



## Real Estate Reports

**Property:**  
**6173 Indigo Pl**  
**San Bernardino, CA 92407**  
**APN: 0261-253-13**

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

Trinity Redevelopment Inc,  
6173 Indigo Pl, San Bernardino, CA 92407

APN: 0261-253-13  
San Bernardino County

### Owner Information

Primary Owner: **TRINITY REDEVELOPMENT INC,**

Secondary Owner:

Mail Address: **10431 ALMOND ST  
RANCHO  
CUCAMONGA CA 91737**

Site Address: **6173 INDIGO PL  
SAN BERNARDINO CA 92407**

Assessor Parcel Number: **0261-253-13**

Census Tract: **0045.04**

Housing Tract Number: **10162**

Lot Number: **15**

Legal description: **Lot: 15 District: 12 Tract No: 10162 Abbreviated Description: LOT:15 DIST:12 CITY:SAN BERNARDINO TR#:10162 TRACT 10162 LOT 15 City/Muni/Twp: SAN BERNARDINO**

### Sale Information

Sale Date: **11/07/2017**

Document #: **2017-0468616**

Sale Amount: **\$280,000**

Seller: **ESPINOZA,  
NICHOLAS; THE  
ANITA AYALA  
ESPINOZA LIVING  
TRUST**

Sale Type:

Cost/SF: **\$164**

### Assessment & Tax Information

Assessed Value: **\$253,499**

Land Value: **\$76,050**

Imp. Value: **\$177,449**

Homeowner  
Exemption:

% Improvement: **70%**

Tax Amount: **\$3,430.75**

Tax Status: **Current**

Tax Year: **2017**

Tax Rate Area: **7-010**

Tax Account ID:

### Property Characteristics

Bedrooms: **4**

Year Built: **1980**

Pool:

Bathrooms: **2**

Square Feet: **1,700 SF**

Lot Size: **8,750 SF**

Partial Baths: **1**

Number of Units: **0**

No of Stories: **2**

Total Rooms: **9**

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,  
6173 Indigo Pl, San Bernardino, CA 92407

APN: 0261-253-13  
San Bernardino County

### Mortgage Record

Recording Date: **12/13/2017** Document #: **2017-0526582 BK-PG -**  
Loan Amount: **\$285,000** 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:

### Mortgage Release

Recording Date: **11/21/2017** Document #: **2017-0497509 BK-PG -**  
Loan Amount: **\$450,000** Document Type: **Release Of Mortgage**  
Original Lender: **LIVE WELL FINANCIAL INC** Origination Doc #: **2015-0276232 BK-PG -**  
Borrowers Name: **ANITA AYALA ESPINOZA**  
Origination Recording Date: **06/30/2015** Effective Date: **11/10/2017**  
Current Lender: **LIVE WELL FINANCIAL, INC., AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTED TRUSTEE**

### Prior Transfer

Recording Date: **11/07/2017** Document #: **2017-0468616 BK-PG -**  
Price: **\$280,000** 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: **ESPINOZA, NICHOLAS; THE ANITA AYALA ESPINOZA LIVING TRUST**  
Legal description: **Lot: 15 Tract No: 10162 Map Ref: MP147 PG58&59**  
City/Muni/Twp: **SAN BERNARDINO**

### Mortgage Assignment

Recording Date: **03/28/2017** Document #: **2017-0126879 BK-PG -**  
Loan Amount: **\$45,000,000** Document Type: **Assignment Of Mortgage**  
Original Lender: **MERS, INC.** Origination Doc #: **2015-0276232 BK-PG -**  
Borrowers Name: **ANITA AYALA ESPINOZA, AS TRUSTEE OF THE ANITA AYALA ESPINOZA LIVING TRUST DATED 5/18/1994, AMENDED AND RESTATED 7/26/2013**  
Origination Recording Date: **06/30/2015** Effective Date: **03/10/2017**  
Assignor Name: **MERS, INC. AS NOMINEE FOR LIVE WELL FINANCIAL, INC., ITS SUCCESSORS AND/OR ASSIGNS** Assignee Name: **LIVE WELL FINANCIAL, INC.**

## Mortgage Release

Recording Date: **07/30/2015** Document #: **2015-0325539 BK-PG -**  
Loan Amount: **\$270,000** Document Type: **Release Of Mortgage**  
Original Lender: **LIBERTY HOME EQUITY SOLUTIONS INC** Origination Doc #: **2013-0359822 BK-PG -**  
Borrowers Name: **ANITA AYALA ESPINOZA**  
Origination Recording Date: **08/15/2013** Effective Date: **07/15/2015**  
Current Lender: **LIBERTY HOME EQUITY SOLUTIONS INC BY CELINK ACTING AS AGENT AS TRUSTEE, OR SUCCESSOR TRUSTEE, OR SUBSTITUTED TRUSTEE**

## Mortgage Record

Recording Date: **06/30/2015** Document #: **2015-0276232 BK-PG -**  
Loan Amount: **\$450,000** Loan Type: **Reverse Mortgage**  
TD Due Date: **03/14/2076** Type of Financing: **Fixed To Adjustable**  
Interest Rate: **3.64%**  
Lender Name: **LIVE WELL FINANCIAL INC**  
Lender Type: **Mortgage Company**  
Borrowers Name: **ESPINOZA, ANITA AYALA; ANITA AYALA ESPINOZA LIVING TRUST**  
Vesting: **Living Trust**  
Fixed Step:  
Adjustable Rate Index: **1 Year Libor** Change Index:  
Rate Change Frequency: **Annually** First Change Date: **07/01/2016**  
Int Rate not <:  
Maximum Interest Rate: Interest Only Period:  
Prepayment Penalty Rider: **No** Prepayment Penalty Term:

## Mortgage Release

Recording Date: **09/16/2013** Document #: **2013-0405351 BK-PG -**  
Loan Amount: **\$105,000** Document Type: **Release Of Mortgage**  
Original Lender: **WELLS FARGO BANK NA** Origination Doc #: **2007-0620245 BK-PG -**  
Borrowers Name: **ANITA A ESPINOZA**  
Origination Recording Date: **11/07/2007** Effective Date: **09/05/2013**  
Current Lender: **WELLS FARGO BANK, N.A. AS PRESENT TRUSTEE**

## Mortgage Record

Recording Date: **08/15/2013** Document #: **2013-0359822 BK-PG -**  
Loan Amount: **\$270,000** Loan Type: **Reverse Mortgage**  
TD Due Date: **03/14/2076** Type of Financing: **Fixed To Adjustable**  
Interest Rate: **3.18%**  
Lender Name: **LIBERTY HOME EQUITY SOLUTIONS INC**  
Lender Type: **Other**  
Borrowers Name: **ESPINOZA, ANITA AYALA; THE ANITA AYALA ESPINOZA LIVING TRUST**  
Vesting: **Living Trust**  
Fixed Step:  
Adjustable Rate Index: **1 Month Libor** Change Index:  
Rate Change Frequency: **Monthly** First Change Date: **11/01/2013**  
Int Rate not <:  
Maximum Interest Rate: **13.18%** Interest Only Period:

**Prior Transfer**

Recording Date: **07/31/2013**  
Price: **N/A**

Document #: **2013-0335730 BK-PG -**  
Document Type: **Intra-family Transfer Or  
Dissolution**

First TD: **N/A**  
Mortgage Doc #:

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

Lender Name:

Buyer Name: **ESPINOZA, ANITA AYALA; ANITA AYALA ESPINOZA LIVING TRUST**

Buyer Vesting: **Living Trust**

Seller Name: **ESPINOZA, ANITA AYALA; ANITA AYALA ESPINOZA LIVING TRUST**

Legal description: **Lot: 15 Tract No: 10162 Map Ref: MP147 PG58&59**

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

**Mortgage Record**

Recording Date: **11/07/2007**

Document #: **2007-0620245 BK-PG -**

Loan Amount: **\$105,000**

Loan Type: **Credit Line**

TD Due Date: **09/14/2047**

Type of Financing:

Interest Rate:

Lender Name: **WELLS FARGO BANK NA**

Lender Type: **Bank**

Borrowers Name: **ESPINOZA, ANITA A; THE ANITA A ESPINOZA REVOCABLE TRUST**

Vesting: **Revocable Trust**

**Prior Transfer**

Recording Date: **07/11/1994**

Document #: **94-299552 BK-PG -**

Price: **N/A**

Document Type: **Quit Claim Deed**

First TD: **N/A**

Type of Sale:

Mortgage Doc #:

Interest Rate:

Lender Name:

Buyer Name: **ESPINOZA, ANITA AYALA**

Buyer Vesting: **Living Trust**

Seller Name: **ESPINOZA, ANITA AYALA**

Legal description: **Lot: 15 Tract No: 10162 Map Ref: MAP147 PG58&59**

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



## Comparables

Trinity Redevelopment Inc,  
6173 Indigo Pl, San Bernardino, CA 92407

APN: 0261-253-13  
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>11/07/2017</b>	<b>\$280,000</b>	<b>\$165</b>	<b>1,700</b>	<b>9/4/2</b>	<b>1980</b>	<b>8,750 SF</b>		
1	6174 PATRICIA CT	01/11/2018	\$350,000	\$215	1,624	7/4/2	1986	7,276 SF		.32 Mi.
2	6274 WOODPINE AVE	01/08/2018	\$291,500	\$299	972	4/2/2	1985	7,300 SF		.15 Mi.
3	5962 HONEYSUCKLE LN	01/03/2018	\$400,000	\$168	2,374	10/3/2	2001	7,300 SF		.26 Mi.
4	2772 BELMONT AVE	12/29/2017	\$163,636	\$112	1,461	6/3/2	1984	7,260 SF		.28 Mi.
5	6231 INDIGO PL	12/28/2017	\$260,000	\$196	1,320	6/3/2	1981	7,500 SF		.07 Mi.
6	2555 SUNFLOWER AVE	12/27/2017	\$300,000	\$252	1,188	5/3/2	1983	7,137 SF		.22 Mi.
7	6283 N BEECHWOOD AVE	12/14/2017	\$350,000	\$205	1,700	8/4/3	1988	8,360 SF		.37 Mi.
8	6178 MACLAY ST	12/13/2017	\$325,000	\$275	1,180	5/3/2	1986	7,280 SF		.38 Mi.
9	2730 W WHITE PINE AVE	11/27/2017	\$370,000	\$224	1,646	8/4/2	1996	20,100 SF		.39 Mi.
10	2544 SUNFLOWER AVE	11/21/2017	\$325,000	\$236	1,372	5/3/2	1983	7,137 SF		.23 Mi.
11	2659 IRVINGTON AVE	11/08/2017	\$350,000	\$229	1,522	8/4/2	1980	7,200 SF		.14 Mi.
12	2705 AKRON ST	10/31/2017	\$343,000	\$234	1,461	6/3/2	1984	7,260 SF	Spa Only	.26 Mi.
13	6415 OLIVE AVE	10/16/2017	\$350,000	\$239	1,461	6/3/2	1985	7,205 SF		.31 Mi.
14	2585 MIMOSA DR	10/16/2017	\$384,000	\$225	1,704	7/3/2	1987	7,200 SF	Yes	.08 Mi.
15	2612 CINCINNATI ST	10/13/2017	\$345,500	\$217	1,588	7/4/3	1985	7,260 SF		.33 Mi.

## Detailed View

No.	Address	Date	Price	S/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool	Proxim.
<b>Subject Property</b>										
		11/07/2017	\$280,000	\$165	1,700	9/4/2	1980	8,750 SF		
1	<b>6174 PATRICIA CT SAN BERNARDINO, CA 92407-2059</b>	01/11/2018	\$350,000	\$215	1,624	7/4/2	1986	7,276 SF		.32 Mi.
APN: 0261-311-31 Document #: 2018-0011386 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:31 Tract No:10855 MapRef:MB 160 PG 34&35 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: BETANCOURT, CARLOS ALEJANDRO AVALOS, ELBA C										
Seller Name: FLEXEN, MATTHEW A FLEXEN, ERICA D										
2	<b>6274 WOODPINE AVE SAN BERNARDINO, CA 92407-2128</b>	01/08/2018	\$291,500	\$299	972	4/2/2	1985	7,300 SF		.15 Mi.
APN: 0261-254-16 Document #: 2018-0005986 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:15 Tract No:10440 MapRef:DOC84-270020 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: GONZALEZ, MOSES										
Seller Name: FRANCO, FRANCISCO FRANCO, BLAYNE										
3	<b>5962 HONEYSUCKLE LN SAN BERNARDINO, CA 92407-0222</b>	01/03/2018	\$400,000	\$168	2,374	10/3/2	2001	7,300 SF		.26 Mi.
APN: 0261-241-67 Document #: 2018-0001601 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: City/Muni/Twp:SAN BERNARDINO										
Buyer Name: BAUTISTA, ORLANDO DE JESUS PEREZ, YADIRA										
Seller Name: FLOREZ, IAN FLOREZ, ROCHELLE										
4	<b>2772 BELMONT AVE SAN BERNARDINO, CA 92407-2111</b>	12/29/2017	\$163,636	\$112	1,461	6/3/2	1984	7,260 SF		.28 Mi.
APN: 0261-263-30 Document #: 2017-0557338 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:30 Tract No:10455 MapRef:MB 150 PG 53-55 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: JACKSON, CHRISTOPHER JACKSON, DAWN										
Seller Name: BOYLES, JANICE										
5	<b>6231 INDIGO PL SAN BERNARDINO, CA 92407-2129</b>	12/28/2017	\$260,000	\$196	1,320	6/3/2	1981	7,500 SF		.07 Mi.
APN: 0261-253-19 Document #: 2017-0552128 Document Type: Trustee's Deed Price Code: D										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:3 Tract No:10438 MapRef:MB 155 PG 87&88 City/Muni/Twp:SAN BERNARDINO										
Buyer Name: BRECKENRIDGE PROPERTY FUND 2016 LLC										
Seller Name: BURSE, STEVEN LENARD										
6	<b>2555 SUNFLOWER AVE SAN BERNARDINO, CA 92407-2223</b>	12/27/2017	\$300,000	\$252	1,188	5/3/2	1983	7,137 SF		.22 Mi.
APN: 0261-321-19 Document #: 2017-0549251 Document Type: Grant Deed Price Code: R										
Property Type: Single Family Residential Properties Land Use: Single Family Residential										
Legal: Lot:19 Tract No:11842 MapRef:MB 164 PG 86-88 City/Muni/Twp:SAN BERNARDINO										

Buyer Name: MACK, ANGELINA

Seller Name: HINOJOSA, DANIEL HINOJOSA, PATSY

**7 6283 N BEECHWOOD AVE** **12/14/2017** **\$350,000** **\$205** **1,700** **8/4/3** **1988** **8,360 SF** **.37 Mi.**  
**SAN BERNARDINO, CA 92407-4027**

APN: 0261-271-94 Document #: 2017-0530470 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:45 Tract No:10460 MapRef:MB197 PG1&2 City/Muni/Twp:SAN BERNARDINO

Buyer Name: LOPEZ, ANGELICA

Seller Name: FAULKNER, ERIC E FAULKNER, MARLENE S

**8 6178 MACLAY ST** **12/13/2017** **\$325,000** **\$275** **1,180** **5/3/2** **1986** **7,280 SF** **.38 Mi.**  
**SAN BERNARDINO, CA 92407-2250**

APN: 0261-331-22 Document #: 2017-0527783 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:69 Tract No:10979 MapRef:MB168 PG31-34 City/Muni/Twp:SAN BERNARDINO

Buyer Name: RODRIGUEZ, MARCO A RODRIGUEZ, DAISY

Seller Name: ALVAREZ, COLLEEN MARIE

**9 2730 W WHITE PINE AVE** **11/27/2017** **\$370,000** **\$224** **1,646** **8/4/2** **1996** **20,100 SF** **.39 Mi.**  
**SAN BERNARDINO, CA 92407-0203**

APN: 0261-521-14 Document #: 2017-0502527 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:14 Tract No:15642 MapRef:MAP259 PG90-93 City/Muni/Twp:SAN BERNARDINO

Buyer Name: TASHMAN, ROWAID R

Seller Name: PENUEL PROPERTIES LLC

**10 2544 SUNFLOWER AVE** **11/21/2017** **\$325,000** **\$236** **1,372** **5/3/2** **1983** **7,137 SF** **.23 Mi.**  
**SAN BERNARDINO, CA 92407-2222**

APN: 0261-321-09 Document #: 2017-0497411 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:9 Tract No:11842 MapRef:MB164 PG86-88 City/Muni/Twp:SAN BERNARDINO

Buyer Name: SMITH, ALLEN

Seller Name: KASTEN, AMANDA

**11 2659 IRVINGTON AVE** **11/08/2017** **\$350,000** **\$229** **1,522** **8/4/2** **1980** **7,200 SF** **.14 Mi.**  
**SAN BERNARDINO, CA 92407-2218**

APN: 0261-241-38 Document #: 2017-0472205 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:4 Tract No:10186 MapRef:MB147 PG83&84 City/Muni/Twp:SAN BERNARDINO

Buyer Name: HERNANDEZ, LUPITA

Seller Name: SITARSKI, ROBERT A SITARSKI, HEIDI A

**12 2705 AKRON ST** **10/31/2017** **\$343,000** **\$234** **1,461** **6/3/2** **1984** **7,260 SF** **Spa** **.26 Mi.**  
**SAN BERNARDINO, CA 92407-2148** **Only**

APN: 0261-263-10 Document #: 2017-0448749 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:10 Tract No:10455 MapRef:MAP150 PG53-55 City/Muni/Twp:SAN BERNARDINO



Buyer Name: MARTINEZ, JUAN FLORES, ROXANNA

Seller Name: ALIKHAN, AREEYA BALL, CHRISTOPHER L

13 **6415 OLIVE AVE** **10/16/2017** **\$350,000** **\$239** **1,461** **6/3/2** **1985** **7,205 SF** **.31 Mi.**  
**SAN BERNARDINO, CA 92407-2107**

APN: 0261-263-33 Document #: 2017-0426919 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:33 Tract No:10455 MapRef:MB150 PG53-55 City/Muni/Twp:SAN BERNARDINO

Buyer Name: RIVERA, SANDRA

Seller Name: RICHLAND RESTORATIONS INC

14 **2585 MIMOSA DR** **10/16/2017** **\$384,000** **\$225** **1,704** **7/3/2** **1987** **7,200 SF** **Yes** **.08 Mi.**  
**SAN BERNARDINO, CA 92407-2261**

APN: 0261-321-65 Document #: 2017-0427045 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:18 Tract No:12629 MapRef:MB192 PG8&9 City/Muni/Twp:SAN BERNARDINO

Buyer Name: MARTEL, ARTHUR D MARTEL, EDNA W

Seller Name: HICKEY, CHARLES E NICHOLSON HICKEY, BONNIE D

15 **2612 CINCINNATI ST** **10/13/2017** **\$345,500** **\$217** **1,588** **7/4/3** **1985** **7,260 SF** **.33 Mi.**  
**SAN BERNARDINO, CA 92407-2149**

APN: 0261-261-21 Document #: 2017-0424947 Document Type: Grant Deed Price Code: R

Property Type: Single Family Residential Properties

Land Use: Single Family Residential

Legal: Lot:21 Tract No:10456 MapRef:MB150 PG56-58 City/Muni/Twp:SAN BERNARDINO

Buyer Name: AVILES, ELVIS

Seller Name: AGUIAR, LIVIER

## Area Sales Analysis

Total Area Sales: **15**

Median # of Bedrooms: **3**

Median Lot Size: **7,260 SF**

Median # of Baths: **2**

Median Living Area: **1,461 SF**

Median Year Built: **1985**

Price Range - 2 Yrs: **\$163,636 To \$400,000**

Age Range: **17 Years To 38 Years**

Median Value: **\$345,500**

Median Age: **33 Years**



# Assessor Map

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

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

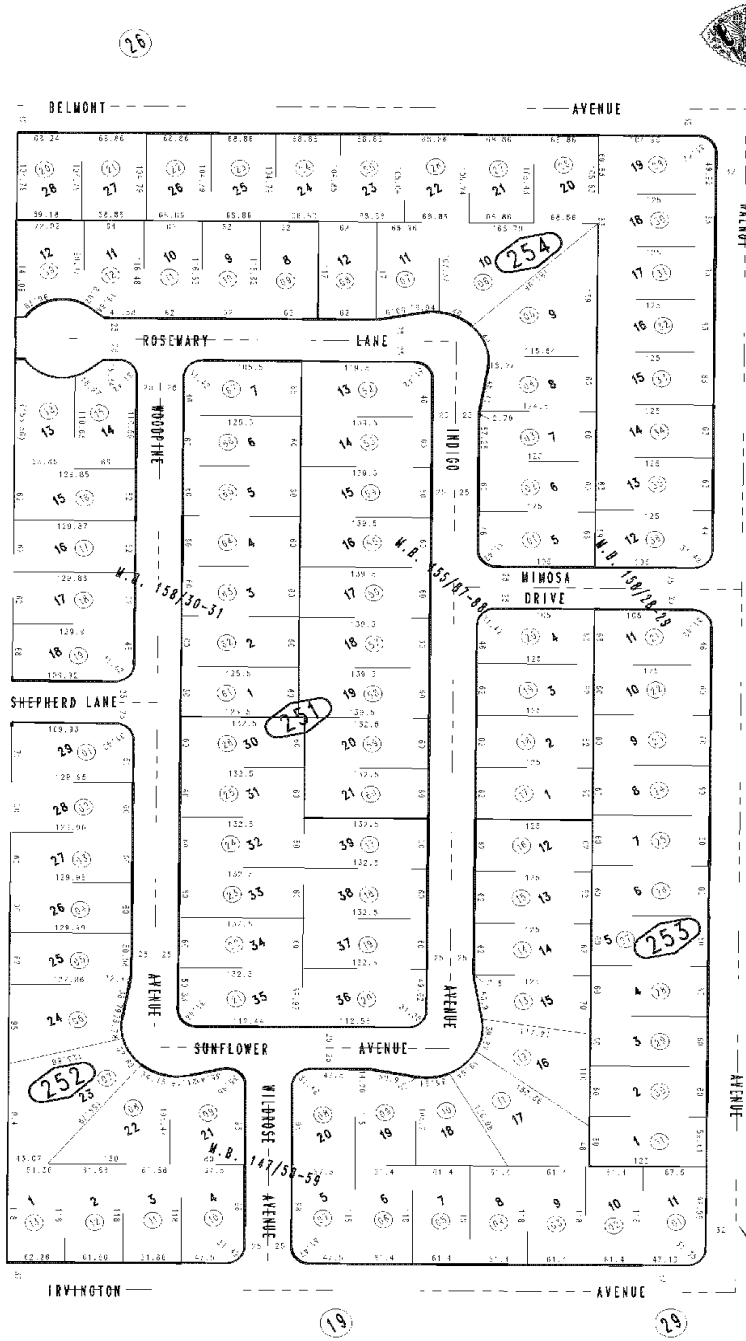
November 2004

Tract No. 10162, R. 3, 58/58-59  
 Tract No. 147, R. 3, 58/58-59  
 Tract No. 147, R. 3, 58/58-59

Pln. S 1/2, Sec. 1  
 T. 1N., R. 5W.

Assessor's Map  
 Book 0261 Page 25  
 San Bernardino County

ASSISTANT  
 COUNTY CLERK  
 2004/11/03



THIS MAP IS FOR THE PURPOSES OF THE 2004 TAX RATE AREA

Tract No. 10162, M.B. 147/58-59

City of San Bernardino 0261 - 25  
 Tax Rate Area  
 7010

