/2	1961	10,465 SF	Spa Only	.18 Mi.
APN: 0285-304-05 Document #: 2018-0210679 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:17 Tract No:6141 MapRef:MB 78 PG 63&64 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: GILL, MICHAEL GILL, ISABEL										
Seller Name: WELLS, JACQUELINE A										
5	<b>5612 NEWBURY AVE SAN BERNARDINO, CA 92404-2925</b>	06/08/2018	\$300,000	\$223	1,344	6/4/2	1958	9,460 SF	Yes	.36 Mi.
APN: 0271-323-54 Document #: 2018-0208883 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:51&52 Tract No:4885 MapRef:MB 62 PG 78 Abbreviated Description:NORTH20FT LOT52 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: ROSAS, TEOFILO ROMERO AGUAYO, ANNETTE ZAMORA										
Seller Name: CACERES, JOSE SAUL URRUTIA										
6	<b>3154 HUDSON AVE SAN BERNARDINO, CA 92404-3570</b>	06/07/2018	\$315,000	\$203	1,550	7/3/2	1969	8,640 SF		.25 Mi.
APN: 0285-643-16 Document #: 2018-0207812 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:20 Tract No:7984 MapRef:MB 102 PG 75 City/Muni/Twp:SAN BERNARDINO										

Buyer Name: CORTEZ, ANIBAL BRAVO, JESSICA JUAREZ

Seller Name: LAUBE, DEBRA J THE DORIS JEAN ALEXANDER LIVING TRUST

**7 25770 TOLUCA DR** **06/06/2018** **\$315,000** **\$198** **1,589** **6/3/2** **1960** **9,350 SF** **.24 Mi.**  
**SAN BERNARDINO, CA 92404-3067**

APN: 0285-302-14 Document #: 2018-0205767 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:31 Tract No:6141 MapRef:MB 78 PG 63&64 City/Muni/Twp:SAN BERNARDINO

Buyer Name: GREENWOOD, NASH PRADO, NELY

Seller Name: BRIGGS, IRVIN N

**8 2261 E FOOTHILL DR** **06/05/2018** **\$325,000** **\$228** **1,420** **6/4/2** **1961** **10,660 SF** **Yes** **.11 Mi.**  
**SAN BERNARDINO, CA 92404-3024**

APN: 0155-432-10 Document #: 2018-0203350 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:9 Tract No:6298 MapRef:MB 80 PG 45&46 City/Muni/Twp:SAN BERNARDINO

Buyer Name: PINE MOUNTAIN DEVELOPMENT LLC

Seller Name: DRUMM JR, FRANCIS E DRUMM, MARIE E

**9 5650 MCKINLEY AVE** **05/30/2018** **\$265,000** **\$198** **1,335** **6/3/2** **1960** **9,200 SF** **Yes** **.06 Mi.**  
**SAN BERNARDINO, CA 92404-3033**

APN: 0285-331-04 Document #: 2018-0196298 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:43 Tract No:6103 MapRef:MB 77 PG 10-12 City/Muni/Twp:SAN BERNARDINO

Buyer Name: CRC LNVESTMENTS LLC

Seller Name: FANNIE MAE FEDERAL NATIONAL MORTGAGE ASSN

**10 25755 LOS FLORES DR** **05/24/2018** **\$350,000** **\$213** **1,638** **6/3/2** **1959** **9,350 SF** **Yes** **.27 Mi.**  
**SAN BERNARDINO, CA 92404-3054**

APN: 0285-302-03 Document #: 2018-0190794 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:11 Tract No:5095 MapRef:MB 75 PG 23-24 City/Muni/Twp:UNINCORPORATED

Buyer Name: FIELD JR, KENNETH GARRETT

Seller Name: WATSON, ROBERT W WATSON, TERRI J

**11 26037 EDGEMONT DR** **05/04/2018** **\$325,000** **\$175** **1,850** **6/3/2** **1962** **8,858 SF** **.18 Mi.**  
**SAN BERNARDINO, CA 92404-3050**

APN: 0285-335-09 Document #: 2018-0164514 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:1 Tract No:6429 MapRef:MB 84 PG 85&86 City/Muni/Twp:SAN BERNARDINO

Buyer Name: RISING, DELBERT

Seller Name: MARSHALL, DEBORAH J

**12 25751 MESA CT** **04/17/2018** **\$370,000** **\$189** **1,950** **9/4/2** **1981** **9,933 SF** **.30 Mi.**  
**SAN BERNARDINO, CA 92404-3074**

APN: 0285-301-18 Document #: 2018-0137736 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:12 Tract No:11537 MapRef:MB 156 PG 15&16 City/Muni/Twp:SAN BERNARDINO

Buyer Name: CETINO, CESAR I VALLE, BIRIDIANA

Seller Name: CASTREJON, DALIA THE DALIA CASTREJON REVOCABLE LIVING TR

13 **25945 EDGEMONT DR** **04/13/2018** **\$330,000** **\$181** **1,815** **6/3/2** **1960** **8,436 SF** **.13 Mi.**  
**SAN BERNARDINO, CA 92404-3048**

APN: 0285-281-01 Document #: 2018-0134815 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:10 Tract No:5203 MapRef:MB 75 PG 61&62 City/Muni/Twp:SAN BERNARDINO

Buyer Name: DYMOKE, DAVID WINFIELD MONTENEGRO, SYLVIA

Seller Name: VASQUEZ, ALEJANDRO JOSE

14 **2237 E FOOTHILL DR** **04/10/2018** **\$336,000** **\$236** **1,420** **5/3/2** **1961** **11,480 SF** **.12 Mi.**  
**SAN BERNARDINO, CA 92404-3024**

APN: 0155-432-08 Document #: 2018-0127087 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:11 Tract No:6298 MapRef:MB 80 PG 45&46 City/Muni/Twp:SAN BERNARDINO

Buyer Name: HERNANDEZ JR, DAVID A

Seller Name: JENSEN, GREGORY R JENSEN, CHRISTINE D

15 **25840 AVALON AVE** **04/09/2018** **\$290,000** **\$208** **1,390** **6/3/2** **1963** **9,288 SF** **.38 Mi.**  
**SAN BERNARDINO, CA 92404-3409**

APN: 0285-511-13 Document #: 2018-0125612 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:20 Tract No:6813 MapRef:MB 88 PG 60&61 City/Muni/Twp:SAN BERNARDINO

Buyer Name: MCCANN, DEAN O MCCANN, MELINDA M

Seller Name: COOKE, STEVEN ANCENO, MARLENE

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **9,350 SF**

Median # of Baths: **2**

Median Living Area: **1,638 SF**

Median Year Built: **1961**

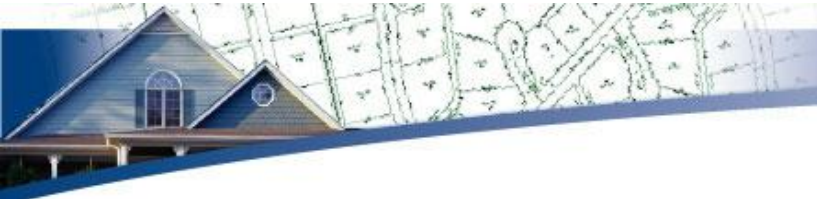
Price Range - 2 Yrs: **\$265,000 To \$409,000**

Age Range: **14 Years To 60 Years**

Median Value: **\$325,000**

Median Age: **57 Years**

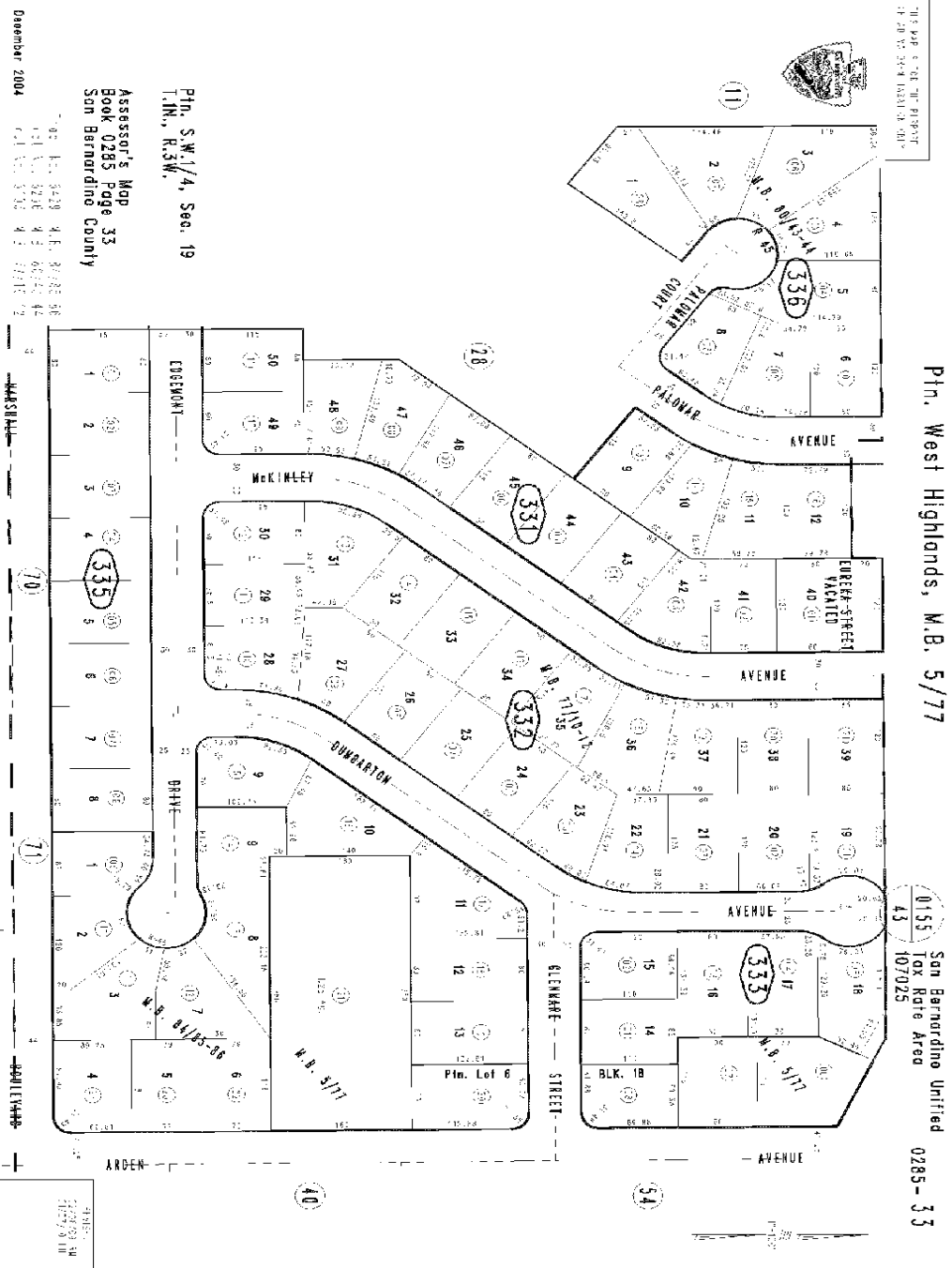




# Assessor Map

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

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



December 2004

Pin. S.W.1/4, Sec. 19  
T.1N., R.3W.

Assessor's Map  
Book 0285 Page 33  
San Bernardino County

PINS:  
1/4" = 100'  
1/8" = 50'



Jpmorgan Chase Bank,  
5632 Palomar Ave, San Bernardino, CA 92404

APN: 0285-336-03  
San Bernardino County

JPMORGAN CHASE BANK,  
**5632 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-336-03  
Bedrooms: 3  
Square Feet: 1,420 SF  
Year Built: 1961

Bathrooms: 2  
Lot Size: 8,736 SF  
Garage: A

BARGER, LORA L; THE LORA L BARGER 2017 REVOCABLE TRUST,  
**5620 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-336-02  
Bedrooms: 3  
Square Feet: 1,420 SF  
Year Built: 1962

Bathrooms: 2  
Lot Size: 9,801 SF  
Garage: A

ACEVES, JOANNA LEONOR  
**5646 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-283-01  
Bedrooms: 3  
Square Feet: 2,000 SF  
Year Built: 2006

Bathrooms: 2  
Lot Size: 8,910 SF  
Garage: A

OCHOA DAVID R; FLOREZ-OCHOA VIRGINIA M  
**25932 PALOMAR CT**  
**SAN BERNARDINO CA 92404**  
APN: 0285-336-04  
Bedrooms: 4  
Square Feet: 1,985 SF  
Year Built: 2004

Bathrooms: 3  
Lot Size: 11,510 SF  
Garage: A

MILLER JOHN K JR  
**5608 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-336-01  
Bedrooms: 3  
Square Feet: 1,900 SF  
Year Built: 1963

Bathrooms: 2  
Lot Size: 9,600 SF  
Garage: C

ZAMORA SALVADOR A  
**5629 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-331-13  
Bedrooms: 3  
Square Feet: 1,674 SF  
Year Built: 1961

Bathrooms: 2  
Lot Size: 9,280 SF  
Garage: A

MCQUILLEN MARY WELLER REV TR (5/20/1)  
**5639 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-282-06  
Bedrooms: 3  
Square Feet: 1,548 SF  
Year Built: 1959

Bathrooms: 2  
Lot Size: 9,200 SF  
Garage: A

ZAMORA JESSE  
**5619 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-331-14  
Bedrooms: 3  
Square Feet: 1,420 SF  
Year Built: 1961

Bathrooms: 2  
Lot Size: 9,375 SF  
Garage: A

RUDAR MARCUS A  
**25916 PALOMAR CT**  
**SAN BERNARDINO CA 92404**  
APN: 0285-336-08  
Bedrooms: 3  
Square Feet: 2,006 SF  
Year Built: 1965

Bathrooms: 2  
Lot Size: 13,114 SF  
Garage: A

BATARSEH SARAH  
**25928 PALOMAR CT**  
**SAN BERNARDINO CA 92404**  
APN: 0285-336-05  
Bedrooms: 3  
Square Feet: 1,750 SF  
Year Built: 2005

Bathrooms: 2  
Lot Size: 12,006 SF  
Garage: A

BARDIN SHERI LYNN  
**5656 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-283-02  
Bedrooms: 3  
Square Feet: 1,681 SF  
Year Built: 1960

Bathrooms: 2  
Lot Size: 9,840 SF  
Garage: D

ALVARADO CARLOS E & ODY  
**5609 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-331-15  
Bedrooms: 4  
Square Feet: 1,420 SF  
Year Built: 1962

Bathrooms: 2  
Lot Size: 8,946 SF  
Garage: A

COVARRUBIAS FRANCISCO  
**5649 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**  
APN: 0285-282-05  
Bedrooms: 4

Bathrooms: 2

HARPT DONALD S & MARIA L  
**25920 PALOMAR CT**  
**SAN BERNARDINO CA 92404**  
APN: 0285-336-07  
Bedrooms: 3

Bathrooms: 2

Square Feet: 1,848 SF  
Year Built: 1959

Lot Size: 9,200 SF  
Garage: D

Square Feet: 1,973 SF  
Year Built: 1962

Lot Size: 13,160 SF  
Garage: A

TWENTE JONATHAN S & BEATRIZ  
**5601 PALOMAR AVE**  
**SAN BERNARDINO CA 92404**

APN: 0285-331-16

Bedrooms: 3

Square Feet: 1,420 SF  
Year Built: 1961

Bathrooms: 2

Lot Size: 9,600 SF  
Garage: A